



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JULY 1, 2020

**Planning  
Commissioners  
2020**

**AGENDA**  
REGULAR MEETING  
**RIVERSIDE COUNTY PLANNING COMMISSION**  
COUNTY ADMINISTRATIVE CENTER  
First Floor Board Chambers  
4080 Lemon Street, Riverside, CA 92501  
<https://planning.rctlma.org/>

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer  
*Vice-Chairman*

Any person wishing to speak in person must complete a "Speaker Identification Form" and submit it to the Hearing Secretary. Public access to the meeting will be limited and social distancing will be enforced. To speak remotely, please see below. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information but wish to be on record, provide your name, address, and state that you agree with the previous speaker(s).

**2<sup>nd</sup> District**  
David Leonard

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public Comments will be accepted remotely via teleconference. To submit your request to speak remotely please visit: [planning.rctlma.org/Speak](https://planning.rctlma.org/Speak) and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

**3<sup>rd</sup> District**  
Gary Thornhill

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

**4<sup>th</sup> District**  
Bill Sanchez

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting.

**5<sup>th</sup> District**  
Eric Kroencke  
*Chairman*

**CALL TO ORDER:**  
**SALUTE TO THE FLAG – ROLL CALL**

**Assistant TLMA  
Director**  
Charissa Leach,  
P.E.

**1.0** CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

**1.1 PLOT PLAN WIRELESS NO. 190005 (PPW190005) – Receive and File** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: AT&T – Engineer/Representative: Alisha Strasheim – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Commercial Retail (CR): Location: Easterly of Ramona Street, southerly of Stadler Avenue, northerly of Nuevo Road, and westerly of Lakeview Street – 0.71 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Plot Plan review for a proposed wireless communication facility, disguised as a 70-foot high mono-pine. A diesel powered DC generator, one (1) equipment shelter, and other associated support equipment are proposed within a 956 sq. ft. lease area surrounded by a eight (8) foot high wrought iron fence with screening. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

**Legal Counsel**  
Michelle Clack  
*Chief Deputy  
County Counsel*

**2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

**NONE**

**3.0** PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.

**NONE**

**4.0** PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter

**4.1 CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010, CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 – Intent to Adopt a Negative Declaration** – CEQ200035 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers – Second Supervisorial District– University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST:**

**Ordinance Amendment – Change of Zone No. 2000013** proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 200010** (CUP200010), proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 am to 10:00 pm; with no deliveries scheduled after 9:00 pm. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 2000012** proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). The associated **Development Agreement No. 2000002** (DA2000002), has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

4.2 **CHANGE OF ZONE NO. 1900050 – No New Environmental Document Required** – EIR524 – Applicant: County of Riverside –Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Site A – Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Benton Road, easterly of Warren Road, southerly of Summitville Street, and westerly of Indian Knoll Road – 12.71 Gross Acres – Zoning: Wine Country – Winery (WC-W) – Site B – Rural: Rural Residential (R-RR) – Temecula Valley Wine Country Policy Area: Equestrian District – Location: Southerly of De Portola Road, northerly of Los Caballos Road, and southwesterly of Avenida Felicita – 10.51 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: Change of Zone No. 1900050** is a County initiated change of zone which is a proposal to change the zoning classification from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APN's 915-690-015, 915-690-016, 924-370-018, and 924-370-019 (Site A) which are comprised of approximately 12.71 acres and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011 (Site B), comprised of approximately 10.51 acres. The proposal includes a total of five (5) lots on approximately 23.22 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

4.3 **CHANGE OF ZONE NO. 2000005** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Shaden Salah – Engineer/Representative: K&A Engineering, Inc. – Third Supervisorial District – Homeland Area – Harvest Valley/ Winchester Area Plan: Community Development: Commercial Retail (CD-CR) – Location: North of El Centro Avenue, West of Truelson Avenue, and South of State Highway 74 – 0.39 gross acre – Existing Zoning: Rural Residential (R-R) – **REQUEST:** A change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to provide zoning consistency with the site's underlying General Plan Land Use designation of Community Development: Commercial Retail (CD-CR) – APN: 458-224-010. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

#### 5.0 WORKSHOPS:

**NONE**

#### 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

#### 7.0 DIRECTOR'S REPORT

#### 8.0 COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

1.1

Planning Commission Hearing: July 1, 2020

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PPW190005	<b>Applicant(s):</b>	Smartlink, LLC., AT&T
<b>CEQA Exempt</b>	Section 15303.c	<b>Representative(s):</b>	Alisha Strasheim, Project Manager
<b>Area Plan:</b>	Lakeview/Nuevo		
<b>Zoning Area/District:</b>	Nuevo Area		
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Rob Gonzalez		
<b>Project APN(s):</b>	307-170-027		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Plot Plan No. 190005 (PPW190005)** is a proposal for a new 70-foot AT&T unmanned Wireless Communication Facility disguised as a pine tree and ground-mounted equipment within a 956 square-foot fenced lease area. The tower-mounted equipment consists of twelve (12) panel antennas, thirty-six (36) RRUS located at 61 feet centerline; two (2) microwave antennas, four (4) DC-9 Surge suppressors. The ground-mounted equipment includes a 64 square-foot walk-in cabinet, an equipment rack, and a 30KW diesel generator.

The project site is located north of Nuevo Road, east of Ramona Avenue, and west of Lakeview Avenue.

The above is hereinafter referred to as "The Project" or "Project."

**PROJECT RECOMMENDATION**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on June 8, 2020.

**THAT THE PLANNING DEPARTMENT RECOMMENDED APPROVAL; AND THE PLANNING DIRECTOR:**

**FOUND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303.c (New Construction or Conversions of Small Structures) based on the findings and conclusions in the staff report;

**APPROVED PLOT PLAN NO. 190005 (PPW190005)**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the attached staff report.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**


**Administrative Approval: June 8, 2020**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PPW190005
<b>CEQA Exempt</b>	Section 15303.c
<b>Area Plan:</b>	Lakeview/Nuevo
<b>Zoning Area/District:</b>	Nuevo Area
<b>Supervisory District:</b>	Fifth District
<b>Project Planner:</b>	Rob Gonzalez
<b>Project APN(s):</b>	307-170-027

**Applicant(s):**  
Smartlink, LLC., AT&T

**Representative(s):**  
Alisha Strasheim, Project Manager



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The project site is located north of Nuevo Road, east of Ramona Avenue, and west of Lakeview Avenue.

The above is hereinafter referred to as “The Project” or “Project.”

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (c) (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;

**APPROVED PLOT PLAN NO. 190005 (PPW190005)**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**



Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Commercial Retail (CR)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	Scenic Highway Commercial (C-P-S)
South:	Scenic Highway Commercial (C-P-S)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Commercial Center, A Tire Shop, Caretaker Unit
Surrounding Uses	
North:	Vacant Lot
South:	Single Family Detached Residences
East:	Restaurant
West:	Restaurant

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.65	N/A
Existing Building Area (SQFT):	9,357	N/A
Proposed Building Area (SQFT):	497	N/A
Floor Area Ratio:	0.34	0.20 - 0.35
Building Height (FT):	70	70

**Located Within:**

City's Sphere of Influence:	No
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Community Service Area ("CSA"):	Yes – CSA 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone: B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In Or Partially Within The SKR Fee Area
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Property Description**

The property is currently developed with an existing shopping center that consists of two (2) commercial buildings that were established when the County of Riverside approved Conditional Use Permit No. 03699 (CUP03699). Building one (1) is a 1,482 square-foot building located in the front of the property. This building is an onsite security caretaker unit precluded from residential occupancy. Building two (2) is a 4,500 square-foot commercial building located at the rear of the property which consists of 2,250 square feet of retail tire shop and 1,125 square feet of office space. The surrounding properties include existing uses which include residences to the south site, vacant, residential lots to the north, and restaurants to the east and west.

### **Project Description**

The wireless communication facility is located on the northwest quadrant of the property. The Project proposes a new 70-foot unmanned wireless communication facility disguised as a pine tree within a wrought iron fenced 956 square-foot lease area.

The tower-mounted equipment consists of twelve (12) panel antennas, thirty-six (36) RRUS at antennas, and four (4) DC-9 Surge Suppressors mounted at 61 feet centerline, and two (2) microwave antennas located three (3) feet below. The ground-mounted equipment includes a 30 KW Diesel Generator, a cabinet rack, and a prefabricated 64 square-foot walk-in cabinet that houses a power plant, communication bay, and GPS antennas.

The tower has been designed to emulate the natural look of a live pine tree. The trunk is treated with a three-dimensional bark cladding to emulate the natural look of a pine tree. Tree branches start at a height of 15 feet and are organized at a density of three (3) branches per one (1) vertical foot to provide appropriate coverage for the tower-mounted equipment. The crown of the facility tapers at the height of the facility adding to the natural look of the facility. Conditions have been applied to the project to ensure that the materials and colors used for the facility. Additionally, tower-mounted equipment is required to be painted a dark green color and require antenna pine socks to fully disguise the facility.

The applicant is seeking this wireless communication facility to meet wireless coverage goals within this specific area. The applicant has identified this area to be close to a "significant gap in coverage". In this specific case, the location was selected because AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity of Nuevo Road and Menifee Road as demonstrated on the submitted radio-signal propagation maps. The applicant seeks the project to achieve consistent, sustainable, and reliable service to customers at a level sufficient for outdoor, in-vehicle, and in-building service.

### **General Plan Consistency**

The Project site has a General Plan Foundation Component of Community Development (CD), and a land-use designation of Commercial Retail (CR) within the Lakeview/Nuevo Area Plan. The Commercial Retail land use designation allows for Local and regional serving retail and service uses at a density of 0.20-0.35 Floor Area Ratio (FAR). The project site is surrounded by properties with the same land use designation. The proposed project is consistent with the general plan as the wireless facility will provide a utility that supports local commercial uses, businesses, and residents.

### **Development Code Consistency**

Wireless Communication Facilities are regulated by Section Article XIXg of County of Riverside Ordinance No. 348. The property has an underlying zoning classification of Scenic Highway Commercial (C-P-S), a non-residential zone classification. Pursuant to Section 19.404 of the County's Ordinance, disguised wireless communication facilities are permitted with an approved plot plan which can be processed administratively if no property owner requests a public hearing during public noticing. Staff has reviewed the project and has determined that the project compliant with the applicable development code standards of the County of Riverside Ordinance No. 348.

### **Landscaping**

A conceptual landscaping plan is not required for the project since the site is located at the rear of the property and is screened from the public right of way by existing buildings. The Project's site plan demonstrates the placement of the buildings and the location of the proposed wireless communication facility.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of the installation of small new equipment and facilities on small structures. Examples of this exemption include but are not limited to: (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of a reasonable length to serve such construction.

1. Staff has reviewed the project to determine the required level of review under CEQA. The project is categorically exempt from CEQA review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This exemption includes projects that involve the construction and location of limited numbers of new, small facilities or structures. This Project consists of a Plot Plan to construct and operate a new disguised wireless communication facility to improve the wireless coverage and capacity for both current and new customers. The proposed location is not considered environmentally sensitive as the new equipment will all be installed on a site that has existing improvements such as buildings, pavement, and landscaping. Based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Plot Plan for this project will have a significant effect on the environment. Therefore, the proposed project is exempt from CEQA, and no further environmental review is required.
2. Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.



## FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

### Land Use Findings:

1. The project site has a General Plan Designation of Community Development: Commercial Retail (CD: CR). The property's General Plan Designation allows for the local and regional servicing retail and service uses. The project site is surrounded by properties with the same General Plan Land Use designations. The proposed Project is consistent with the General Plan, as wireless communication facilities are allowed to support commercial and residential areas.
2. The project site has a Zoning Classification Scenic Highway Commercial (C-P-S) which is consistent with the Riverside County General Plan Land Use Designation of Rural: Rural Residential Community Development: Commercial Retail. Pursuant to Ordinance No. 348, Article XIXg, Section 19.404. A. B., states that disguised wireless communication facilities may be located in the C-P-S zone classification. An application for a plot plan shall be made to the Planning Director in accordance with Section 18.30. of this ordinance. The application shall be classified as a plot plan that is not subject to the California Environmental Quality Act and that is transmitted to one or more governmental agencies other than the County Planning Department for review and comment. A public hearing on the application shall not be required if no property owner requests a public hearing requests one during the public noticing period. All the procedural provisions of Section 18.30. shall apply to the application, except as provided herein, with the project is allowed in the C-P-S zone with an approved plot plan.

### Entitlement Findings Disguised Wireless Communication Facilities

Findings for a recommendation to grant a Plot Plan for a disguised wireless communication facility shall include the following, pursuant to the provisions of the County of Riverside Ordinance No. 348 (Land Use), Article XIXg (Wireless Communication Facilities), Section 19.404. C (Disguised Wireless Communication Facilities).

1. The facility is designed and sited so that it is minimally visually intrusive. The facility is a disguised monopine wireless communication facility that includes design features to emulate the look of a natural pine tree and matches existing evergreen and full-crowned trees found in the area.
2. The supporting equipment is located entirely within an equipment enclosure that is screened from view. The lease area is located at the rear of the property behind existing buildings and is distant from the public right-of-way. The lease equipment area includes black wrought-iron fencing which is compatible with the surrounding area.
3. The application has met the processing requirements outlined in this Article XIXg (Wireless Communication Facilities). The applicant has worked with the County of Riverside staff to address all requirements. The applicant has received the required clearances from Development Advisory Committee reviews
4. The application has met the location and development standards outlined in this Article XIXg (Wireless Communication Facilities). The applicant has worked with the County of Riverside staff

to address all requirements. The applicant has received the required clearances from Development Advisory Committee reviews.

5. The applicant has submitted a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

### **Development Standards Findings for All Wireless Communication Facilities**

All wireless communication facilities are required to comply with the development standards established in Article XIXg, Section 19.410. Staff has reviewed the proposed project and determined that the project is compliant with the provisions included in this section.

1. **Area Disturbance.** The project is compliant with this provision. The project is proposed on a disturbed site within the development envelope of an existing commercial center.
2. **Fencing and Walls.** The project is compliant with this provision. The project proposes black wrought iron fencing around the perimeter of the leased area. The fencing conforms to the Countywide Design Standards and Guidelines.
3. **Height Limitations.** The project is compliant with this provision. Disguised wireless communication facilities in non-residential zone classifications are limited to seventy (70) feet in height. The proposed facility is 70 feet in height.
4. **Impacts.** The project is compliant with this provision. Staff has reviewed the proposed project and has determined that it is unlikely that the proposed project would adversely impact the surrounding community and biological resources.
5. **Landscaping.** The project is compliant with this provision. Staff determined that a conceptual landscaping plan is not required since the lease area is screened from the public right of way by existing buildings.
6. **Lighting.** The project is compliant with this provision as no lighting is proposed for the project. A condition of approval has been applied to the project requiring compliance with this provision.
7. **Noise.** The project is compliant with this provision. A condition of approval has been applied to the project requiring compliance with this provision.
8. **Parking.** The project is compliant with this provision. The project is adjacent to a paved parking lot. Temporary parking is available for maintenance vehicles.
9. **Paved Access.** The project is compliant with this provision. The property has existing paved access.

10. **Power and Communication Lines.** The project is compliant with this provision. The project does not propose to extend above-ground power or communication lines.
11. **Roof-Mounted Facilities.** The project does not propose roof-mounted facilities.
12. **Sensitive Viewshed.** The project is not located within an identified sensitive Viewshed.
13. **Setbacks.** The project is compliant with this provision. The facility is required to be setback 125% of facility height from habitable dwellings. Therefore a setback of 87.5 feet (70 feet x 1.25 = 87.5 feet) is required. The facility meets this requirement as the facility is setback 98 feet from the nearest dwelling.
14. **Support Facilities.** The project is compliant with this provision. The free-standing equipment enclosure is constructed to look like adjacent structures and painted a neutral color.
15. **Treatment.** The project is compliant with this provision. The wireless communication facility shall be given a surface treatment similar to surrounding architecture, and finished in a dark color with a matte finish and a reflective rating of 38 percent.

#### **Required Entitlement Findings for All Plot Plan Approvals**

In accordance with County of Riverside Ordinance No. 348, Article XVIII, Section 18.30.C, the approval of a Plot Plan requires that the following findings are made regarding the proposed project. Staff has reviewed and has made the required findings for approval.

1. With the attached Conditions of Approval, and the Advisory Notification Document, the proposed conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development is designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project has been reviewed by Staff and has satisfied the requirements established in County of Riverside Ordinance No. 348. Additionally, the proposed wireless communication facility is expected to add public health, safety, and general welfare community benefits that consist of the following:
  - a. Communication infrastructure for local, state, and federal emergency service providers such as police, fire, paramedics, and other first responders. The FCC mandates that all cell sites have location capability to achieve accurate location information for mobile uses utilizing 911 emergency services.
  - b. Communication infrastructure for local businesses to serve customers, and infrastructure for local residents.
3. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. A condition of approval has been applied to the project to ensure compliance with Ordinance No. 460.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. Based on Native American consultation; notifications about this project were sent on April 3, 2019, to ten (10) Native American groups who had requested to be noticed under AB 52. There were no requests for consultation and there were no tribal cultural resources identified by any of the tribes. As such, there will be no impacts to tribal cultural resources because there is none present.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The proposed project is not in a fire hazard zone and is not in a fire responsibility area.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
3. Conditions of approval have been applied to ensure that the facility includes emergency and standby power, and barriers at entrances to the site include rapid reliable access.
4. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access.

**Conclusion:**

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of the community.



### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

Under Article XIXg, Section 19.404.B.1 of County of Riverside Ordinance No. 348, a notice was sent to all property owners within six hundred (600) feet of the parcel on which the disguised wireless communication facility would be located. As of the writing of this report, Planning Staff has received inquiries regarding the project, staff has provided information to inquiring residents. No resident requested a hearing for the project.

### **APPEAL INFORMATION**

The Director's decision may be appealed to the Planning Commission. The decision of the Planning Director is considered final unless, within ten (10) days after the decision notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied with the required fee as outlined in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions).

# RIVERSIDE COUNTY PLANNING DEPARTMENT PPW190005 VICINITY/POLICY AREAS

Supervisor: Hewitt  
District 5

Date Drawn: 05/09/2019  
Vicinity Map



**2-4 DU/ACRE POLICY AREA**  
**SAN JACINTO RIVER PROJECT POLICY AREA**



Author: Vinnie Nguyen

Zoning Area: Nuevo

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County. The new designations were effective January 1, 2004. For more information on the new designations or for other zoning information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3400 (Western County) or in Palm Desert at (760)965-8277 (Eastern County) or Website: <http://www.rcplanning.com>



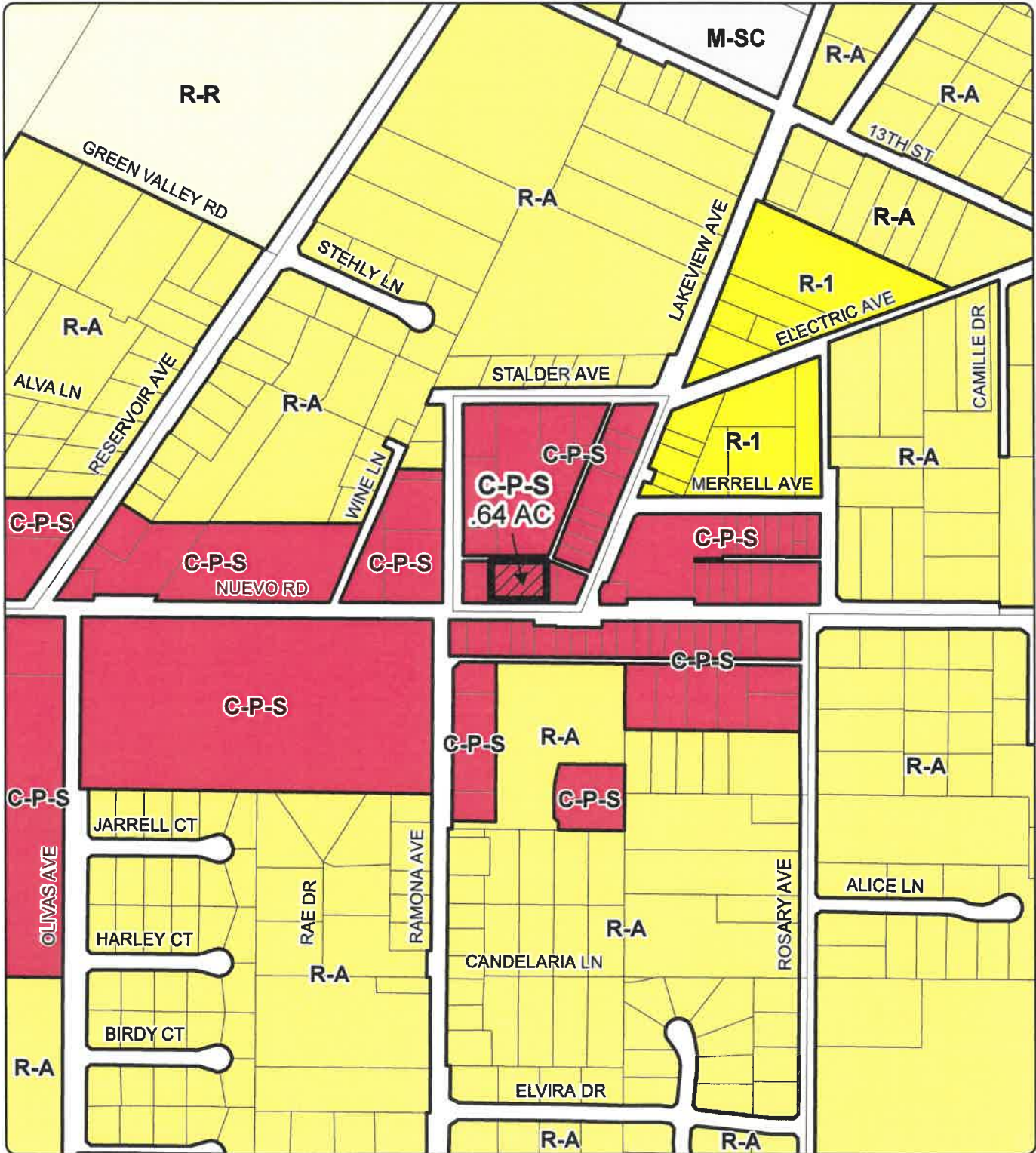
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190005

EXISTING ZONING

Supervisor: Hewitt  
District 5

Date Drawn: 05/09/2019  
Exhibit 2



Zoning Area: Nuevo

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfdpa.org>



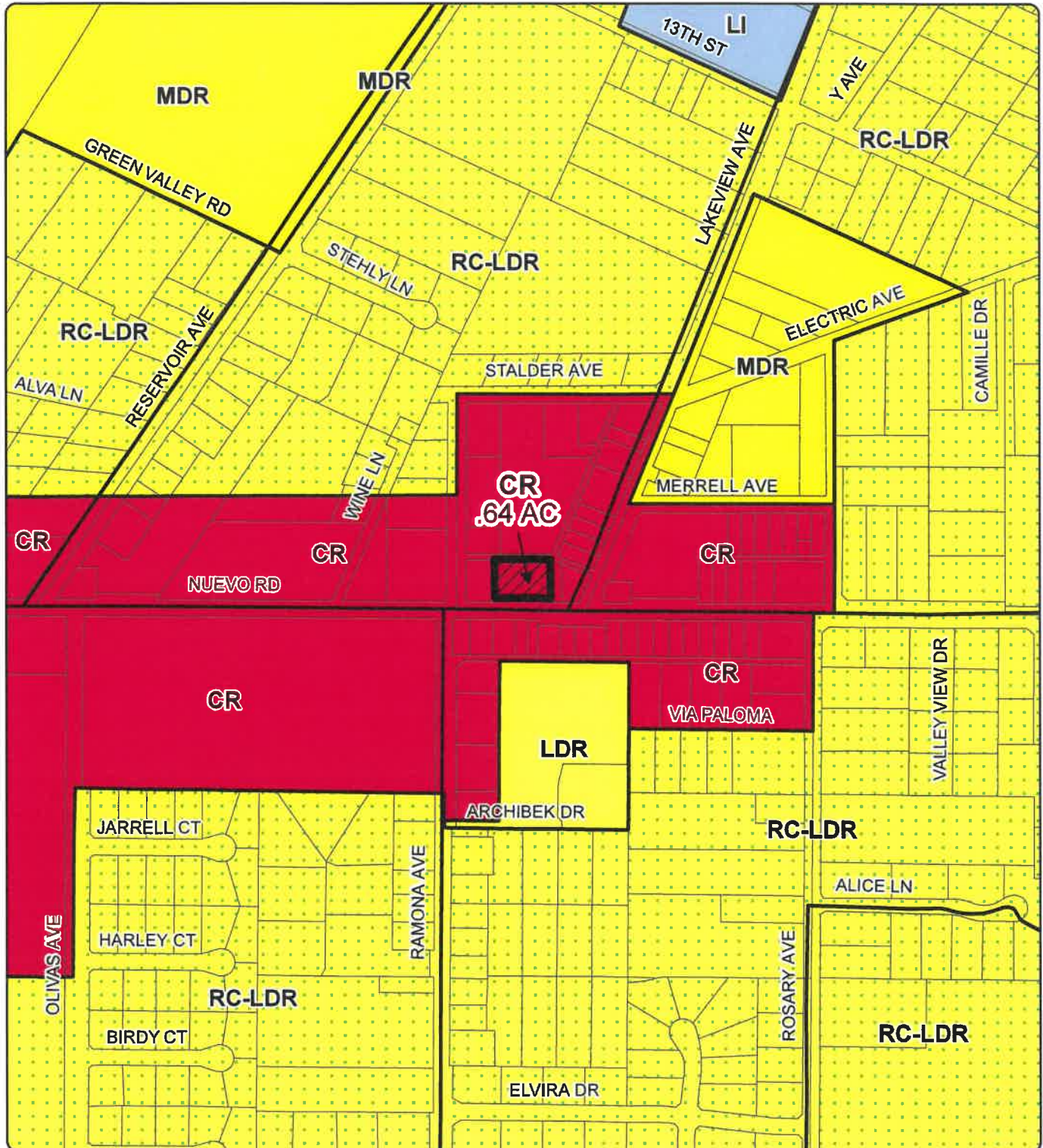
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190005

EXISTING GENERAL PLAN

Supervisor: Hewitt  
District 5

Date Drawn: 05/09/2019  
Exhibit 5



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdmsa.org>



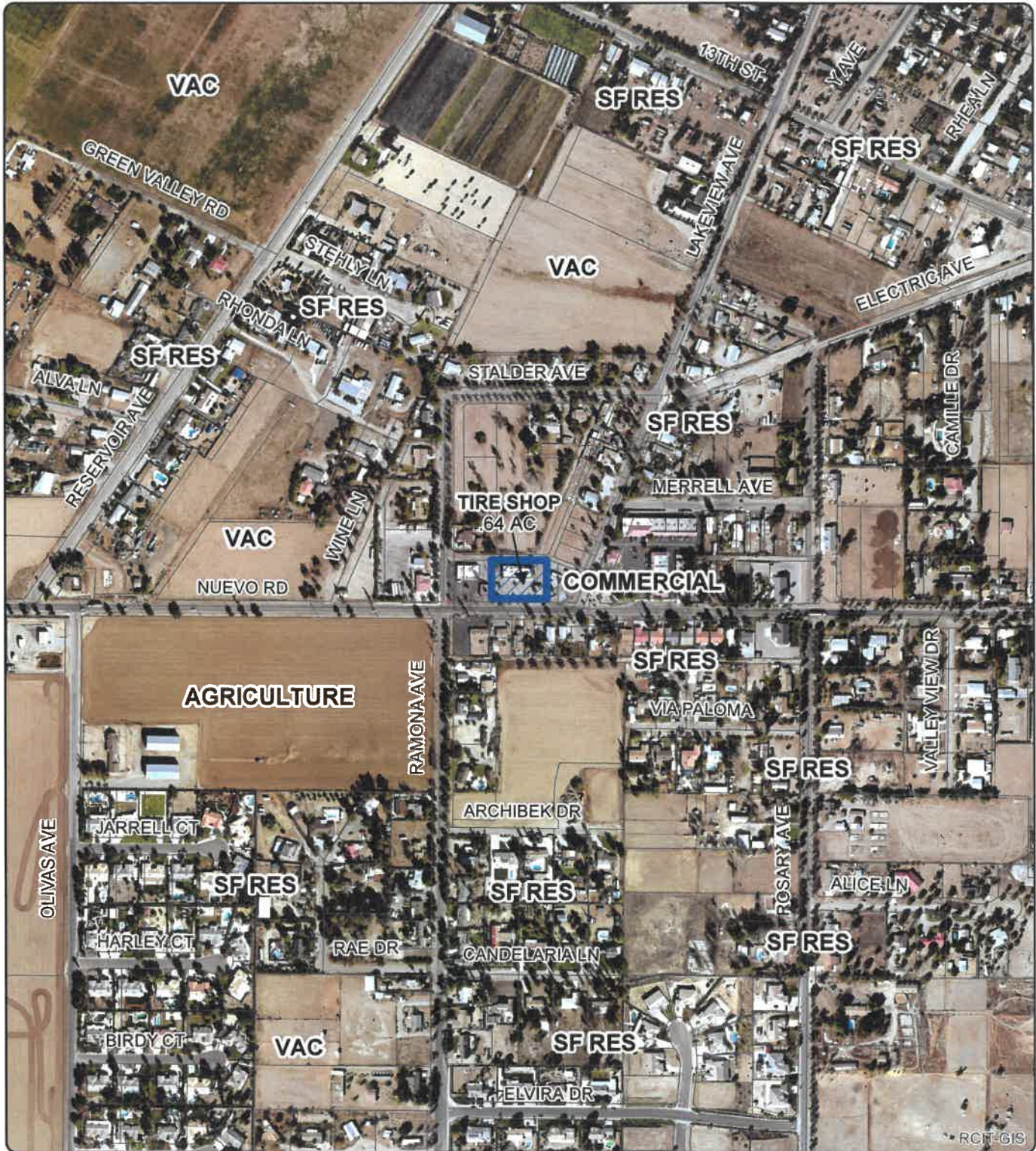
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PPW190005

### LAND USE

Supervisor: Hewitt  
District 5

Date Drawn: 05/09/2019  
Exhibit 1



Zoning Area: Nuevo

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>







1452 EDINGER AVENUE  
TUSTIN, CA 92780



ambit consulting  
419 E. 300TH AVENUE, SUITE 402  
PH: (800) 659-4072



REGISTERED CIVIL ENGINEER  
SANTA BARBARA, CALIFORNIA 93103

NO.	DATE	DESCRIPTION
1	04/25/19	POWELL DESIGN (C) (P)
2	04/25/19	POWELL DESIGN (C) (P)
3	04/25/19	ADDRESS (C) (P)
4	04/25/19	ADDRESS (C) (P)
5	04/25/19	ADDRESS (C) (P)
6	04/25/19	ADDRESS (C) (P)
7	04/25/19	ADDRESS (C) (P)
8	04/25/19	ADDRESS (C) (P)
9	04/25/19	ADDRESS (C) (P)
10	04/25/19	ADDRESS (C) (P)



DATE SIGNED: SEPTEMBER 25, 2019  
I, A REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS SURVEY AND I AM A LICENSED PROFESSIONAL SURVEYOR TO PERFORM THIS SERVICE.

CSL04964  
29540 NUEVO ROAD  
NUEVO, CA 92567

SHEET TITLE  
SITE SURVEY

SHEET NUMBER  
LS-1

**GRID-TO-GROUND SCALE FACTOR NOTE**  
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE 50 STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIMME BY 0.99992525

**FLOOD ZONE**  
FLOOD ZONE BEARS TO BE LOCATED WITHIN FLOOD MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. MAP ID #0908345454, DATED 09/16/2014

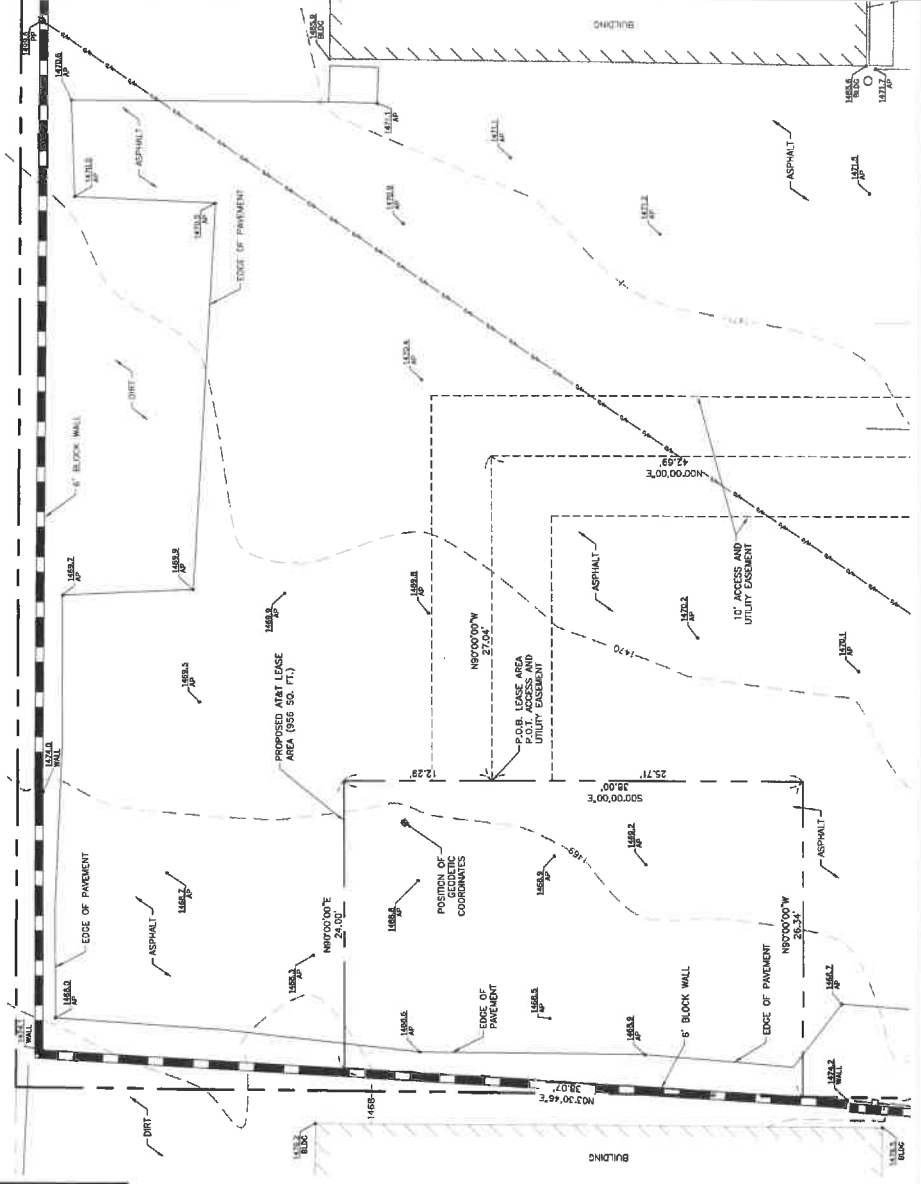
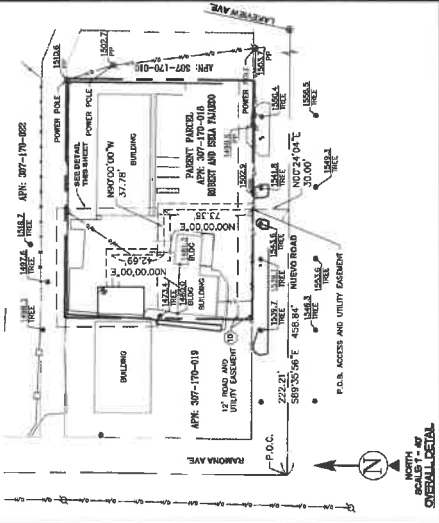
**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR AND DEVELOPER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**SURVEY DATE**  
07/24/2019

**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE ZONE 50. THE ZONE 50 GRID IS DETERMINED BY GPS OBSERVATIONS.

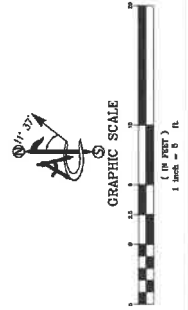
**BENCHMARK**  
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS (GEOID 128) MODELED SEPARATIONS TO ELLIPSOID HEIGHTS. THE NETWORK, ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

**POSITION OF COORDINATE**  
LATITUDE 33° 48' 58.02" (N33°48'08.02") NORTH (NAD83)  
LONGITUDE 117° 08' 49.70" (W117°08'49.70") WEST (NAD83)  
(GROUND ELEVATION @ 1468.5' (NAVD83))



**LEGEND**

ASPHALT	UTILITY WIRE
TOP OF BUILDING	UTILITY POLE
CONCRETE MASONRY UNIT	POSITION OF
BRICK MASONRY UNIT	GEODETIC COORDINATES
NATURAL GRADE	SPOT ELEVATION
POWER POLE	PALM TREES
TOP OF WALL	CHU WALLS
TREES	WIDENED IRON FENCE
AS NOTED	WOOD FENCE
	CURBLINE
	EXISTING BUILDINGS
	PARKING STRIPES
	OVERHEAD LINES
	RIGHT OF WAY LINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL





1452 ENKNER AVE.  
TUSTIN, CALIFORNIA 92780

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF SMARTLINK AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY USE OF THIS INFORMATION FOR ANY OTHER PROJECT OR SITE IS STRICTLY PROHIBITED.



3300 PARKING AVENUE, SUITE 200  
FARMINGTON, CALIFORNIA 92408  
TEL: (949) 394-1295  
FAX: (949) 394-1275



400 E. BRIDLEWAY AVE. SUITE 100  
ANAHEIM, CALIFORNIA 92807

NO.	DATE	DESCRIPTION
1	04/22/09	ISSUED FOR PERMITS
2	04/22/09	ISSUED FOR PERMITS
3	04/22/09	ISSUED FOR PERMITS
4	04/22/09	ISSUED FOR PERMITS
5	04/22/09	ISSUED FOR PERMITS
6	04/22/09	ISSUED FOR PERMITS
7	04/22/09	ISSUED FOR PERMITS
8	04/22/09	ISSUED FOR PERMITS
9	04/22/09	ISSUED FOR PERMITS
10	04/22/09	ISSUED FOR PERMITS

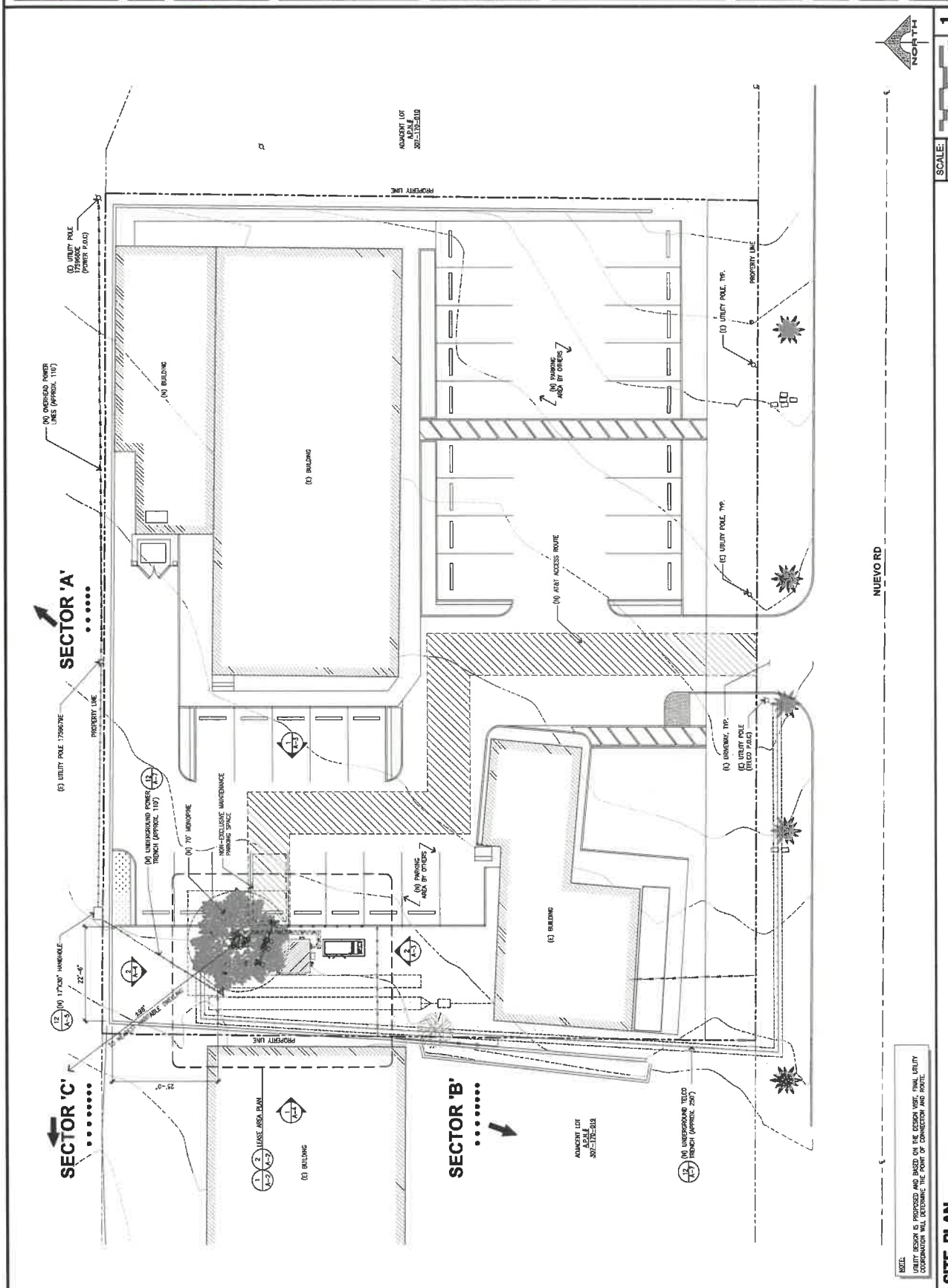


CSLO4964  
TIRE SHOP  
29540 NUEVO ROAD,  
NUEVO, CA 92567  
MONOPINE (INDOOR)

DRAWN BY: RAS  
CHECKED BY: JS

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1



NOTE:  
THIS DESIGN IS PROPOSED AND BASED ON THE DESIGN WITH FINAL UTILITY  
COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

SITE PLAN

SCALE:  
1"=10'-0"

10' 20'

1





462 BENDER AVE  
TUSTIN, CALIFORNIA 92780



1800 FRANK AVENUE, SUITE 300  
NEWPORT BEACH, CA 92660  
TEL: (949) 394-1785  
FAX: (949) 394-1275



640 E. BROADWAY AVE. SUITE 100  
FANNING, GA 30204

NO.	DATE	DESCRIPTION
1	11/14/07	ISSUED FOR PERMITS
2	11/14/07	REVISED FOR APPROVED PERMITS
3	11/14/07	REVISED FOR PERMITS
4	11/14/07	REVISED FOR PERMITS
5	11/14/07	REVISED FOR PERMITS



I, A. HASBORN, AM THE ARCHITECT, ENGINEER, OR PROFESSIONAL DESIGNER OF A PROFESSIONAL SERVICE UNDER THE REGULATION OF A BOARD OF PROFESSIONAL ENGINEERS TO ALTER THIS DOCUMENT.

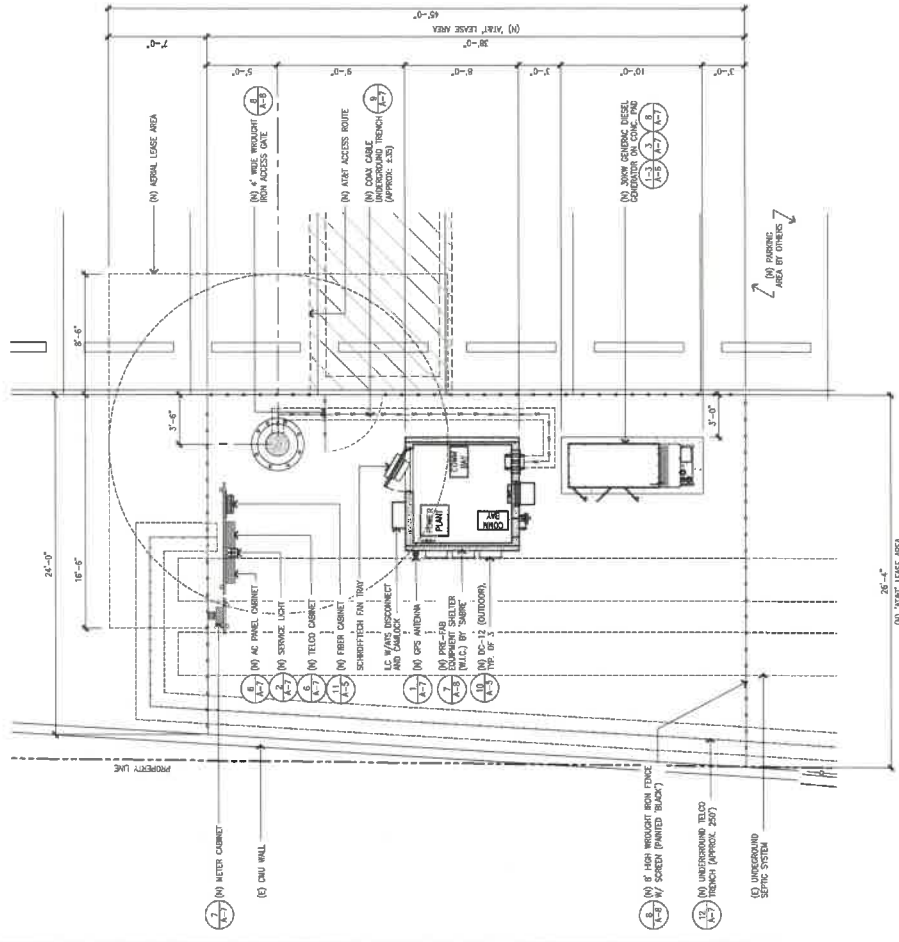
CSLO4964  
TIRE SHOP  
29540 NUEVO ROAD,  
NUEVO, CA 92567  
MONOPINE (INDOOR)

DRAWN BY: RJS  
CHECKED BY: JS

SHEET TITLE:  
LEASE AREA/ANTENNA PLAN  
AND ANTENNA/RRU SCHEDULE

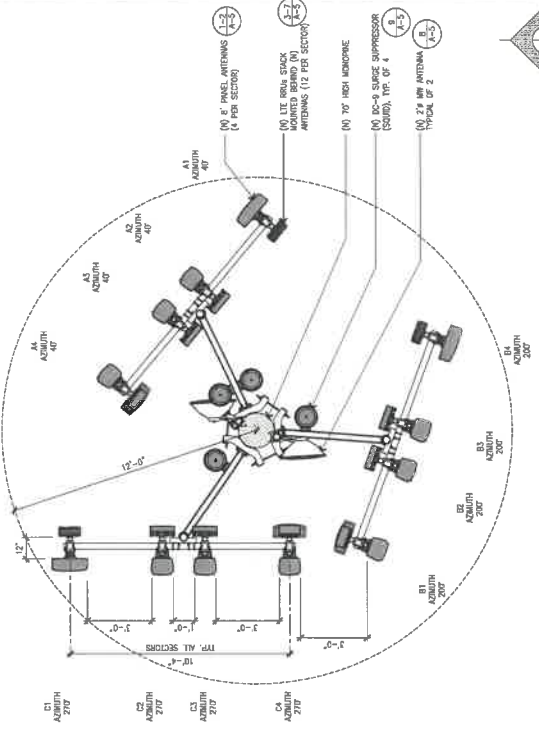
SHEET NUMBER:  
A-2

NOTE: CONTRACTOR TO VERIFY THAT THE PROPOSED SITE DOES NOT INTERFERE WITH EXISTING UTILITIES AND UNDERGROUND SERVICE SYSTEMS.



SCALE: 1/8"=1'-0"  
1

3 LEASE AREA PLAN



SCALE: 3/8"=1'-0"  
2

ANTENNA PLAN

SECTOR	PROPOSED TECHNOLOGY	ANTENNA/RRU PORT	ANTENNA MODEL	RRU MODEL	RRU LOCATION (DETAILED FROM ANTENNA)	RRU COUNT	MINIMUM CLEARANCES (FEET)
A1	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A2	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A3	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A4	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A5	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A6	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A7	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A8	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A9	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A10	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A11	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A12	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A13	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"
A14	LTE	50 W/ 50 W PANEL	8"	8"	8"	3	18' 8" 8" 8"

SECTOR	RRU UP OR DOWN	RRU COUNT	MINIMUM CLEARANCES (FEET)
A1	UP	3	18' 8" 8" 8"
A2	UP	3	18' 8" 8" 8"
A3	UP	3	18' 8" 8" 8"
A4	UP	3	18' 8" 8" 8"
A5	UP	3	18' 8" 8" 8"
A6	UP	3	18' 8" 8" 8"
A7	UP	3	18' 8" 8" 8"
A8	UP	3	18' 8" 8" 8"
A9	UP	3	18' 8" 8" 8"
A10	UP	3	18' 8" 8" 8"
A11	UP	3	18' 8" 8" 8"
A12	UP	3	18' 8" 8" 8"
A13	UP	3	18' 8" 8" 8"
A14	UP	3	18' 8" 8" 8"

ANTENNA AND RRU SCHEDULE



1452 BERINGER AVE  
TUSTIN, CALIFORNIA 92780

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF AT&T INTELLECTUAL PROPERTY AND ANY USE OR REPRODUCTION THEREOF WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY IS STRICTLY PROHIBITED.



3500 HAWTHORNE AVENUE, SUITE 500  
MENLO PARK, CALIFORNIA 94025  
TEL: (650) 397-1785  
FAX: (650) 397-1275



4000 E. BROADWAY AVE. SUITE 100  
DENVER, COLORADO 80202

NO.	DATE	DESCRIPTION
1	04/12/01	ISSUED FOR PERMITS
2	04/12/01	ISSUED FOR PERMITS
3	04/12/01	ISSUED FOR PERMITS
4	04/12/01	ISSUED FOR PERMITS
5	04/12/01	ISSUED FOR PERMITS
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97	04/12/01	ISSUED FOR PERMITS
98	04/12/01	ISSUED FOR PERMITS
99	04/12/01	ISSUED FOR PERMITS
100	04/12/01	ISSUED FOR PERMITS



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE A LICENSED PROFESSIONAL ENGINEER TO SEAL THESE DRAWINGS.

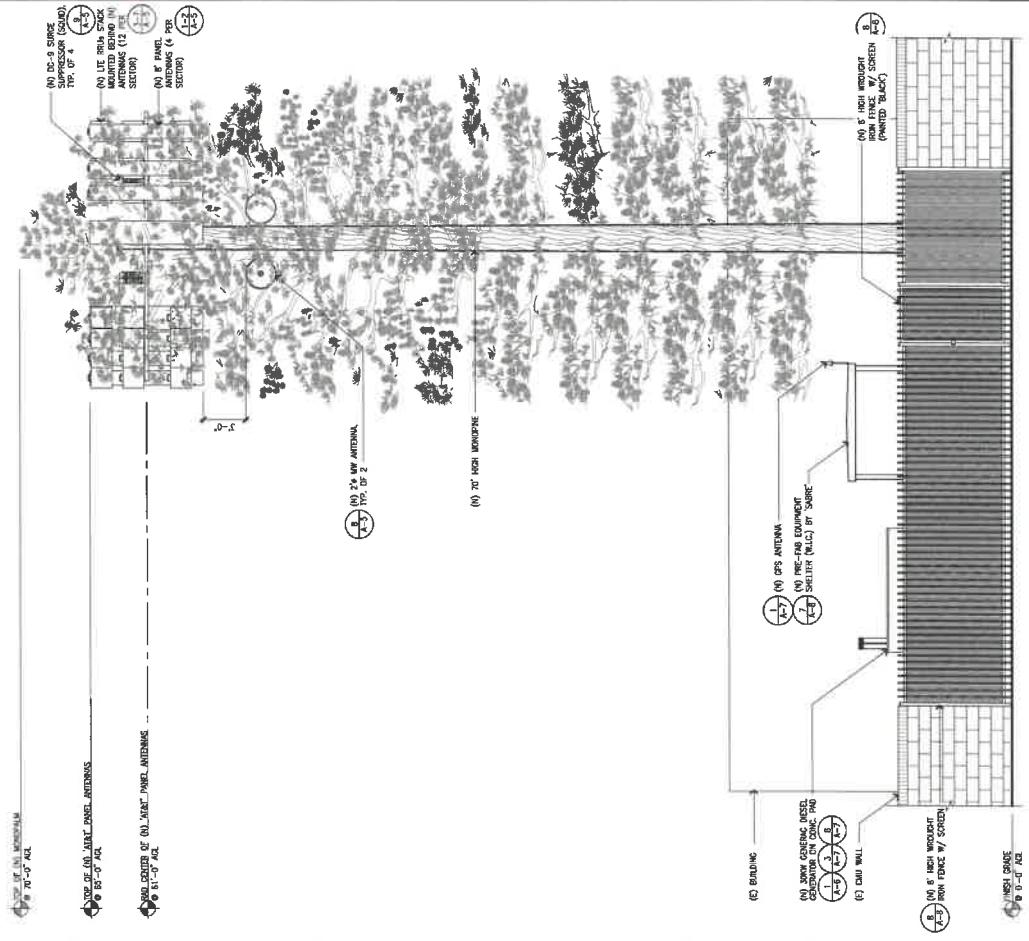
CSLO4964  
TIRE SHOP  
29540 NUEVO ROAD,  
NUEVO, CA 92567  
MONOPINE (INDOOR)

DRAWN BY: RJS  
CHECKED BY: JS

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-3

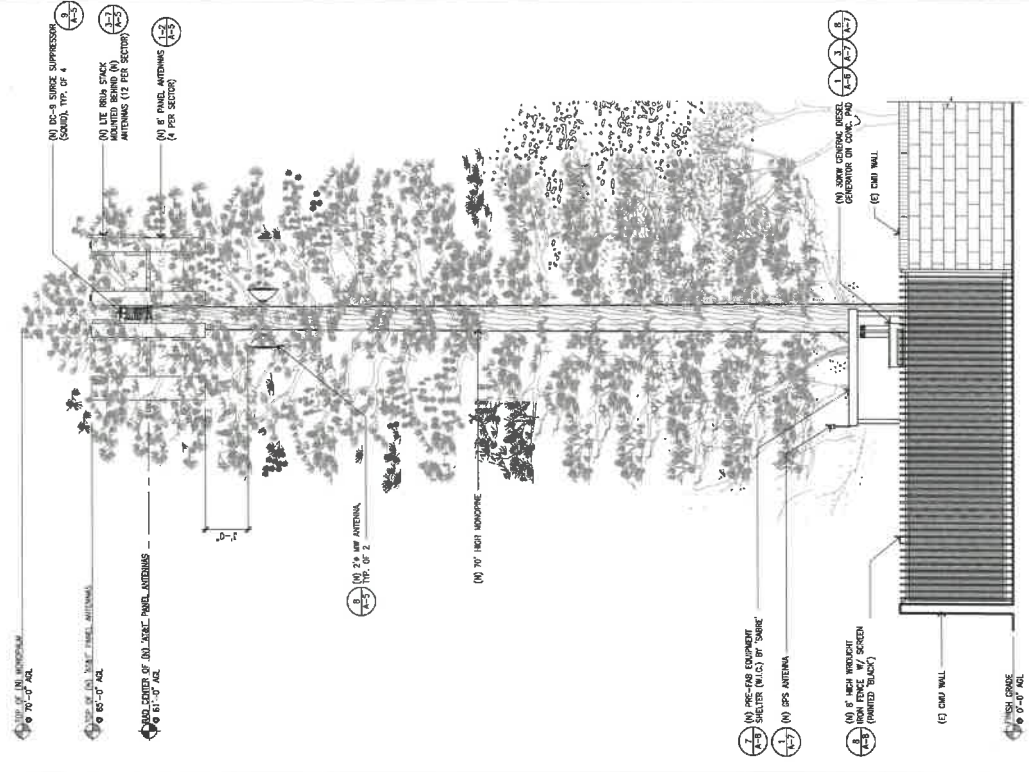
NOTE:  
1. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE STRUCTURE SHALL BE MARKED WITH THE MANUFACTURER'S NAME AND THE PROPOSED TRADE OR SPECIFICATION OF THE MANUFACTURER. ALL MATERIALS SHALL BE MARKED WITH THE MANUFACTURER'S NAME AND THE PROPOSED TRADE OR SPECIFICATION OF THE MANUFACTURER. ALL MATERIALS SHALL BE MARKED WITH THE MANUFACTURER'S NAME AND THE PROPOSED TRADE OR SPECIFICATION OF THE MANUFACTURER.



**SOUTH ELEVATION**

SCALE: 1/8"=1'-0"

1



**EAST ELEVATION**

SCALE: 1/8"=1'-0"

2



PROPERTY IS REGISTERED WITH THE COUNTY CLERK'S OFFICE IN THE PUBLIC RECORDS OF THE COUNTY OF ORANGE, CALIFORNIA. ANY USE OR DISPOSITION OTHER THAN AS IT IS SHOWN IS VOID AND VOIDABLE.



NO.	DATE	BY	DESCRIPTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

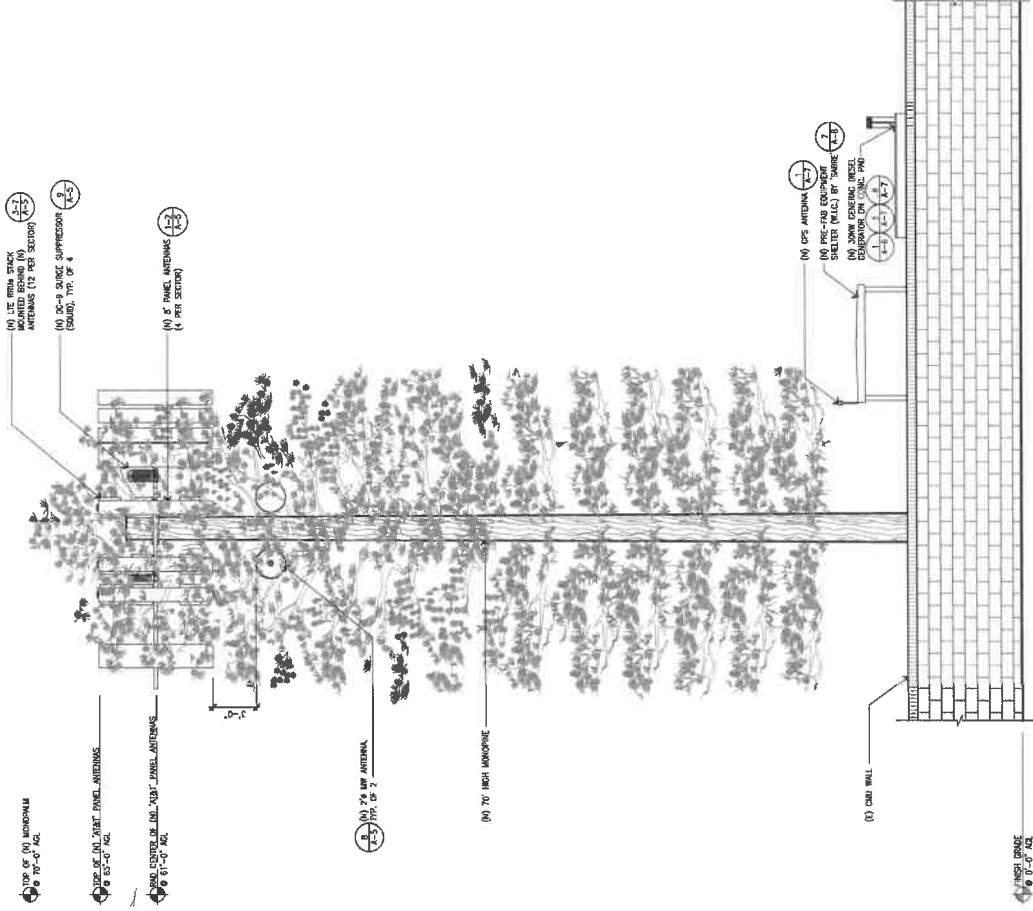
CSLO4964  
TIRE SHOP  
29540 NUEVO ROAD,  
NUEVO, CA 92567  
MONOPINE (INDOOR)

DRAWN BY: RUS  
CHECKED BY: JS

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-4

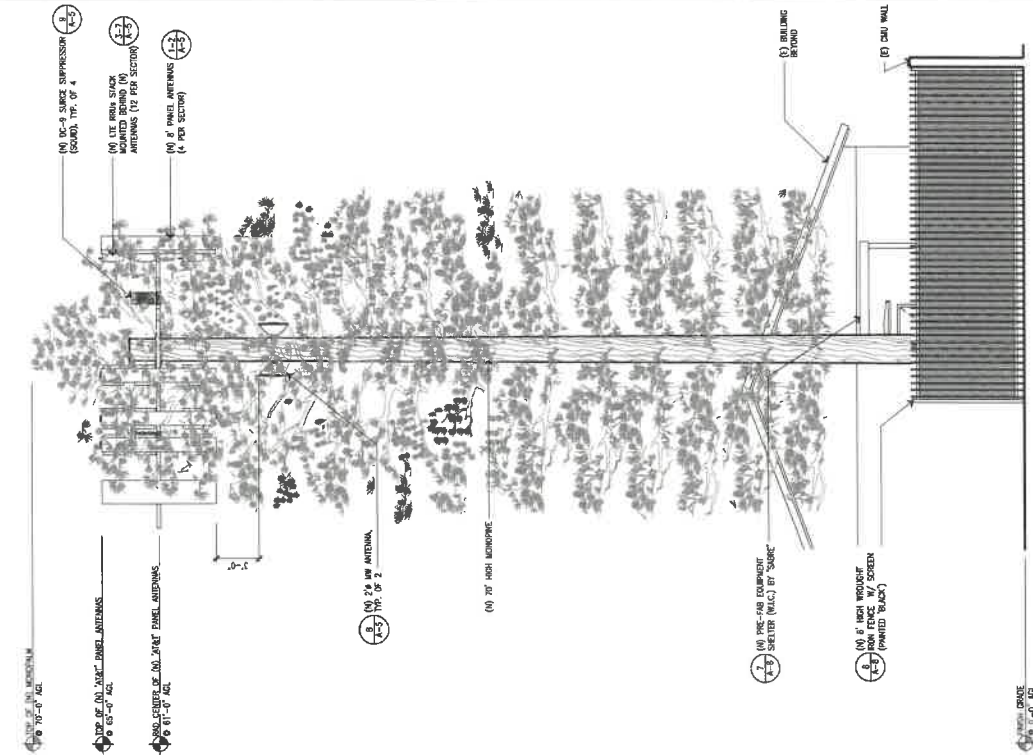
NOTE:  
1. PERMITS ARE IN PLACE FOR ROOFTOP ANTENNA RISE SOCKS, AND SHALL BE INSTALLED PRIOR TO MATCH THE PROPOSED FOLIAGE OF THE PROPOSED MONO-PINE TREES. THE PROPOSED FOLIAGE SHALL BE PLANTED TO MATCH THE BRANCH DENSITY, BRANCH LENGTH, BRANCH SPACING AND BRANCH DISTRIBUTION OF THE EXISTING NATURAL FOLIAGE OF A PINE TREE. BRANCHES PER FOOT OF POLL, THE BRANCH DENSITY, BRANCH LENGTH, BRANCH SPACING AND BRANCH DISTRIBUTION SHALL BE EQUALIZED TO MATCH THE NATURAL FOLIAGE OF A PINE TREE.



SCALE: 1/4"=1'-0"

**WEST ELEVATION**

1



SCALE: 1/4"=1'-0"

**NORTH ELEVATION**

2





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



06/11/20, 4:52 pm

PPW190005

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPW190005. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

**Advisory Notification. 2            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

- (1) Sheet T-1 – Title Sheet, Dated 4/21/2020
- (2) Sheet A-1 – Site Plan, Dated 4/21/2020
- (3) Sheet A-2 – Lease Area, Antenna Plan and RRU Schedule, Dated 4/21/2020
- (4) Sheet A-3 – Elevation, Dated 4/21/2020
- (5) Sheet A-4 – Elevation, Dated 4/21/2020
- (6) Sheet A-5 – Equipment Specification, Dated 4/21/2020
- (7) Sheet A-6 – Equipment Specification, Dated 4/21/2020
- (8) Sheet A-7 – Details, Dated 4/21/2020
- (9) Sheet A-8 - Details, Dated 4/21/2020

**Advisory Notification. 3            AND - Federal, State, & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System ("NPDES")
  - Clean Water Act
  - Migratory Bird Treaty Act ("MBTA")
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan ("WQMP") Permit issued by the applicable Regional Water Quality Control Board ("RWQCB")
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 3            AND - Federal, State, & Local Regulation Compliance (cont.)**

Intergovernmental Consultation)

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Tribal Intergovernmental Consultation)

#### 3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

#### **Advisory Notification. 4            AND - Preamble**

This Advisory Notification Document ("AND") is included as part of the justification for the recommendation of approval of this project and is intended to advise the applicant of various Federal, State, and County regulations applicable to this entitlement and the subsequent development of the subject property, in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

#### **Advisory Notification. 5            AND - Project Description & Operational Limits**

The Plot Plan Wireless proposes to construct a 70-foot high mono-pine disguised wireless communication facility, with twelve (12) panel antennas, thirty-six (36) RRUS located at 61 feet centerline; two (2) microwave antennas, four (4) DC-9 Surge suppressors, one (1) DC Power Plan, two (2) FIF Racks, one (1) GPS Antenna, one (1) 30kw diesel generator and a 484 square foot lease area enclosed with black wrought iron fencing.

**Fire**

## ADVISORY NOTIFICATION DOCUMENT

### **Fire**

**Fire. 1**                                 **Fire - Advisory (cont.)**

**Fire. 1**                                 **Fire - Advisory**

**Access**

1. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus.

**Water Supply**

1. No additional water supply for fire protection is required.

### **Flood**

**Flood. 1**                                 **Flood Report**

Plot Plan Wireless (PPW) 190005 is a proposal to construct, operate and maintain an unmanned wireless communication facility and a 70-ft faux monopalm within a 596 sq.ft. lease area on a 0.7-acre parcel 307-170-018. The project is located in Lakeview Nuevo area on the north side of Nuevo Road between Ramona Avenue and Lakeview Avenue. The parcel was previously reviewed under CUP 3699.

The project is built on a developed and paved parcel. The site is located within a FEMA Zone X per FIRM (2014) 06065C1445H. The site is subject to sheet flow runoff from southeast. The Nuevo Road and existing structures on the south side of Nuevo Road may block and convey portion of the storm runoff. Therefore, only nuisance nature local runoff that may traverse portions of the site and the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

Line F of the District’s Lakeview/Nuevo Master Drainage Plan (MDP) is a proposed storm drain located in Nuevo Avenue from Rosary Avenue to the San Jacinto River which would significantly reduce potential storm damage to this area but construction of this facility is not required for PPW190005.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or Hyang@rivco.org.

### **General**

**General. 1**                                 **General – Business Licensing**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.



## ADVISORY NOTIFICATION DOCUMENT

### General

**General. 2**                                      **General – Causes for Revocation (cont.)**

**General. 2**                                      **General – Causes for Revocation**

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

**General. 3**                                      **General – Ceased Operations**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

**General. 4**                                      **General – Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,
  - (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30)

## ADVISORY NOTIFICATION DOCUMENT

### General

#### **General. 4**                                      **General – Hold Harmless (cont.)**

days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### **General. 5**                                      **General – Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### **General. 6**                                      **General – Permit Expiration**

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the eight (8) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

#### **General. 7**                                      **General – Review Fees**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

#### **General. 8**                                      **General – Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

## ADVISORY NOTIFICATION DOCUMENT

### General

#### General. 8 General – Unanticipated Resources (cont.)

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

#### General. 9 Telcom – Tower Tree Branches

For simulated telecommunication towers disguised as a tree, the branch count shall be a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at a minimum of 15-feet from ground and extend to the top of the tower

### Planning

#### Planning. 1 Telcom – Backup Generator

If a backup generator will used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

#### Planning. 2 Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunication provider(s), and the property owner.

#### Planning. 3 Telcom – Enclosure

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of wrought iron fencing and shall be 8-feet in height, and shall contain screening.

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

**Planning. 4** **Telcom – Entitlement Life (cont.)**

**Planning. 4** **Telcom – Entitlement Life**

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

**Planning. 5** **Telcom – Equipment Cabinets**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

**Planning. 6** **Telcom – Lighting**

All outside lighting shall be hooded and directed into the telecommunication facility area, so as not to shine directly upon adjoining property or in the public rights-of-way.

**Planning. 7** **Telcom – No Proposed Use**

The remainder of the subject property, (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses.

**Planning. 8** **Telcom – Noise**

Any noise produced by the telecommunication facility shall in no case exceed 45 dB inside the nearest dwelling and shall not exceed 60 dB at the project site's property line.

**Planning. 9** **Telcom – Signage**

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of the telecommunication facility company.

If a colocated facility (addition antennas and/or equipment shelters or cabinets) are added to an existing

### ADVISORY NOTIFICATION DOCUMENT

**Planning**

**Planning. 9** **Telcom – Signage (cont.)**

facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

**Planning. 10** **Telcom – Site Maintenance**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10-feet surrounding the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention and aesthetic purposes. All branches, bark, and sock, material, pursuant to the original approval, shall be maintained and reapplied on an as-needed basis.

**Planning. 11** **Telcom – Tower Height**

Pursuant to this plan, the telecommunication facility tower shall not exceed 70-feet in height.

**Planning. 12** **Telcom – Tower Tree Bark**

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

**Planning. 13** **Telcom – Tower Tree Branch Coverage**

For simulated telecommunication towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage.

**Planning. 14** **Telcom – Transmission Interference**

If the operation of this facility generates electronic interference with, or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology ("RCIT") staff and implement acceptable mitigation measures, as approved by RCIT.

**Planning-CUL**

**Planning-CUL. 1** **HUMAN REMAINS**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning-CUL. 2** **UNANTICIPATED RESOURCES**

The developer/permit holder or any successor in interest shall comply with the following for the life of



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### UNANTICIPATED RESOURCES (cont.)

this permit.

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Planning-GEO

#### Planning-GEO. 1

#### GEO190015 ACCEPTED

County Geologic Report GEO No. 190015, submitted for the project PPW190005, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopalm and Equipment Shelter, Tire Shop, CSL04964, 29530 Nuevo Road, Nuevo, California," dated March 20, 2019. In addition, Toro has submitted the following report:

"Response to Review Comments Riverside County Planning Department, Geologic Report No. 180017, regarding Geotechnical Investigation for AT&T Monopalm and Equipment Shelter, Tire Shop, CSL04964, 29530 Nuevo Road, Nuevo, California," dated April 29, 2019.

GEO190015 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on a review of aerial photography and published geologic maps, the potential for surface fault rupture is considered nil.
2. The site is underlain by medium dense to very dense Older Alluvial Fan Deposits and is therefore not susceptible to liquefaction.
3. Due to the relatively flat topography on the site, landsliding and slope stability are not considered a design concern.
4. The proposed tower will be supported by caisson to a minimum depth of 20 feet, or mat foundations to a minimum depth of 4 feet.

GEO190015 recommended:

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1                      GEO190015 ACCEPTED (cont.)

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 24 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed tower may be founded on caisson that is embedded in the ground for a minimum of 20 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

GEO No. 190015 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190015 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

### Transportation

#### Transportation. 1                      Transportation General Condition

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
2. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: PPW190005

Parcel: 307170018

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1

PRIMP

Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

**PRIOR TO ISSUANCE OF GRADING PERMITS:**

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  11. All pertinent exhibits, maps and references.
  12. Procedures for reporting of findings.
  13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
  14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.





Plan: PPW190005

Parcel: 307170018

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 UTILITY PLAN (cont.) Not Satisfied

Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 Prior to final Not Satisfied

Gates & Barriers

1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

Transportation

090 - Transportation. 1 UTILITY INSTALL Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 2 WQMP COMPLETION IF REQUIRED Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 3 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: March 29, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division

P.D. Geology Section  
P.D. Archaeology Section  
Board of Supervisors - Supervisor: Hewitt  
Planning Commissioner: Eric Kroencke

**PLOT PLAN WIRELESS NO. 190005 (PPW190005) – CEQ190026 – Applicant: AT&T-Engineer/Representative: Chris Doheny– Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview / Nuevo Area Plan: Commercial Retail (CR): Location: East of Ramona Street, South of Stadler Avenue, North of Nuevo Road, West of Lakeview Street – .71 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Plot Plan review for a proposed wireless communication facility, disguised as a 70-foot high mono-palm. A diesel powered DC generator, one (1) equipment shelter, and other associated support equipment are proposed within a 596 square-foot lease area surrounded by a eight (8) foot high wrought iron fence with screening – APN: 307-170-018 – BBID: 555-991-038**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 11, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Travis Engelking, Project Planner at (951) 955-1417, or e-mail at tengelki@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.*





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

COMMENTS:

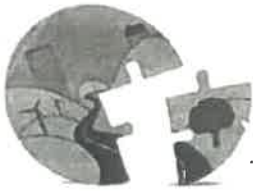
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

CC 009906  
PWN 190005  
CE Q190026



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- PUBLIC USE PERMIT
- VARIANCE
- CONDITIONAL USE PERMIT
- TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: AT&T-Smartlink LLC - Chris Doheny

Contact Person: Chris Doheny <sup>Md</sup> E-Mail: chris.doheny@smartlinkllc.com

Mailing Address: 2033 San Elijo Ave #600  
Card. Ht. CA 92007  
City State ZIP

Daytime Phone No: (619) 994-8528 Fax No: ( )

Engineer/Representative Name: TBD

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street City State ZIP

Daytime Phone No: ( ) Fax No: ( )

\* Property Owner Name: ROBERTO FAJARDO

Contact Person: ROBERTO FAJARDO E-Mail: \_\_\_\_\_

Mailing Address: 30612 DELTA DR.  
NUEDA CA 92567  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

Alshu

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

ROBERTO FARRADO  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 307-170-018

Approximate Gross Acreage: .71 ACRES

General location (nearby or cross streets): North of Nuevo Rd, South of Stadler Ave, East of Ramona Ave, West of Lakeview Ave.



**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

70' faux monopalm for a wireless communication facility with a storage facility.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: \_\_\_\_\_

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

*Place check in the applicable row, if building or structure is proposed to be removed.*

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	TBD	10'	1	Equipment Facility		
2	TBD	70'	7	Stealth Wireless Communication Facility (Faux Palm)		
3						
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6	
7	
8	
9	
10	

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

\*   
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

\* ROBERTO PASTARDO  
\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

***If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.***

***If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:***

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

**INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

**ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

CSL02312



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

CHRIS MORSE - APPLICANT - ATET

PRINTED NAME of Property Owner(s)

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- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
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"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Memorandum

**DATE:** June 24, 2020

**TO:** Planning Commission

**FROM:** Rob Gonzalez, Project Planner

**RE:** PPW190005 – Lease Agreement or Other Agreement

Planning Commission,

Pursuant to County of Riverside Ordinance No. 348, Article XIXg (Wireless Communication Facilities), Section 19.409 (Processing Requirements), the applicant has submitted the enclosed executed lease agreement. The lease agreement is required to include two provisions which include the following:

1. That the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment
2. A provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

The enclosed lease agreement includes the required provisions and is submitted to satisfy the processing requirement. Propriety information in the lease agreement is redacted.

Enclosure:

1. Lease Agreement

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 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

Marker: Los Angeles  
Cell Site Number: CSL04964  
Cell Site Name: Tiro Shop  
Search Ring Name: n/a  
Fixed Asset Number: 11553762

## LAND LEASE AGREEMENT

THIS LAND LEASE AGREEMENT ("Agreement"), dated as of the latter of the signature dates below (the "Effective Date"), is entered into by **Roberto Fajardo and Isela Fajardo, husband and wife as joint tenants**, having a mailing address of 30612 Delta Drive, Nuevo, CA 92567 ("Landlord") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 ("Tenant").

### BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at **29540 Nuevo Road, Nuevo, California, 92567**, in the County of Riverside, State of California (collectively, the "Property"). Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

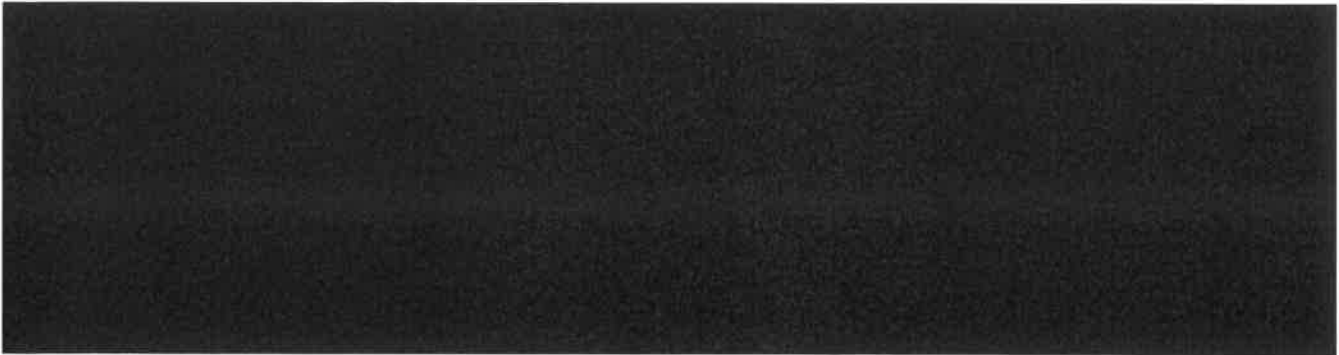
The parties agree as follows:

1. **LEASE OF PREMISES.**

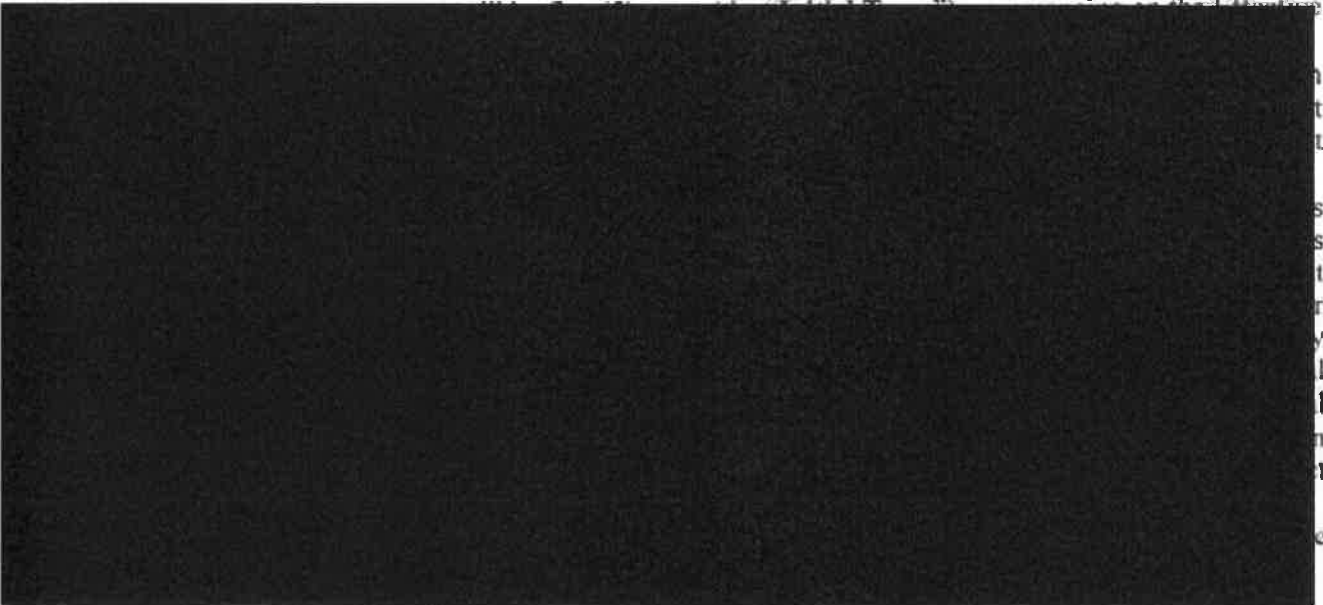
Landlord hereby leases to Tenant a certain portion of the Property containing approximately 920 square feet including the air space above such ground space, as described on attached **Exhibit 1**, (the "Premises"), for the placement of a Communication Facility in accordance with the terms of this Agreement.

2. **PERMITTED USE.** Tenant may use the Premises for the transmission and reception of

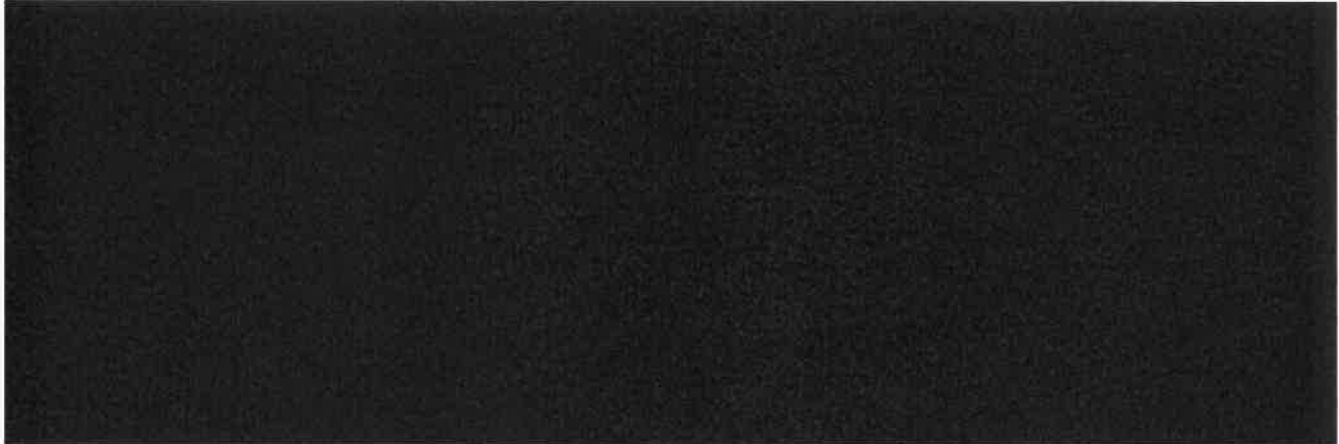




3. TERM.



4. RENT.

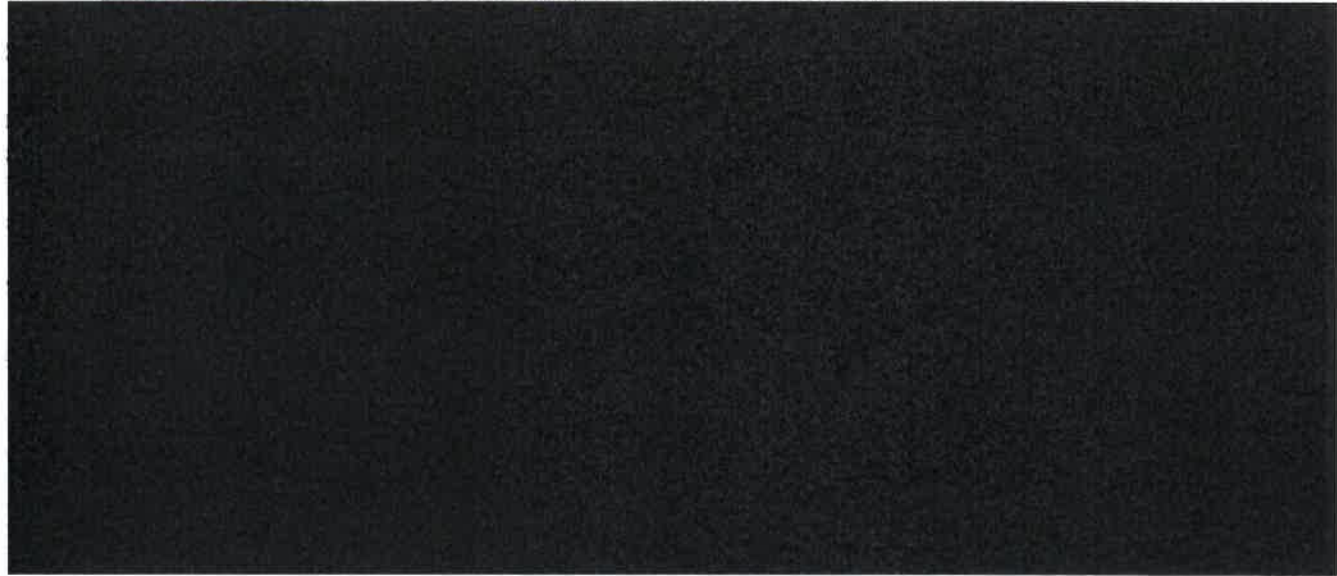


5. APPROVALS.





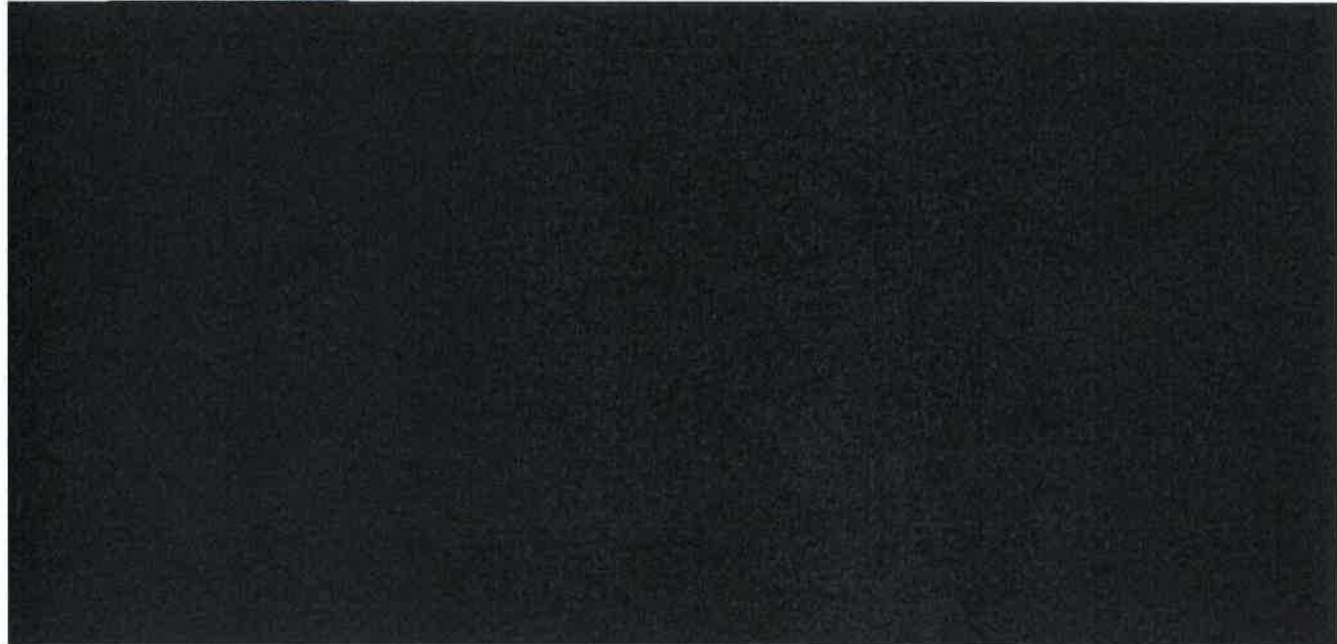
6. **TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:



7. **INSURANCE.** During the Term, Tenant will purchase and maintain in full force and effect such general

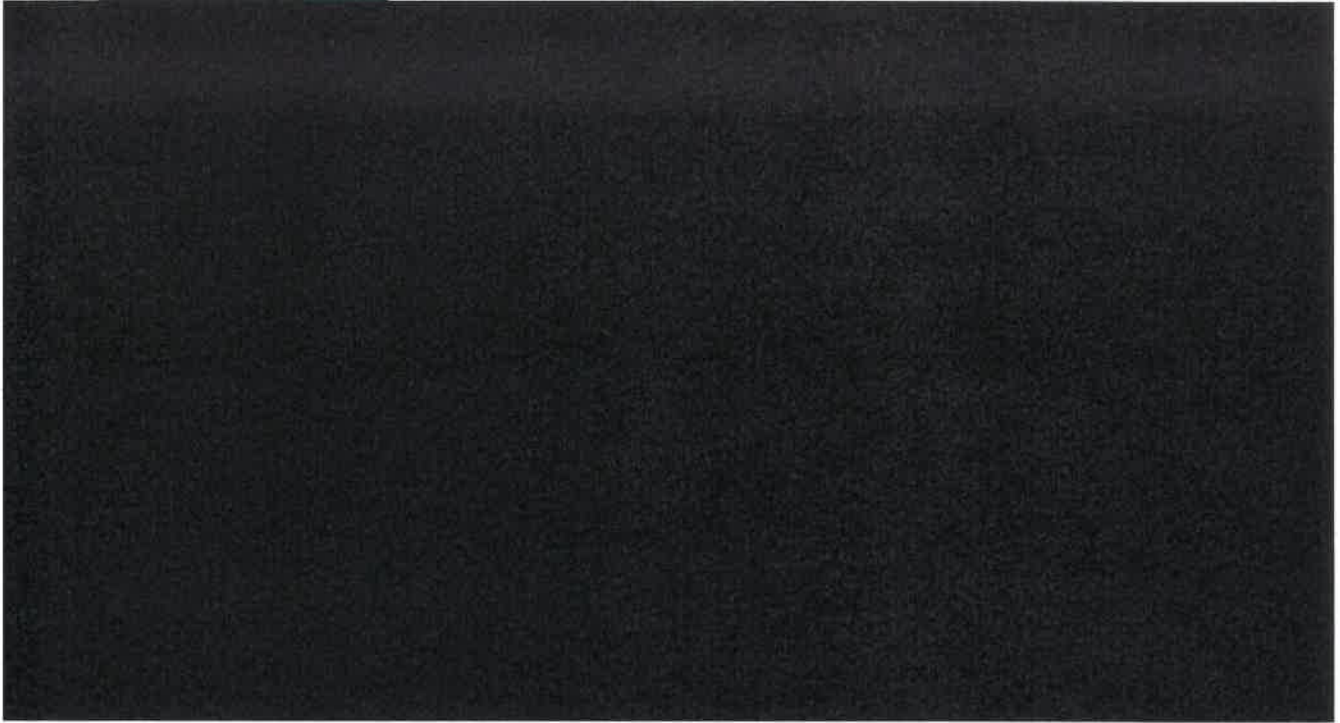


8. **INTERFERENCE.**

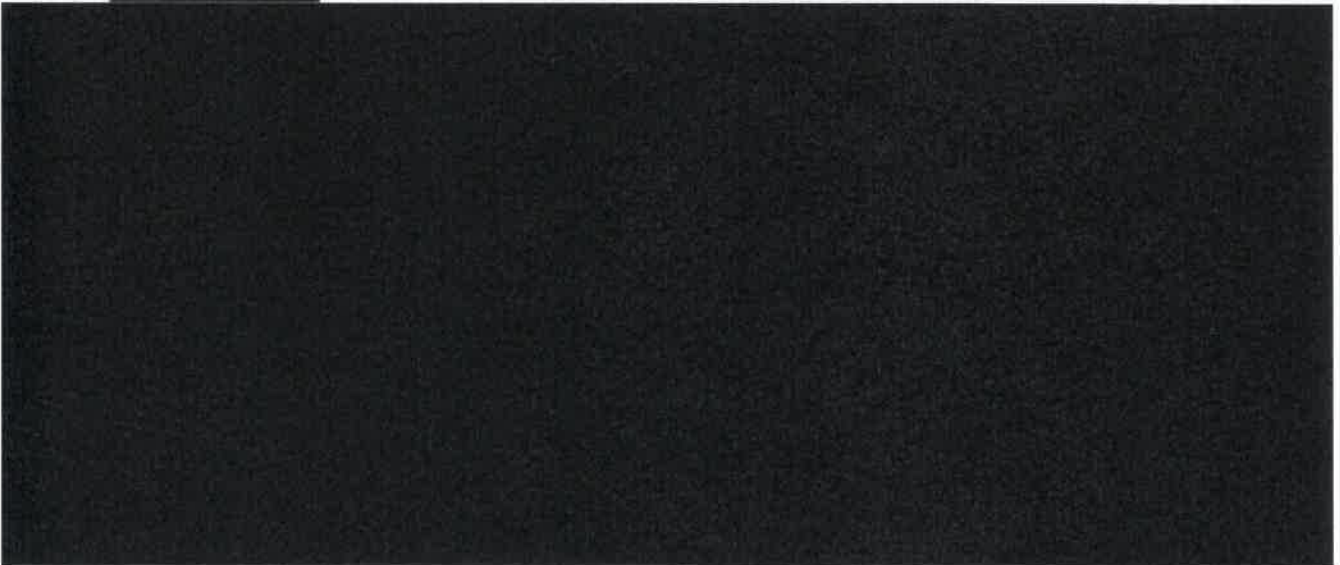




9. **INDEMNIFICATION.**

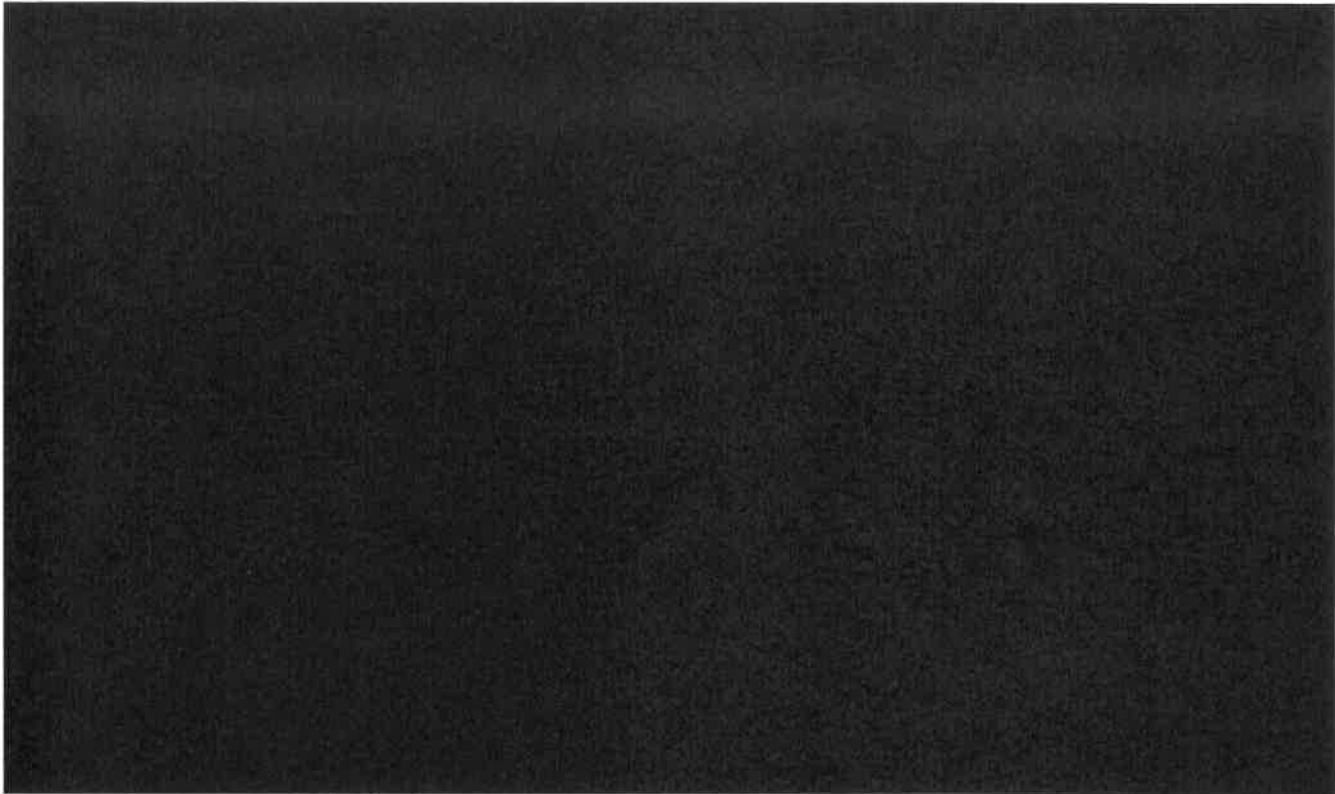


10. **WARRANTIES.**

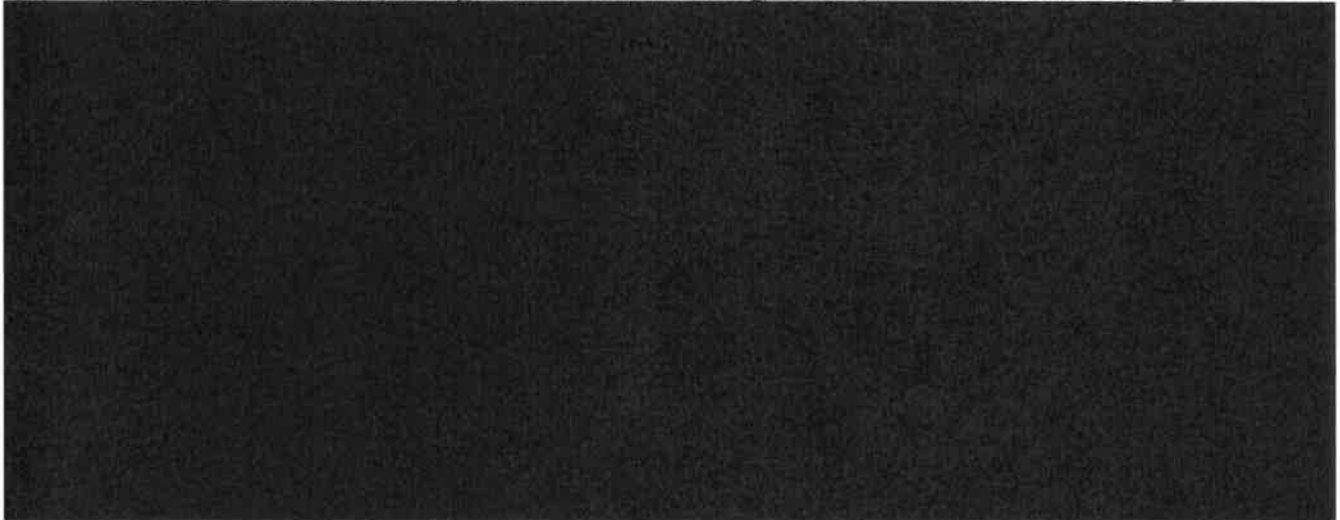


11. **ENVIRONMENTAL.**

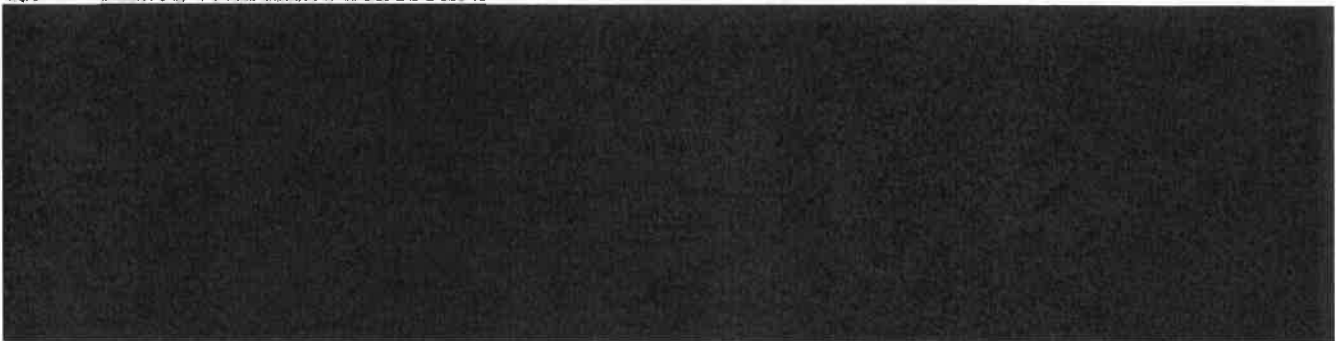




12. **ACCESS.** At all times throughout the Term of this Agreement, and at no additional charge to Tenant,



13. **REMOVAL/RESTORATION.**



[REDACTED]

(b) If Tenant does not completely remove the Communications Facility upon its abandonment, the County of Riverside may remove the Communications Facility at Landlord's expense and lien the Property for the cost of such removal.

14. MAINTENANCE/UTILITIES.

[REDACTED]

[REDACTED]

16. **ASSIGNMENT/SUBLEASE.** Tenant will have the right to assign this Agreement and its rights herein,

[REDACTED]

17. **NOTICES.** All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties hereto as follows:

If to Tenant:                   New Cingular Wireless PCS, LLC  
Attn: Network Real Estate Administration  
Re: Cell Site #: CSL04964; Cell Site Name: Tire Shop (CA)  
Fixed Asset #: 11553762  
575 Morosgo Drive NE  
Atlanta, Georgia 30324

With a copy to:               New Cingular Wireless PCS, LLC  
Attn.: Legal Dept - Network Operations  
Re: Cell Site #: CSL04964; Cell Site Name: Tire Shop (CA)  
Fixed Asset #: 11553762  
208 S. Akard Street  
Dallas, TX 75202-4206

[REDACTED]

18. **CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings

[REDACTED]



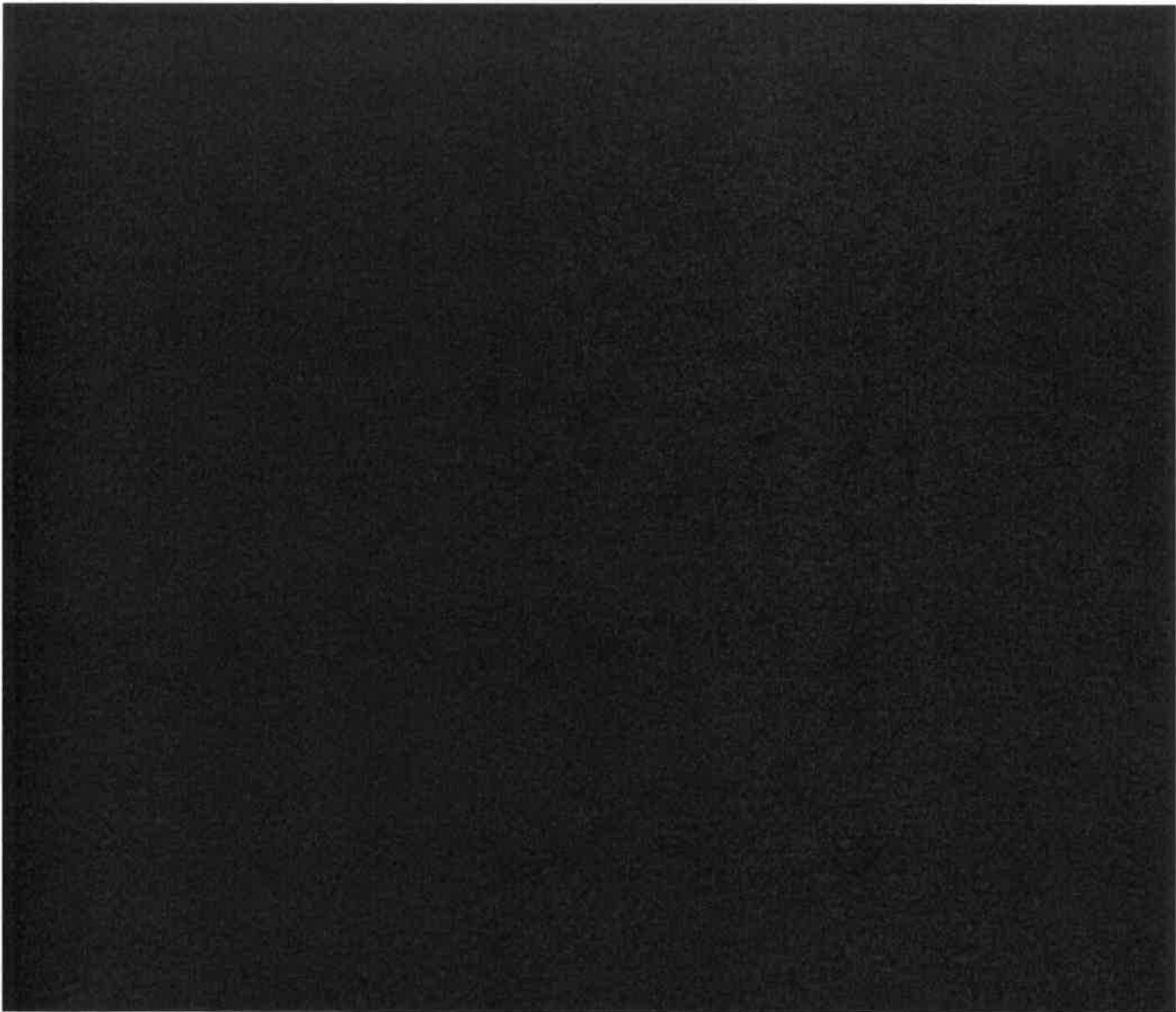
[REDACTED]

19. CASUALTY. Landlord will provide notice to Tenant of any casualty or other harm affecting the

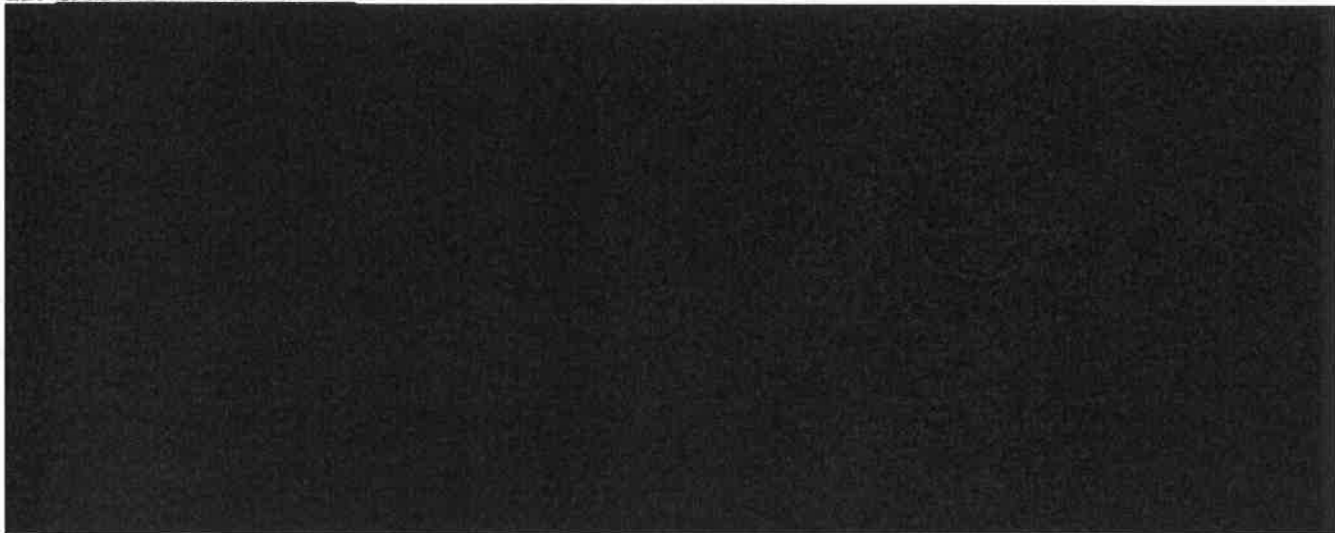
[REDACTED]

21. TAXES.

[REDACTED]



**22. SALE OF PROPERTY.**

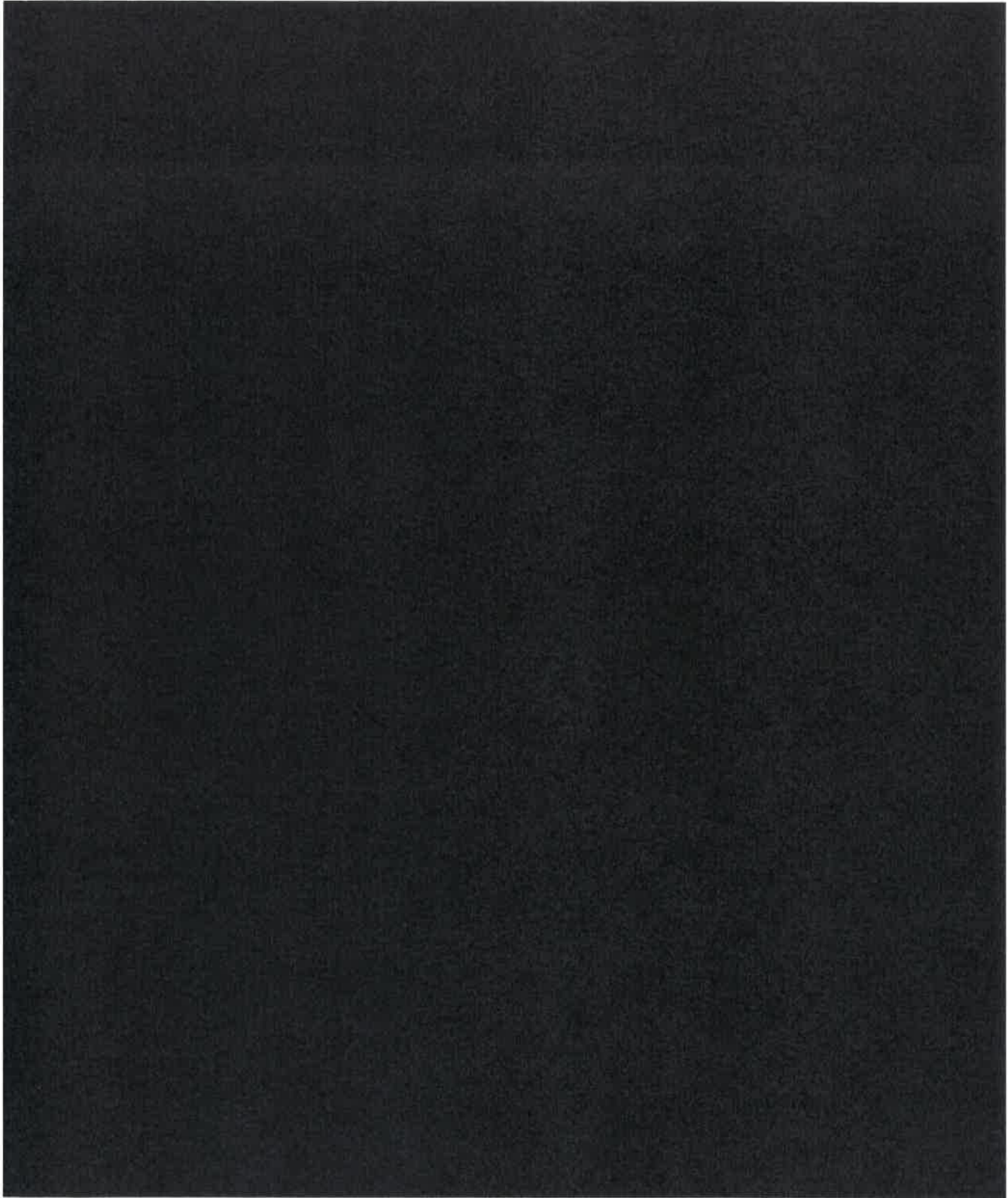




23. RIGHT OF FIRST REFUSAL. Intentionally Omitted.

24. MISCELLANEOUS.






**[SIGNATURES APPEAR ON NEXT PAGE]**



IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the Effective Date.

**"LANDLORD"**

**Roberto Fajardo and Isela Fajardo,  
husband and wife as joint tenants**

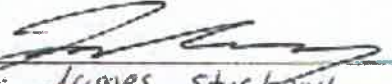
By:   
Print Name: Roberto Fajardo  
Its: Owner  
Date: 4/24/19

By:   
Print Name: Isela Fajardo  
Its: Owner  
Date: 4/24/19

**"TENANT"**

**New Cingular Wireless PCS, LLC,  
a Delaware limited liability company**

By: **AT&T Mobility Corporation**  
Its: **Manager**

By:   
Print Name: James Stickney  
Its: C, D, E Director  
Date: 5/7/19

**[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]**



**TENANT ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

*See attached*

Signature \_\_\_\_\_ (Seal)

**LANDLORD ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside )

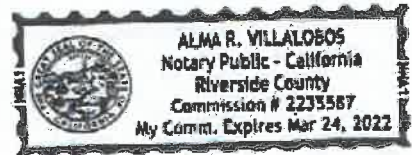
On April 24, 2019 before me, Alma Villalobos, Notary Public  
(insert name and title of the officer)

personally appeared Roberto Fajardo & Isela Fajardo  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On May 7, 2019 before me, Cecilia Sifuentes - Notary Public  
(insert name and title of the officer)

personally appeared James Stickney  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Cecilia Sifuentes* (Seal)



## EXHIBIT 1

### DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of 3

to the Land Lease Agreement dated May 7, 2019, by and between Roberto Fajardo and Isela Fajardo, husband and wife as joint tenants, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

All that certain real property situated in the County of Riverside, State of California, described as follows:  
LOTS 49 TO 52, INCLUSIVE, OF NUEVO TOWNSITE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 84 OF MAPS, RIVERSIDE COUNTY RECORDS;

EXCEPTING THEREFROM ALL WATER UNDER, UPON AND APPURTENANT TO SAID LAND AND PIPE LINES CONVEYED TO THE NUEVO WATER COMPANY, A CORPORATION, SAVE ONLY THE RIGHT OF THE OWNER TO DEVELOP WATER ON HIS OWN LAND FOR USE THEREON.

APN: 307-170-018

The Premises are described and/or depicted as follows:

### DRAWINGS ATTACHED

#### Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

**EXHIBIT 11**

**ENVIRONMENTAL DISCLOSURE**

Landlord represents and warrants that the Property, as of the Effective Date, is free of hazardous substances except as follows:

NONE

**EXHIBIT 12**  
**STANDARD ACCESS LETTER**  
**[FOLLOWS ON NEXT PAGE]**



Date:

Re: Authorized Access granted to AT&T/AT&T Representatives  
at 29540 Nuevo, Road, California, 92567

Dear Building/Property and Security Staff,

Please be advised that we have signed a lease with AT&T permitting them to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant AT&T and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, AT&T representatives may be seeking access to the property outside of normal business hours. AT&T representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to leased area. Thank you for your assistance.



\_\_\_\_\_  
Landlord Signature

**EXHIBIT 24(b)**  
**MEMORANDUM OF LEASE**  
**[FOLLOWS ON NEXT PAGE]**

**MEMORANDUM  
OF  
LEASE**

This Memorandum of Lease is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **Roberto Fajardo and Isela Fajardo, husband and wife as joint tenants**, having a mailing address of 31015 Sunset Avenue, Nuevo CA 92567 (hereinafter called "Landlord"), and **New Cingular Wireless PCS, LLC**, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 ("Tenant").

1. Landlord and Tenant entered into a certain Land Lease Agreement ("Agreement") on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the Effective Date, with five (5) successive automatic five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

**IN WITNESS WHEREOF**, the parties have executed this Memorandum of Lease as of the day and year first above written.

**LANDLORD:**

**Roberto Fajardo and Isela Fajardo,**  
husband and wife as joint tenants

By: \_\_\_\_\_  
Print Name: Roberto Fajardo  
Its: Owner  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: Isela Fajardo  
Its: Owner  
Date: \_\_\_\_\_

**TENANT:**

**New Cingular Wireless PCS, LLC,**  
a Delaware limited liability company

By: AT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_  
Print Name: Exhibit Only  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

**[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]**

# LTE Justification Plots

**Market Name:** Los Angeles

**Site ID:** CSL04964

**Site Name:** Tire Shop

**Site Address:** 29540 Nuevo Road, Nuevo, CA 92567

**ATOLL Plots Completion Date:** February 27, 2019



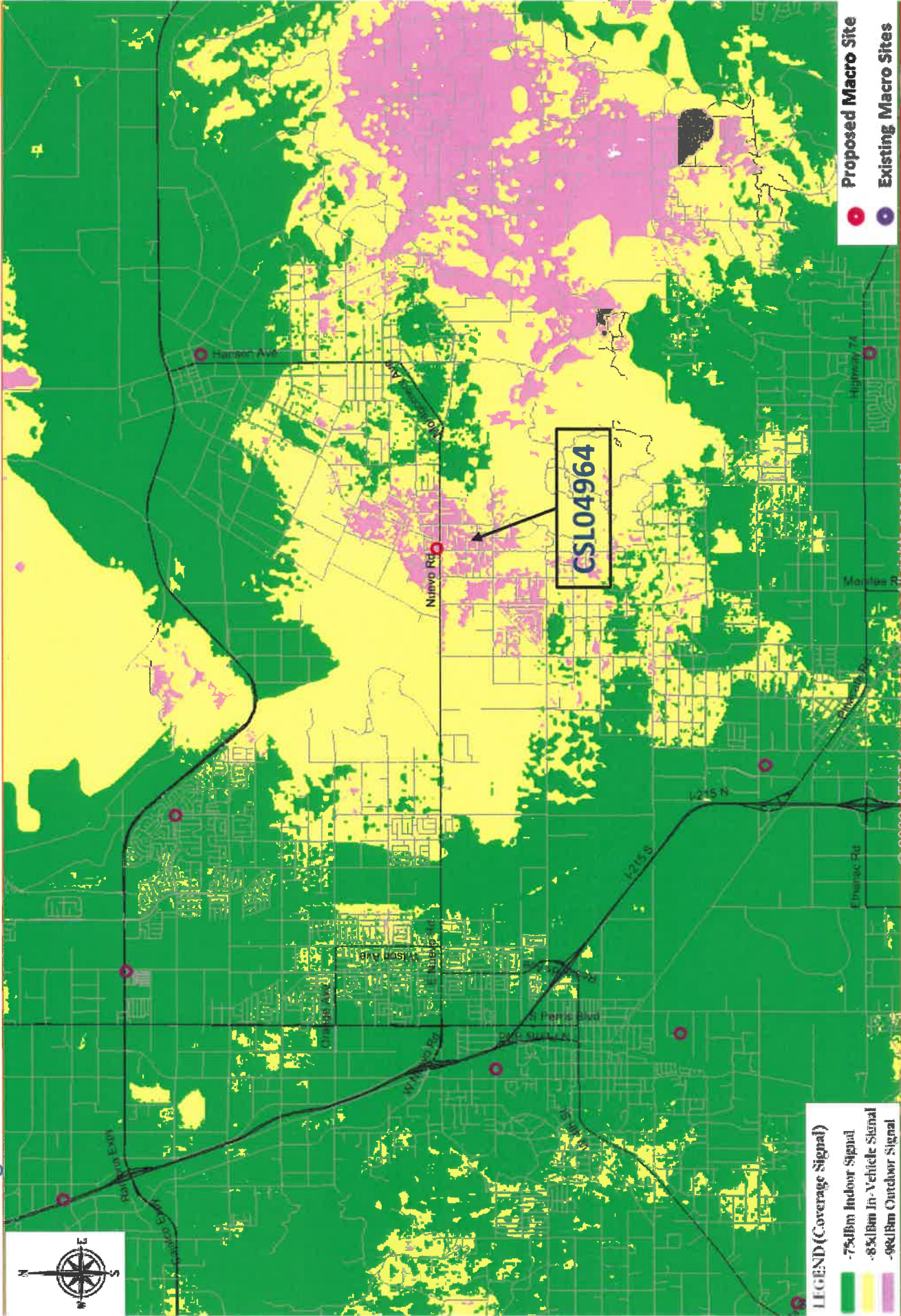
## Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
  - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
  - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
  - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



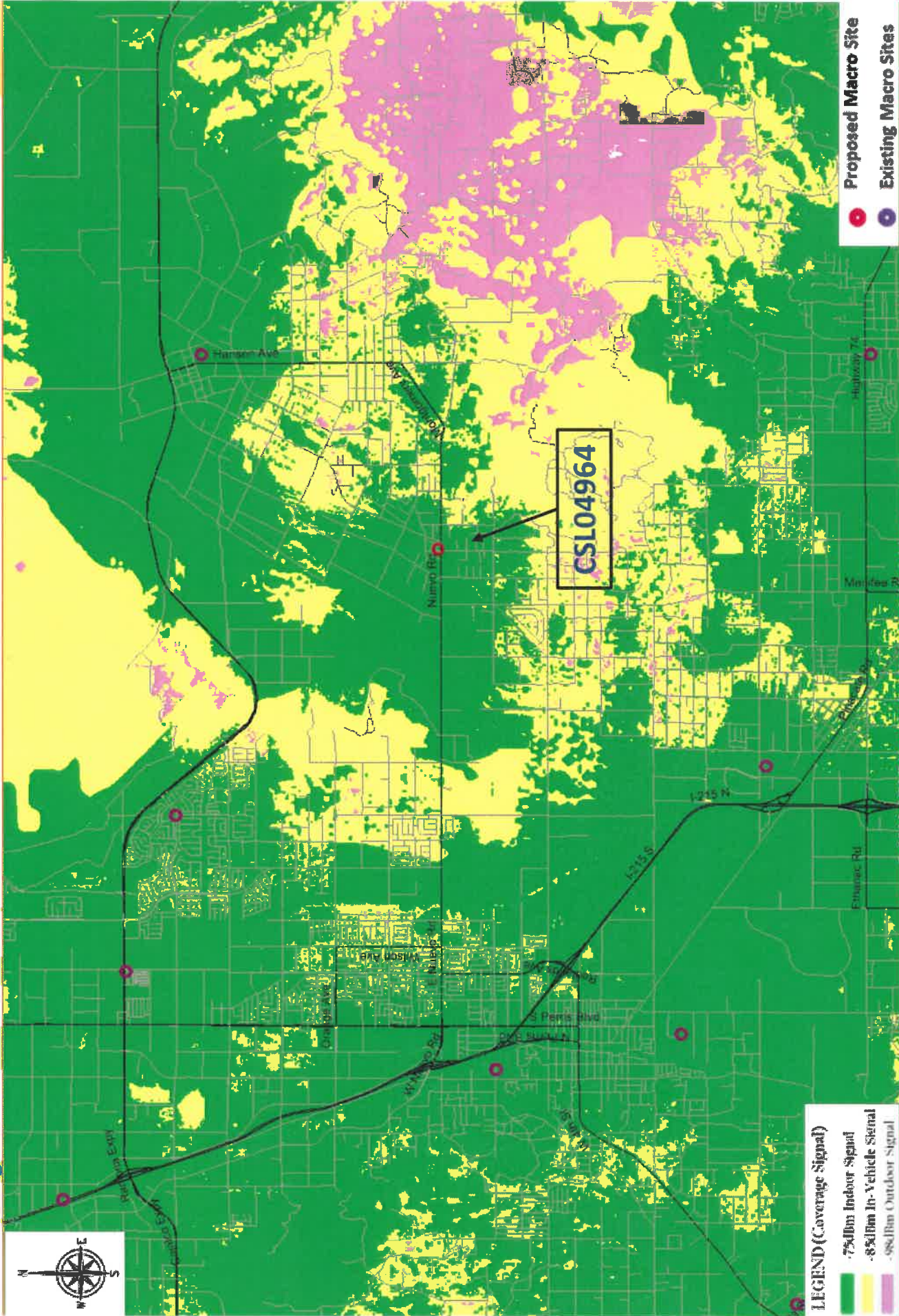


# LTE Coverage Before site CSL04964



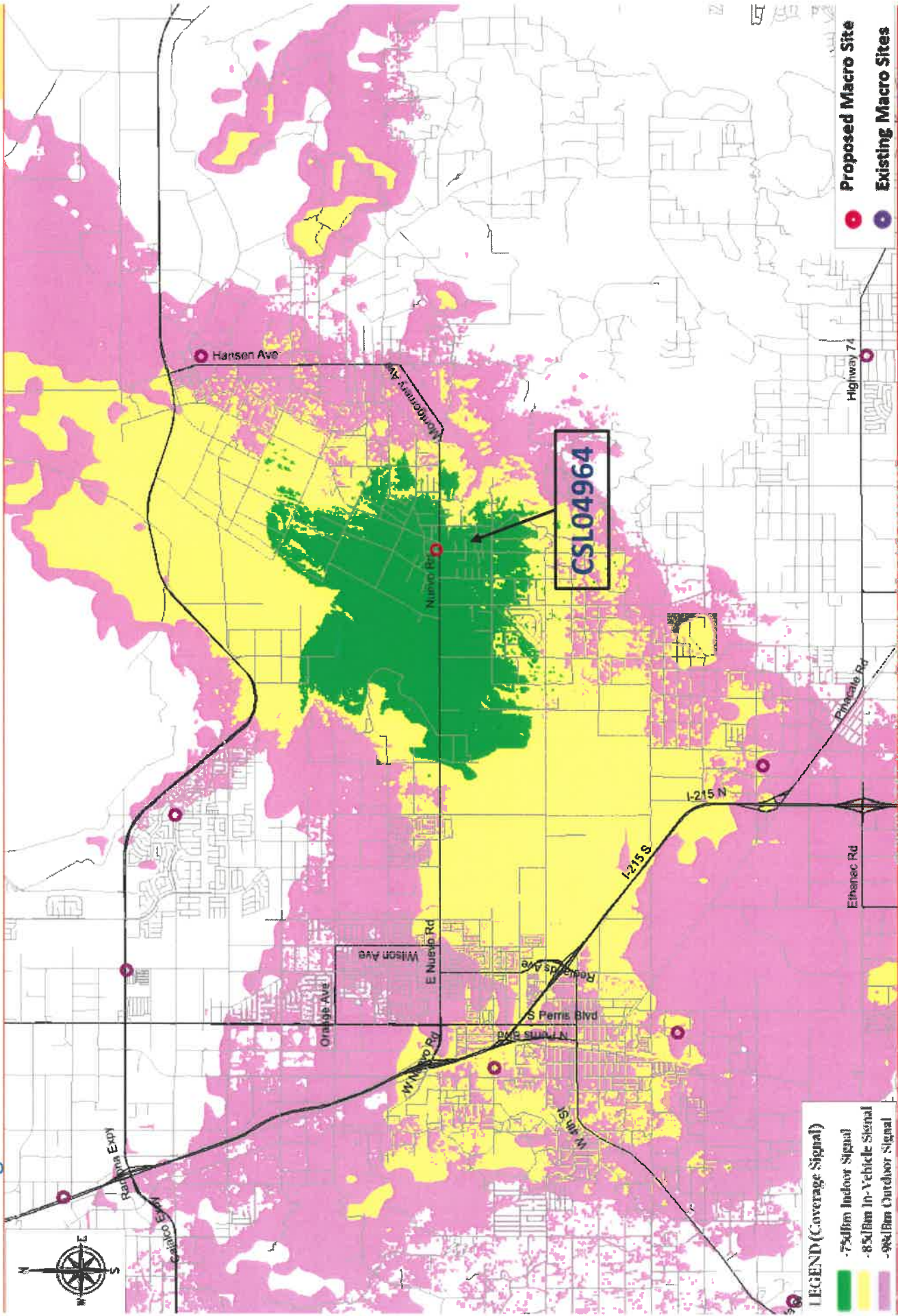


# LTE Coverage After site CSL04964





# LTE Coverage standalone site CSL04964



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AT&T is a registered trademark of AT&T Knowledge Ventures.

# Coverage Legend



*Rethink Possible*

**In-Building Service:** In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

**In-Transit Service:** The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

**Outdoor Service:** The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



March 18, 2019

RE: AT&T Wireless Site CSL04964, 29540 Nuevo Road, Nuevo, CA 92567, APN: 307-170-018

TO: Whom it may concern,

The following is in response to your concerns over AT&T Wireless's site complying with the FCC rules covering RF exposure to persons near the site.

Frequency range that the facility will use

AT&T Wireless is licensed by the FCC for the frequencies as follows:

Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900

Transmit freq.(MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980

RF Exposure to Persons Near the Site

The FCC states in 47 CFR § 1.1310 that the maximum permissible exposure level from RF radiation for the general population is between 0.6 and 1 milliwatts per centimeter squared ( $\text{mW}/\text{cm}^2$ ) depending upon the frequency of the transmitter. This is a measure of the RF power density at or below which there are no harmful effects.

The antenna that AT&T Wireless is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground). This is necessary to provide a useable signal level around the site. Within the first 600 feet from the site the transmitted signal does not need to be as strong consequently the antenna is designed to limit the signal level towards the ground to approximately  $\frac{1}{2}$  Watt of power. When this power reaches the ground its energy has been greatly reduced to the point where the RF exposure level is less than 2/10,000th of a percent of the maximum allowable exposure level permitted by the FCC.

These calculations are based on a typical antenna patterns for the type of antenna that AT&T Wireless is using on their sites. The effective radiated power is typically within the range of 100-500 Watts. The actual levels may vary slightly but in no case will they reach or exceed the FCC limits. Since AT&T has no control over other communication carriers' operations, we cannot guarantee that the facility will not interfere with other communications. However, AT&T guaranties that we will not transmit outside our frequency band that is approved and licensed by the FCC. In the unlikely event that interference does happen, AT&T will do the proper investigation as to the cause of interference and perform corrective measures if, in fact, the interference is caused by AT&T transmissions.

If Smartlink LLC and AT&T Wireless can be of further assistance, please do not hesitate to contact me at 619-994-8528.

Chris Doheny  
Smartlink LLC  
ATT Mobility



RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

**PLOT PLAN WIRELESS NO. 190005 (PPW190005)** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: AT&T- Engineer/Representative: Alisha Strasheim – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Commercial Retail (CR): Location: Easterly of Ramona Street, southerly of Stadler Avenue, northerly of Nuevo Road, and westerly of Lakeview Street – 0.71 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S). Plot Plan proposes a wireless communication facility, disguised as a 70-foot high mono-pine. A diesel powered DC generator, one (1) equipment shelter, and other associated support equipment are proposed within a 956 sq. ft. lease area surrounded by a eight (8) foot high wrought iron fence with screening.

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 or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed below **no later than 5:00 p.m. on June 8, 2020.**

**NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Rob Gonzalez at (951) 955-1417 or e-mail at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after June 8, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

## PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers PPW190005 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

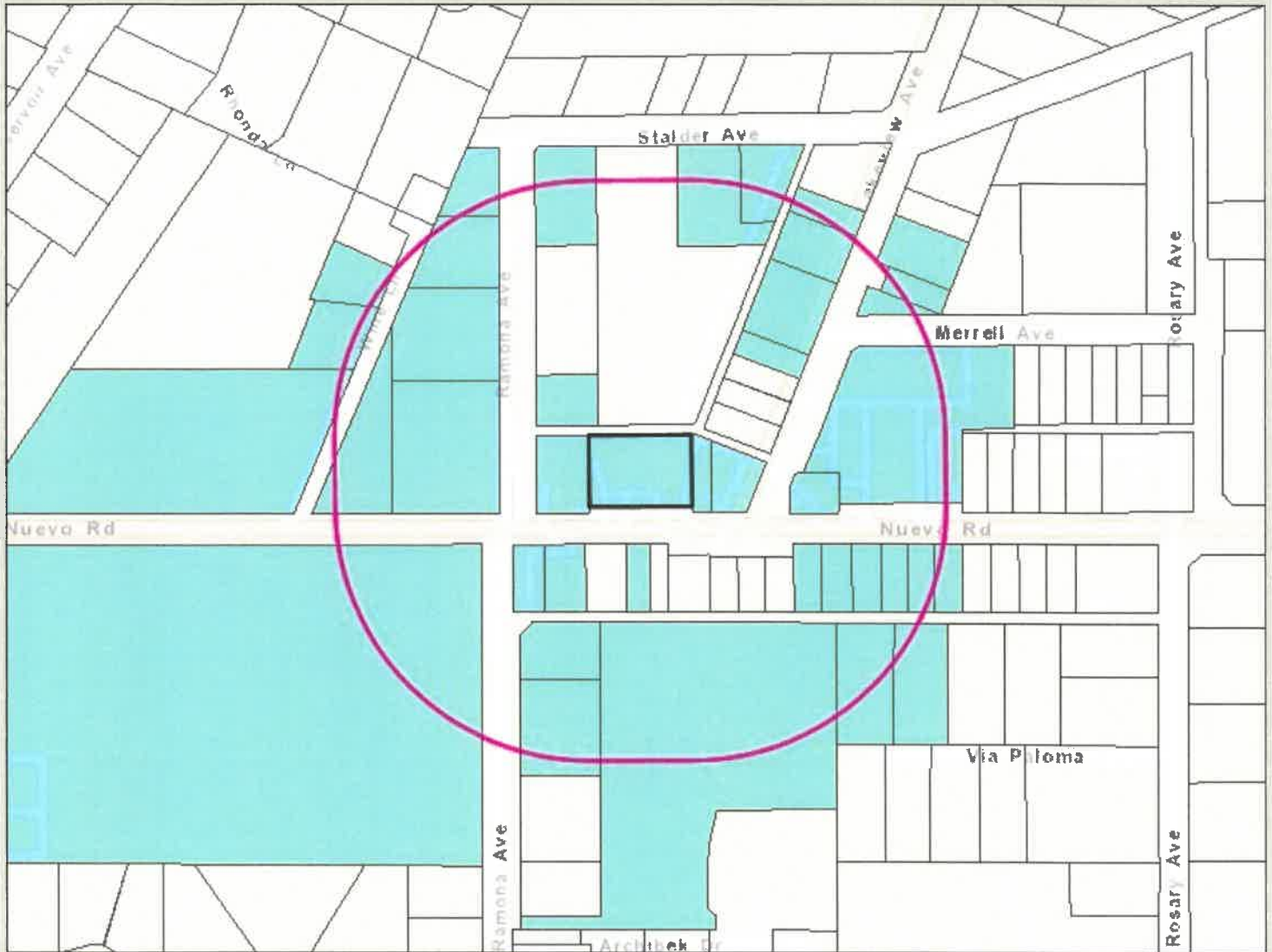
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PPW190005 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

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

REPORT PRINTED ON... 5/8/2020 10:45:53 AM

© Riverside County RCIT

307161012  
RUBEN BENITEZ  
28127 LAKEVIEW AVE  
NUEVO CA 92567

307161013  
ROSA ESPARZA  
28135 LAKEVIEW AVE  
NUEVO CA 92567

307161014  
ALEJANDRO ZUNIGA  
28151 LAKEVIEW AVE  
NUEVO CA 92567

307162023  
AMER HAMDAN ABUGHERIR  
29616 NUEVO RD  
NUEVO CA 92567

307162040  
29616 NUEVO RD  
NUEVO CA 92567

307170002  
DONALD C. BROCKMAN  
1019 COSTA PACIFICA WAY # 1210  
OCEANSIDE CA 92054

307170003  
GILBERTO VALDEZ VARGAS  
28138 LAKEVIEW AVE  
NUEVO CA 92567

307170006  
TAN & H INC  
26724 GOLDEN CUP CT  
MURRIETA CA 92562

307170009  
JOSE BENITEZ  
29580 NUEVO RD  
NUEVO CA 92567

307170010  
JOSE OLIVARES  
293 W OLIVE ST  
COLTON CA 92324

307170015  
ANGEL GONZALEZ ESCOBAR  
21954 RAMONA AVE  
NUEVO CA 92567

307170017  
JORGE HERNANDEZ  
29571 STALDER AVE  
NUEVO CA 92567

307170019  
RAMI KHOURI  
18957 VAN BUREN BLV  
RIVERSIDE CA 92508

307170020  
GM GABRYCH FAMILY LTD PARTNERSHIP  
2006 OLD HIGHWAY 395  
FALLBROOK CA 92028



307170023  
FRED RODRIGUEZ  
29581 STALDER AVE  
NUEVO CA 92567

307170024  
MICKI DICKINSON  
27478 CITRUS AVE  
PERRIS CA 92571

307170027  
ROBERTO FAJARDO  
30612 DELTA DR  
NUEVO CA 92567

307180012  
ALVARO JAVIER PACHECO  
21869 RAMONA AVE  
NUEVO CA 92567

307180016  
IGNACIO QUIROZ  
P O BOX 35  
PERRIS CA 92572

307180019  
ELMORO HOLDINGS  
6272 PACIFIC COAST HWY H  
LONG BEACH CA 90802

307180020  
RALPH RODRIGUEZ  
11516 GRADWELL ST  
LAKEWOOD CA 90715

307180037  
MARIA E. MARTINEZ  
1467 PORTRAIT RD  
PERRIS CA 92571

307180078  
LAWRENCE E. SCOGGINS  
P O BOX 575  
NUEVO CA 92567

307180080  
MAX W. ROBBINS  
P O BOX 188  
NUEVO CA 92567

307180081  
TIMOTEO CABRERA  
21891 RAMONA AVE  
NUEVO CA 92567

309080001  
MISSIONARY CHURCH WESTERN DISTRICT  
484 E LOS ANGELES NO 228  
MOORPARK CA 93021

309090001  
EQUITY HOLDING CORP  
3275 E ROBERTSON BLVD STE  
CHOWCHILLA CA 93610

309090002  
EQUITY HOLDING CORP  
P O BOX 401624  
LAS VEGAS NV 89140

309090008  
JORGE MOJICA  
P O BOX 487  
NUEVO CA 92567

309090009  
CRISTINA LOPEZ  
723 HACIENDA AVE  
PERRIS CA 92571

309090010  
EVENT ADVERTISING INC  
2900 ADAMS ST NO C120  
RIVERSIDE CA 92504

309090011  
JOSE RANGEL  
29653 NUEVO RD  
NUEVO CA 92567

309090012  
JAMES R. FONSECA  
P O BOX 463  
NUEVO CA 92567

309090039  
DALE UPTON  
29850 LAKEVIEW AVE  
NUEVO CA 92567

309090048  
DANIEL GONZALEZ  
29630 VIA PALOMA  
NUEVO CA 92567

309090049  
MARK OGDEN  
29658 VIA PALOMA  
NUEVO CA 92567

309090058  
RICHARD J. DICKINSON  
27478 CITRUS AVE  
PERRIS CA 92571

309090060  
AGAPITO MENDOZA  
P O BOX 745  
NUEVO CA 92567

309090062  
ANDREW PAUL MILLAR  
22050 RAMONA AVE  
NUEVO CA 92567

309090068  
UPTON DALE  
29850 LAKEVIEW AVE  
NUEVO CA 92567

Applicant (PPW190005):

Smartlink LLC, AT&T

Alisha Strasheim

2033 San Elijo Avenue

Cardiff, CA 92007

Owner of Property (PPW190005)

Roberto Fajardo

3016 Delta Drive

Nuevo, CA 92567

Kirkland West

Habitat Defense Council

PO Box 7821

Laguna Niguel, Ca, 92607-7821

Richard Drury

Komalpreet Toor

Lozeau Drury, LLP

1939 Harrison Street, Suite 150

Oakland, CA 94612



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
*Assistant TLMA Director*

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

**Project Title/Case No.:** PPW190005

**Project Location:** North Of Nuevo Road, East Of Ramona Avenue, And West Of Lakeview Avenue.

**Project Description:** Plot Plan No. 190005 (PPW190005) is a new AT&T Wireless unmanned disguised 70 foot mono-pine Wireless Communication Facility consisting of twelve (12) panel antennas, thirty-six (36) RRUS located at 61 feet centerline; two (2) microwave antennas, four (4) DC-9 Surge suppressors, one (1) DC Power Plan, two (2) FIF Racks, one (1) GPS Antenna, one (1) 30kw diesel generator and a 64 square-foot enclosure within a 954 square foot lease area.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Smartlink LLC, AT&T, 3300 Irvine Avenue, Suite 300, Newport Beach, CA 92660

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption 15303 (C ) )  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption ( \_\_\_\_\_ )  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other:

**Reasons why project is exempt:** The proposed project is covered by Article 19 – Categorical Exemptions, Section 15303 (C ), New Construction or Conversion of Small Structures. This section specifically exempts construction and location of new, small facilities or structures. The project consists of a Plot Plan to construct and operate a wireless cellular facility to improve wireless coverage and capacity for both current and new customers. The proposed location is not considered environmentally sensitive. All public utilities and services will be available to the project site. Based on staff's review of the Project, no special circumstance exist that would create a reasonable possibility that granting an entitlement will have a significant effect on the environment. Therefore the proposed project is exempt from CEQA and no further review is required.

Rob Gonzalez (951) 955-9549  
County Contact Person Phone Number

[Signature] Project Planner June 12, 2020  
Signature Title Date

Please charge deposit fee case#: ZEA No.42996 ZCFW No. 6364- County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

Date Received for Filing and Posting at OPR: \_\_\_\_\_






**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.1

Planning Commission Hearing: July 1, 2020

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CZ2000013, CUP200010, CZ2000012, DA2000002	<b>Applicant(s):</b> Excel Riverside, Inc.
<b>EA No.:</b>	CEQ200035 (Neg. Declaration)	<b>Representative(s):</b> Infrastructure Engineers
<b>Area Plan:</b>	Highgrove	
<b>Zoning Area/District:</b>	University District	
<b>Supervisory District:</b>	Second District	
<b>Project Planner:</b>	Tim Wheeler	
<b>Project APN(s):</b>	247-091-059 and 062	 Charissa Leach, P.E. Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Ordinance No. 348.4933 associated with Change of Zone No. 2000013 proposes to amend Ordinance No. 348 Section 19.519 A.2. for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide.

Conditional Use Permit No. 200010 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind.

Change of Zone No. 2000012 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S).

Development Agreement No. 2000002. The associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area.

The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

The above is hereinafter referred to as “the project or Project”.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT ORDINANCE NO. 348.4933** associated with **Change of Zone No. 2000013**, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ200035**, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000012** associated with **ORDINANCE NO. 348.4934**, that modifies the project site zoned Commercial Office (C-O) to Scenic Highway Commercial (C-P-S), subject to adoption of the zoning ordinance by the Board of Supervisors; and

**TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 2000002**, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 2000010**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and subject to final approval of Change of Zone No. 2000012.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Community Development (CD): Commercial Retail (CR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development (CD): Commercial Retail (CR)
East:	Community Development (CD): Commercial Retail (CR)
South:	Community Development (CD): Commercial Retail (CR) and Community Development (CD): Medium Density Residential (MDR)

West:	Community Development (CD): Commercial Retail (CR)
Existing Zoning Classification:	Commercial Office (C-O)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S) and Commercial Office (C-O)
East:	Commercial Office (C-O)
South:	Commercial Office (C-O) and One-Family Dwellings (R-1)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Commercial Building Retail (Vacant)
Surrounding Uses	
North:	Gas Station (currently under development)
South:	Residential Dwelling
East:	Commercial Building Office (Vacant) with Caretakers
West:	Gas Station

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.39 acres	N/A
Existing Building Area (SQFT):	Cannabis Retail Area (2,106 sqft.) Total Building Area (3,952 sqft.)	N/A
Building Height (FT):	16 feet in height	35 feet max.

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail (Cannabis)	2,106 sqft.	1 space/200 sqft. of gross floor area	11	20
Vacant Retail Suite (Adjacent)	1,846 sqft	1 space/200 sqft. of gross floor area	9	20
<b>TOTAL:</b>	<b>3,952 sqft.</b>		<b>20</b>	<b>20</b>

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – Highgrove #126
Special Flood Hazard Zone:	No



Agricultural Preserve:	No
Liquefaction Area:	Yes – Low potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

**PROJECT LOCATION MAP**

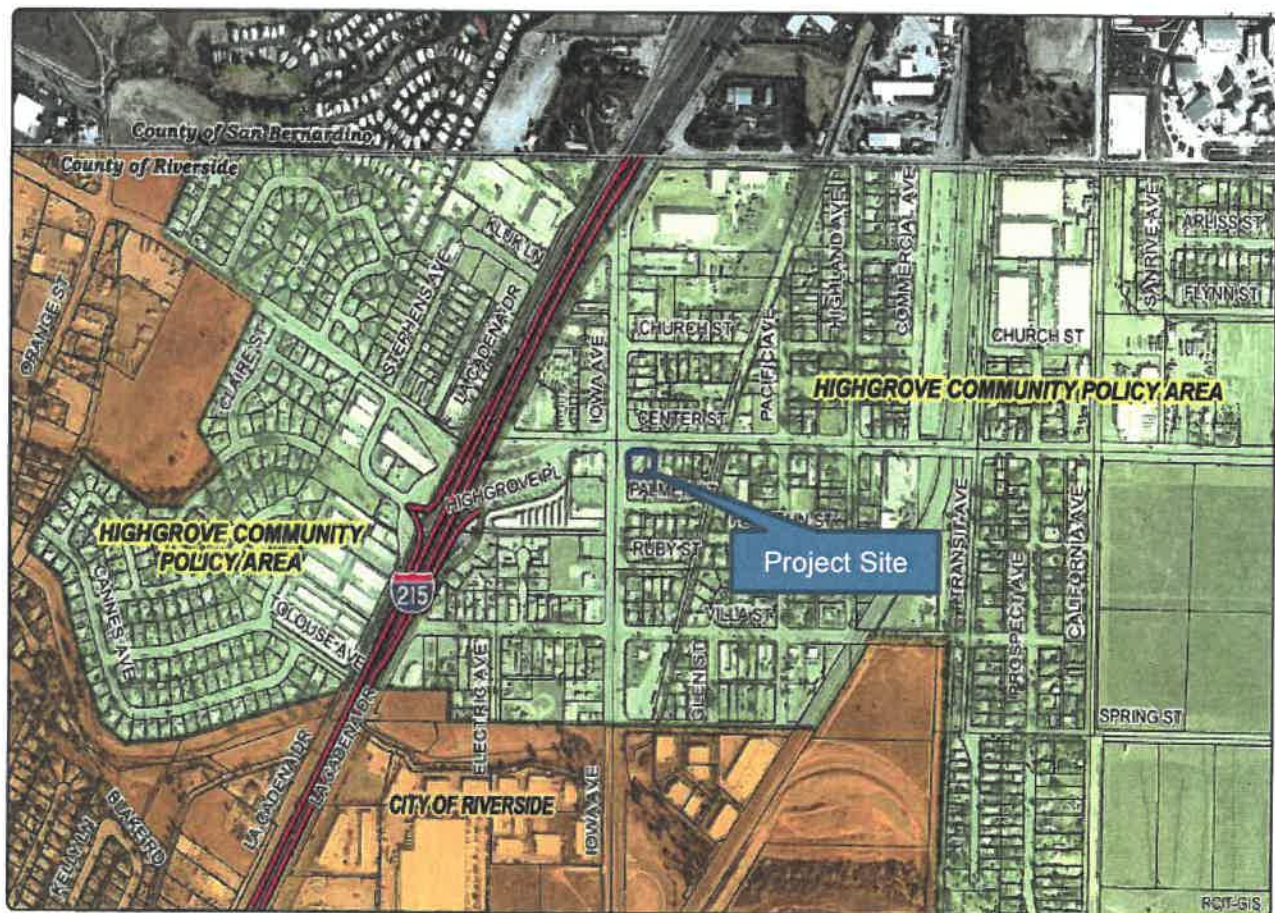


Figure 1: Project Location Map



## PROJECT BACKGROUND AND ANALYSIS

### Background:

#### Cannabis Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190080 and subsequently ranked Number Two out of the Nineteen (19) applicants to be recommended to proceed forward with the conditional use permit application process for a cannabis retail store.

#### Project Details:

The project will occupy approximately 2,106 square feet of an existing commercial retail building (total existing retail building square-footage is 3,952 sqft.). The commercial building was originally built and had repairs completed, due to fire damage, in the late 1960s (BZ147702). An entitlement for commercial uses, an auto repair and coin-operated carwash, was approved in the spring of 1981 by Plot Plan No. 5976. A series of various other minor plot plans (i.e. PP17464) and building permits (i.e. BTI040212) have been approved or permitted on the project site over the past 40 years. Expansions related to the commercial buildings, commercial uses, and façade improvement and signage related to the Economic Development Agency "EDA" projects in the area, have been approved within the last 20 years. The property was purchased by the applicant in March 2019 (Grant Deed DOC# 2019-0099473).

The project will operate between the hours of 8am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of 33 employees across three shifts with ten (10) employees on site including security personnel daily. The parking ratio of: 1 space/200 square feet results in requiring 11 parking spaces would be required for the project. The existing commercial facility provides 20 parking spaces, meeting the requirement for off-street vehicle parking pursuant to Ordinance No. 348 Section 18.12 (A) (2). Electrical vehicle (EV) parking is not needed for this project because EV parking is required for development projects involving at least 25 parking spaces and this project is only required to provide 11. The project applicant anticipates to serve 30 customers/day during initial operations and 50 customers/day by the end of the first year.

The previous set of applications for this location included, Change of Zone No. 1900021 – Commercial Office (C-O) to Scenic Highway Commercial (C-P-S), Development Agreement No. 1900005, Conditional Use Permit No. 190009, and Change of Zone No. 1900036 (Ordinance No. 348 Amendment) to reduce cannabis retailer setbacks from each other from 1,000ft to 250ft, was recommended for approval by the

Planning Commission on February 19, 2020, by a vote of 5-0. The project was then heard at the Board of Supervisors on May 19, 2020, where it was denied by a vote of 3-2.

As a result of the setback reduction denial and subsequently the project as a whole, the applicant decided to re-apply and go through the process again. The new application, is to increase the setback reduction of 250ft proposed under the first project, to the revised setback reduction of 290ft, proposed under the new project. The rest of the proposed project remains the same.

### **General Plan Consistency**

The project site has a General Plan Foundation Component and Land Use Designation of Community Development: Commercial Retail (CD: CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

### **Zoning Consistency**

The project site is currently zoned Commercial Office (C-O). Pursuant to Ordinance No. 348, Section 19.518, Cannabis Retailers are not allowed in the C-O zone. The applicants for this project submitted concurrently a Change of Zone (CZ2000012) to change the existing zone for the project site from C-O to Scenic Highway Commercial (C-P-S). Cannabis Retailers are allowed in the C-P-S zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-P-S Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, security, setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area (AIA) boundary and therefore is not subject to the Airport Land Use Commission (ALUC) review; however Ordinance No. 348.4933 is a countywide change and requires approval by ALUC. At the February 13, 2020 ALUC meeting the project was delegated to the authority of the Director of the Airport Land Use Commission to make a determination. The ALUC Director determined that the ordinance amendment to reduce the minimum distance standard to other Cannabis Retailers from 1,000 feet to 290 feet is consistent with their airport plans.

Change of Zone No. 2000012, Development Agreement No. 2000002, Conditional Use Permit No. 200010, and Change of Zone No. 2000013 were submitted to the County of Riverside on May 28, 2020.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

As of the writing of this staff report, no comment letters in response to the circulated IS and ND have been received, and no revisions to the Project have been made. As demonstrated in the IS and ND, the proposed Project will not result in any significant impacts to the environment.

## FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

### Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as the project (which includes both the cannabis retail operation and Ordinance No. 348.4933), would provide community services and job opportunities within the surrounding community. Moreover, the overall project would provide greater opportunity for local and regional retail cannabis services and allow such facilities to locate in areas better suited for such establishments without the excessive 1,000 foot radius from other retail facilities, fostering greater variety and choice in the marketplace. This helps fulfill the goals of the Vision Statement of the General Plan, particularly by helping expand emerging markets and associated employment, which includes the cannabis industry. This economic diversity also helps the County reach its stated economic development principles as discussed in the General Plan, by furthering local job opportunities; providing a unique mix of uses and a continued and expanded market for retail products; and stimulating growth of small businesses.

2. The site has a current Zoning Classification of Commercial Office (C-O). An application for a Change of Zone has been applied for to change the zone from C-O to Scenic Highway Commercial (C-P-S). The C-P-S zone is consistent with the Riverside County General Plan because the C-P-S Zone conditionally allows specified retail uses which implements the CD: CR General Plan Land Use Designation that encourages local and regional retail and services.

3. The proposed use, a Cannabis Retail Store, is allowed in the C-P-S Zoning Classification with an approved Conditional Use Permit. The Change of Zone No. 190021 has been applied for to change the zone from C-O to C-P-S; that allows for cannabis retail.
4. The uses surrounding the property in question are predominately retail businesses such as a commercial office building to the east, a vacant commercial lot (under development) to the north, and a gas station with convenience store to the west. To the south is a residential dwelling. The Cannabis Retailer is setback from the residentially zoned lot line 40 feet, as required per Ordinance No. 348, Section 19.519.B1. The project's proposed use is compatible with the surrounding uses because the cannabis retail store is consistent with the commercial activity of the surrounding businesses and meeting the required lot line setback from a residentially zoned property.

**Conditional Use Permit Findings:**

1. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated CD: CR which encourages suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail store front, would provide community services and job opportunities within the surrounding community. Additionally, the project complies with the development standards of the C-P-S Zone. Therefore, the proposed project conforms to the logical development of the land and will be compatible with the present and future logical development of the surrounding property.
2. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project has been conditioned to get approval of a parcel merger (90-Planning-USE Certificate of Parcel Merger) prior to final inspection or occupancy of the tenant improvement for the existing building.
3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community.

**Permit Requirements for All Commercial Cannabis Activities:**

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval (COA) or Advisory Notification Document (AND) which are incorporated herein by this reference. Specifically, Planning. 1 through 10 and 14 through 18 of the Advisory Notification Document address odor, hours of operation and security.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the Advisory Notification Document (Planning. 14 and 15)



requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Products, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:

- a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
- b) 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
- c) A professionally installed, maintained, and monitored alarm system.
- d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
- e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

**Cannabis Retailer Minimum Standards:**

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is located within 1,000 feet of another Cannabis Retailer. Recently a Cannabis Retailer, which is within 300 feet from the project site, was approved at the Board of Supervisors meeting on December 10, 2019. In anticipation of this action by a neighboring Cannabis Retailer, the project applicant submitted Ordinance No. 348.4933, to amend Ordinance No. 348, Section 19.519 for a Cannabis Retailer; requesting to reduce the minimum distance standard from other Cannabis Retailers from 1,000 feet to 290 feet. The minimum distance of 1,000 feet was originally thought of as reasonable for Commercial Cannabis Retailers. Upon further evaluation, from the project applicant, a Cannabis Retailer selling their goods, product, or services is similar to a liquor store selling alcohol to its customers or a bank providing services to its customers. A distance shouldn't restrict comparable retail competition of similar goods or services, but allow the 'business market' within an area to determine the outcome and growth within the cannabis retail industry.

3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 1,000 feet of the site.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
5. The development standards of the proposed C-P-S Zoning Classification are as follows:
  - A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
  - B. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The project does not propose construction nor does the existing structure (16 feet high) exceed 35 feet in height. Therefore, the project meets this standard.
  - C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The project does not propose any construction nor does any of the existing building or structure (16 feet high) exceed 50 feet in height. Therefore, the project meets this standard.
  - D. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 20 parking spaces and has proposed 20 parking spaces.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
  - A. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (AND Planning-All No. 1 - Cannabis Retail Operations – 1)
  - B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the

Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (AND Planning-All No. 2 - Cannabis Retail Operations – 2)

- C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (AND Planning-All No. 3 - Cannabis Retail Operations – 3)
- D. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard and will have retail sales of both Medical and Adult customers and must always have current A and M Licenses for their retail sales. (AND Planning-All No. 4 - Cannabis Retail Operations – 4)
- E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (AND Planning-All No. 5 - Cannabis Retail Operations – 5)
- F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (AND Planning-All No. 6 - Cannabis Retail Operations – 6)
- G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (AND Planning-All No. 7 - Cannabis Retail Operations – 7)
- H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (AND Planning-All No. 8 - Cannabis Retail Operations – 8)
- I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and

regulations. The project has been conditioned to meet this standard. (AND Planning-All No. 9 - Cannabis Retail Operations – 9)

- J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (AND Planning-All No. 10 - Cannabis Retail Operations – 10)
- K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (AND Planning-All No. 11 - Cannabis Retail Operations – 11)
- L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (AND Planning-All No. 12 - Cannabis Retail Operations – 12)
- M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (AND Planning-All No. 13 - Cannabis Retail Operations – 13)
- N. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (AND Planning-All No. 14 - Cannabis Retail Operations – 14)

**Cannabis Retail Findings:**

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. These are met through imposed conditions (Advisory Notification Document) on the project to be met (see AND Planning No. 1 thru 25, Generals A thru X).



4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the **City of Riverside** Sphere of Influence. This project was provided to **City of Riverside** for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within the Airport Influence Area (AIA) boundary and therefore is not subject to the Airport Land Use Commission (ALUC) review; however Ordinance No. 348.4933 is a countywide change and requires approval by ALUC. At the February 13, 2020 ALUC meeting the project was delegated to the authority of the Director of the Airport Land Use Commission to make a determination. The ALUC Director determined that the ordinance amendment to reduce the minimum distance standard to other Cannabis Retailers from 1,000 feet to 290 feet is consistent with their airport plans.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

The project site is not located within a Cal Fire State Responsibility Area (SRA). Conditions of approval were placed on CUP200010 requiring compliance with Ordinance No. 787.

**Development Agreement:**

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The 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. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

**Approval Requirements and Conclusion:**

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the proposed 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 will not be detrimental to the public health, safety, or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

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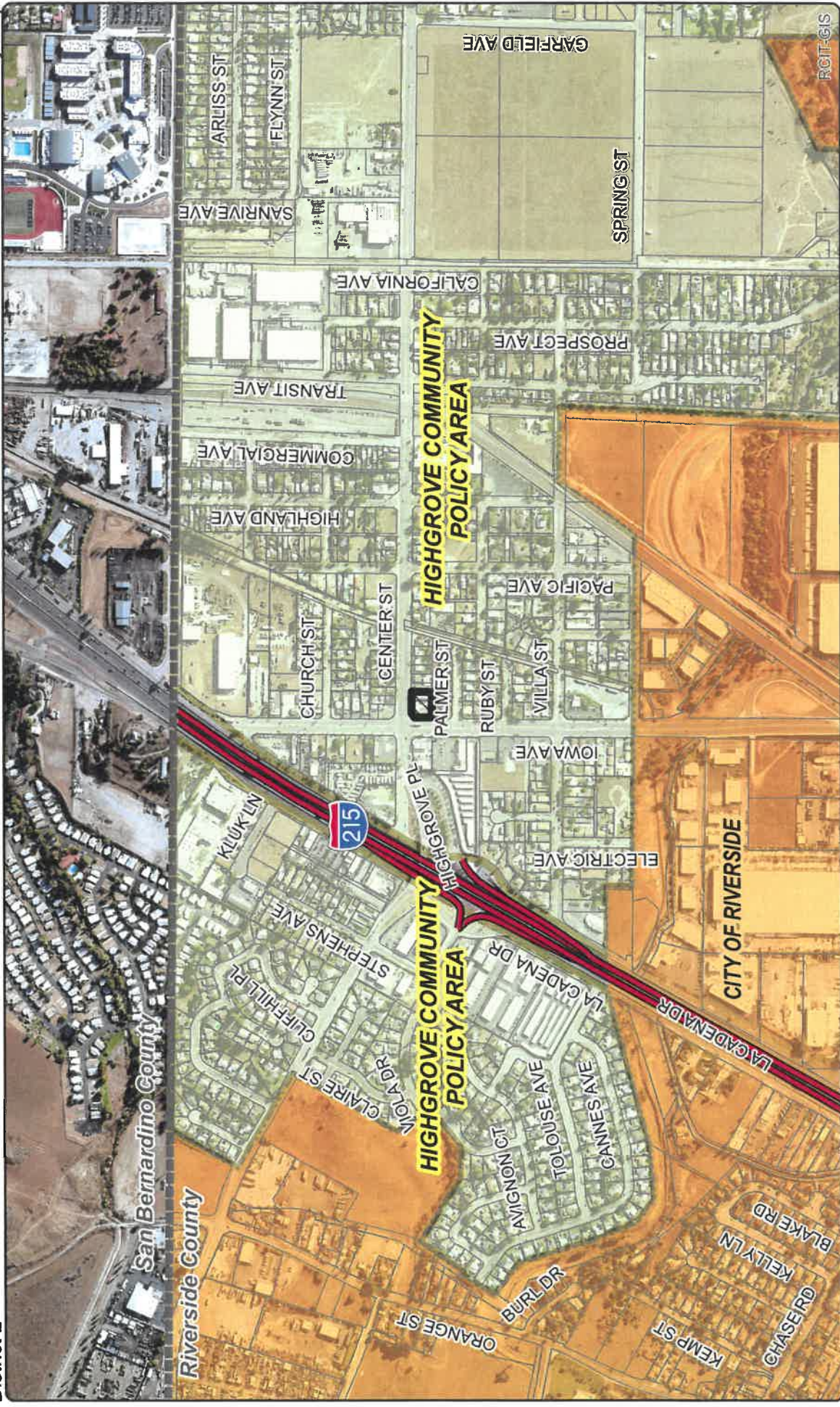




**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ2000012 CZ2000013 CUP200010 DA2000002**  
**VICINITY/POLICY AREAS**

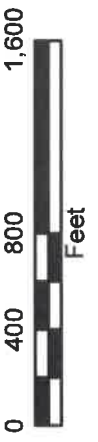
Supervisor: Spiegel  
 District 2

Date Drawn: 06/17/2020  
 Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: University



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for the use of designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for in the current General Plan. For more information, please contact the Riverside Planning Department offices in Riverside at (951) 952-5200 (Western County) or in Palm Desert at (760) 969-8277 (Eastern County) or Website: <http://planning.cotriverside.org>

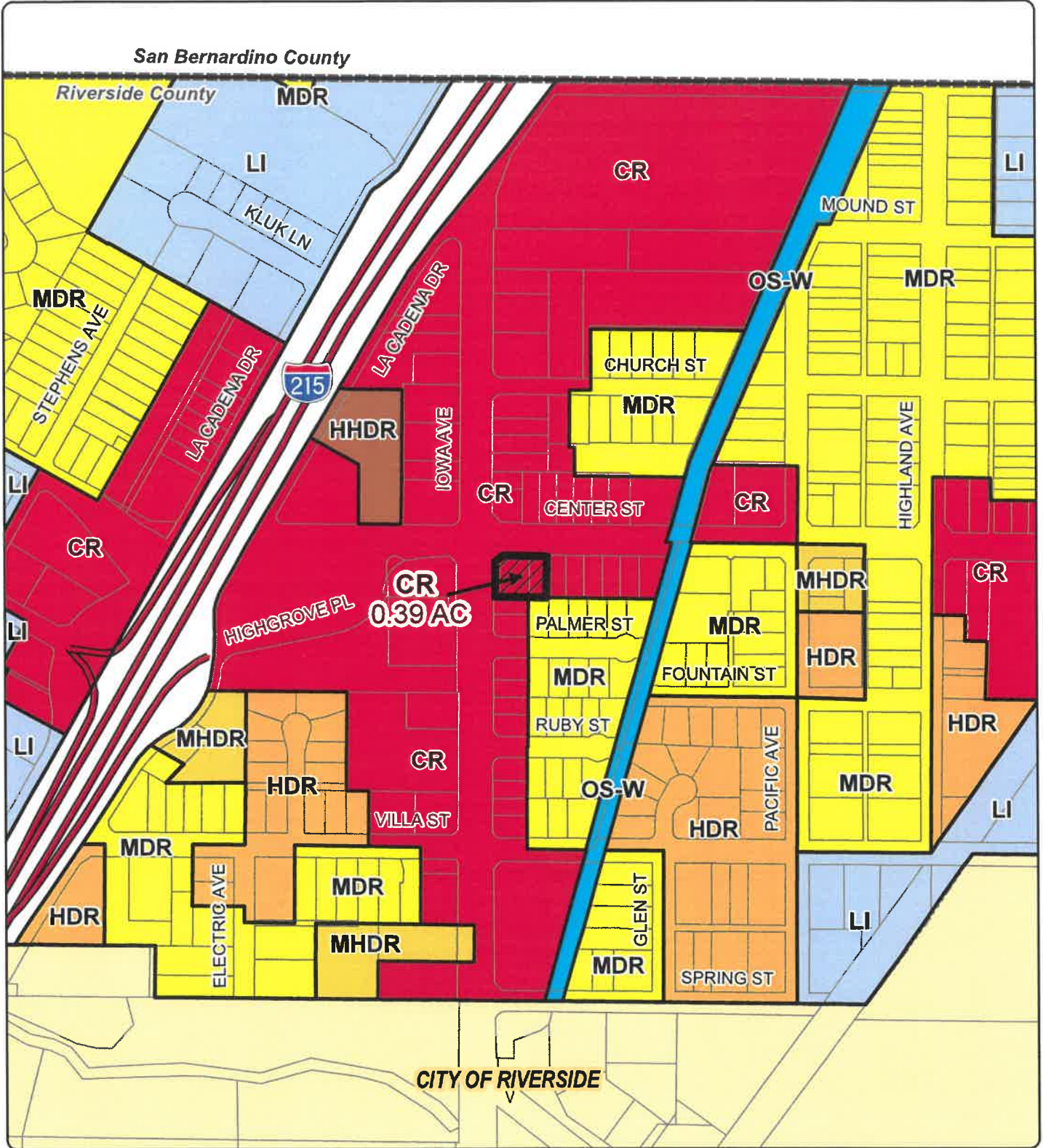


RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ2000012 CZ2000013 CUP200010 DA2000002

Supervisor: Spiegel  
 District 2

**EXISTING GENERAL PLAN**

Date Drawn: 06/17/2020  
 Exhibit 5



Zoning Dist: University

Author: Vinnie Nguyen



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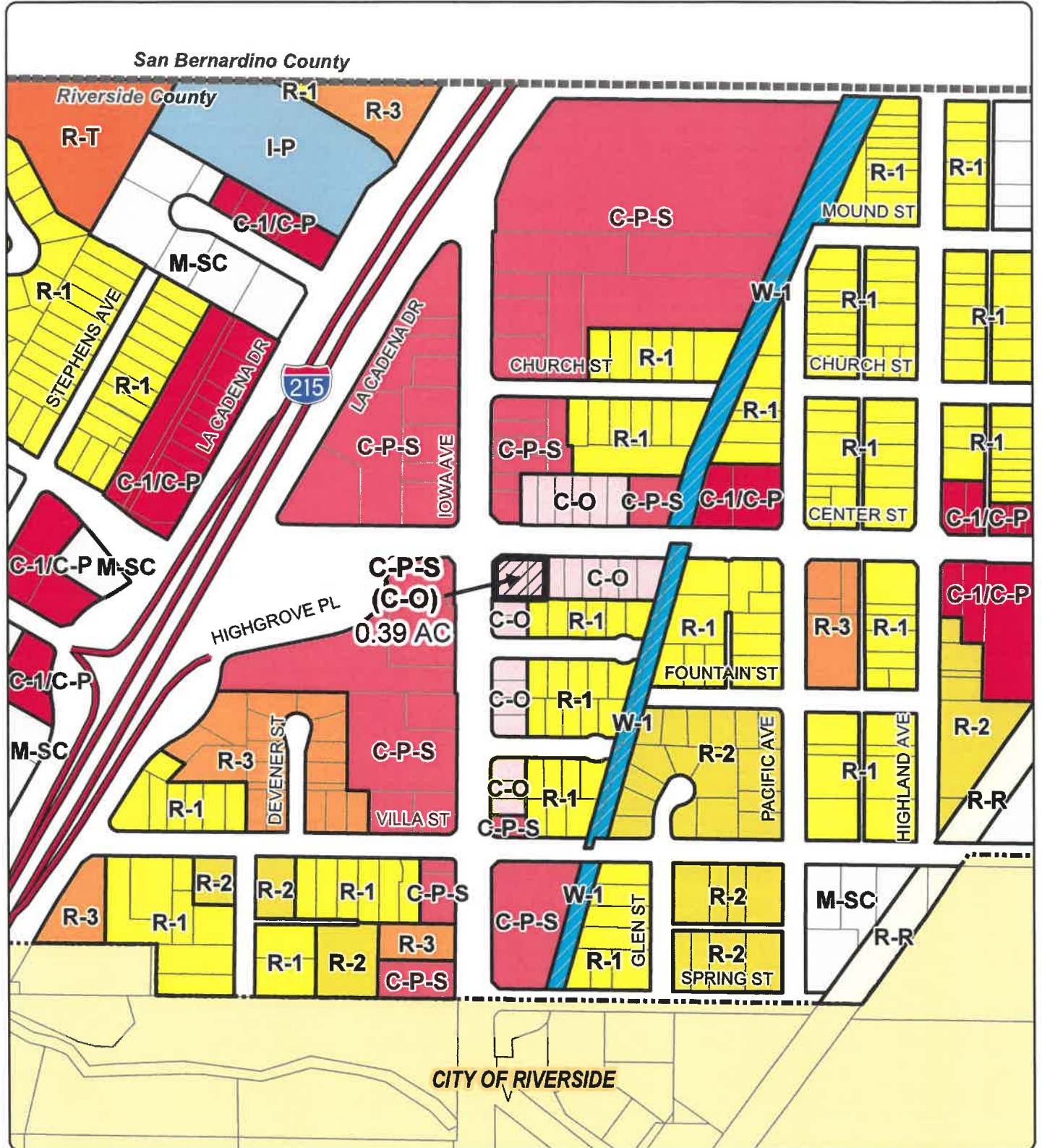


RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ2000012 CZ2000013 CUP200010 DA2000002

Supervisor: Spiegel  
 District 2

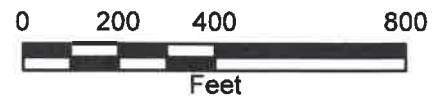
**PROPOSED ZONING**

Date Drawn: 06/17/2020  
 Exhibit 3



Zoning Dist: University

Author: Vinnie Nguyen



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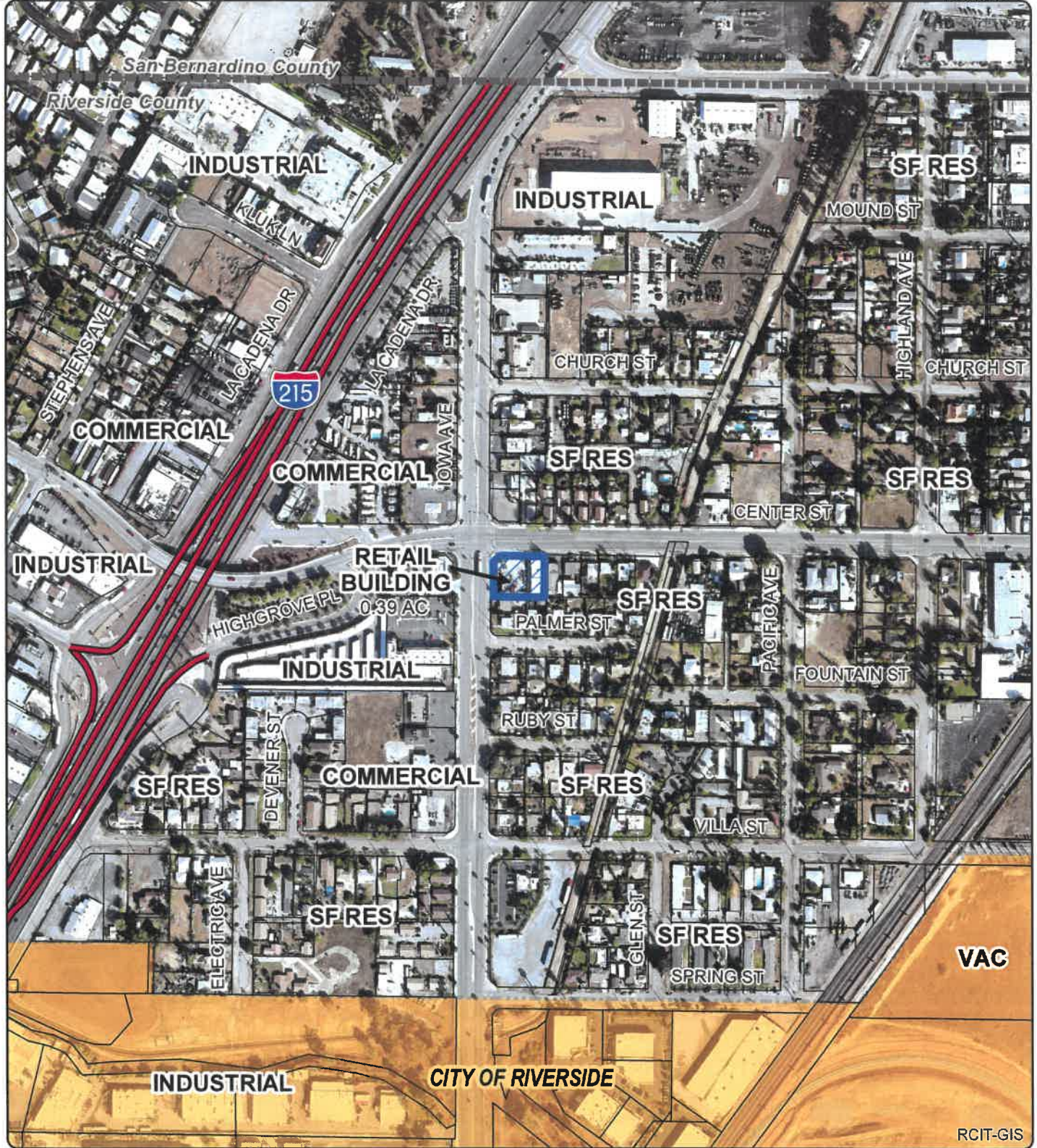
RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ200012 CZ200013 CUP200010 DA200002

Supervisor: Spiegel  
District 2

LAND USE

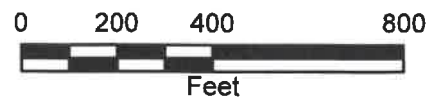
Date Drawn: 06/17/2020

Exhibit 1



Zoning Dist: University

Author: Vinnie Nguyen

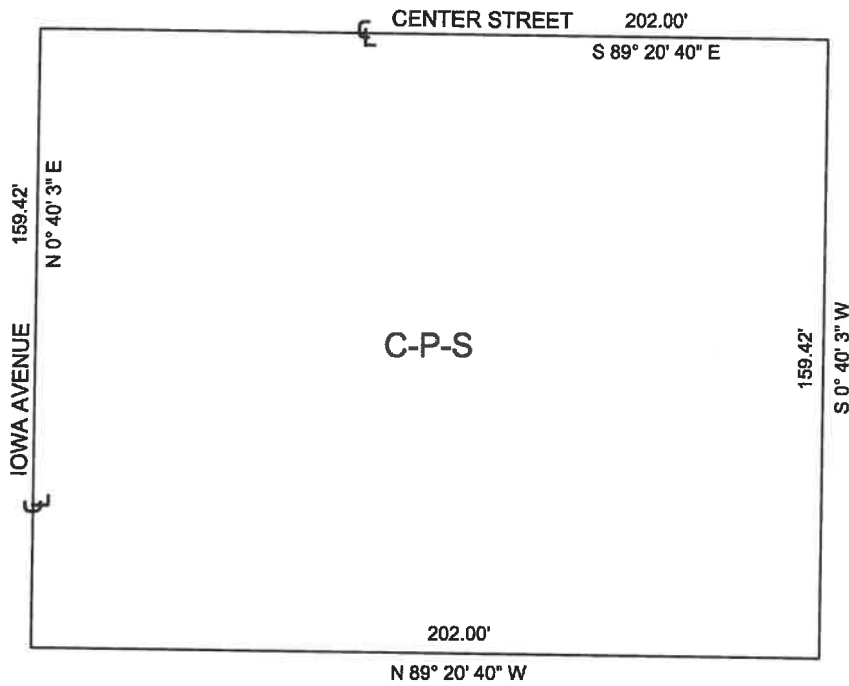


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

RCIT-GIS



SECTION 7, T. 25, S., R. 4 W., S.B.M



**C-P-S** SCENIC HIGHWAY COMMERCIAL

MAP NO. 5.027

CHANGE OF OFFICIAL ZONING PLAN  
UNIVERSITY DISTRICT

CHANGE OF ZONE CASE NO. 2000012  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4934  
(DATE) \_\_\_\_\_

APN'S: 242-091-059  
247-091-062

RIVERSIDE COUNTY BOARD OF SUPERVISORS

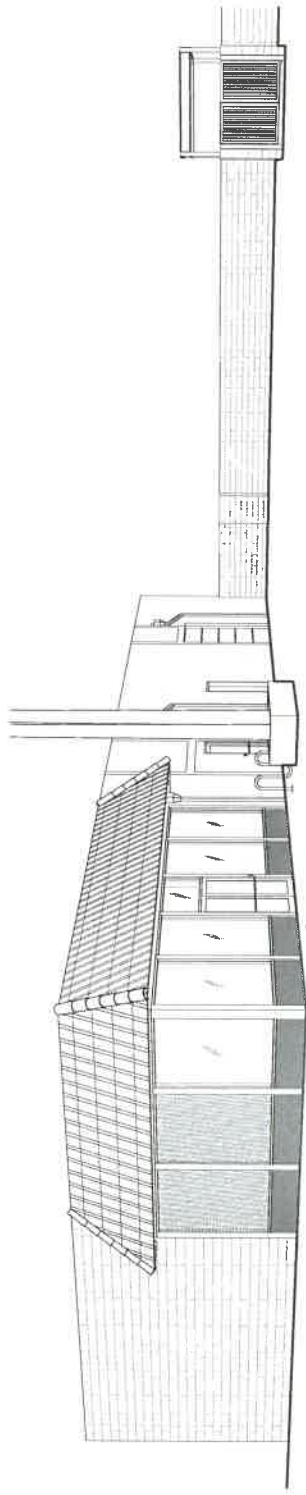


SCALE: 1:40





# EXCEL RIVERSIDE INC APPLICATION # CUP190009 1270 CENTER ST, RIVERSIDE, CA 92507



### SHEET INDEX

NO.	TITLE	DATE	BY	CHKD	ISSUE
A1.0	TITLE SHEET	12/22/20			
A1.1	PROPOSED SITE PLAN	12/22/20			
A1.2	SECURITY PLAN	12/22/20			
A2.0	EXTERIOR ELEVATIONS	12/22/20			
E-1	GENERAL NOTES, SYMBOLS, T-2N	12/22/20			
E-2	FUTURE SCHEDULE AND T-10M FORMS	12/22/20			
E-3	STREET LIGHTING AND SIGNALING PLAN	12/22/20			
E-4	PRELIMINARY IRRIADA & DRAINAGE PLAN	12/22/20			
L-1	EXISTING CONDITIONS & ADJACENT SITES	12/22/20			
L-2	GENERAL PROJECT DATA	12/22/20			
L-3	SHEET COUNT	12/22/20			

### GENERAL PROJECT DATA

BUILDING DEPARTMENT: COUNTY OF RIVERSIDE  
 ZONING: C-2S  
 LAND USE DESIGNATION: CH (COMMERCIAL RETAIL)  
 ASSESSOR'S PARCEL NO.: 21508-090, 21509-182  
 OCCUPANCY CLASSIFICATION: PER CSC CHAPTER 3, N, B AND 3-1  
 OCCUPANCY SEPARATION: PER CSC TITLE 9.4 - NO SEPARATION REQUIRED  
 TYPE OF CONSTRUCTION: PER CSC CHAPTER 6 (SECTION 609) - 19 EXISTING  
 SPRINKLER: NO  
 NUMBER OF STORIES: 1 STORY  
 PROJECT SCOPE: SCOPE OF WORK INCLUDES A 20,000 SF OFFICE BUILDING WITH 200 WORKSTATIONS AND 1000 SQUARED FEET OF LANDSCAPE.  
 APPLICANT: EXCEL RIVERSIDE INC  
 GRANA/INFRA@EXCEL.COM  
 260 SAMMO USE BLDG.  
 FULLERTON, CA 92633  
 ARCHITECT: INFRAStructure ENGINEERS  
 CHARLES HAYWARD  
 222 E. STATE BLVD., SUITE 100  
 ANAHEIM, CA 92801  
 P: (951) 272-3777  
 F: (714) 946-0100

### BUSINESS OPERATION:

- A. NUMBER OF OPERATIONS - 400 AM 5P - 5000 SF OFFICE BUILDING
- B. NUMBER OF EMPLOYEES - 38 EMPLOYEES
- C. NUMBER OF EMPLOYEES PER SHIFT:
  - I. OPEN - 4 EMPLOYEES
  - II. CLOSE - 4 EMPLOYEES
  - III. NIGHT - 2 EMPLOYEES

### PRODUCT DELIVERY TO DISPENSARY:

A MEMBER OF OUR FACILITY SHALL MAKE ALL SUCH PRODUCT ORDERS AND SHALL VERIFY THAT THE PRODUCTS ARE AUTHORIZED TO BE DELIVERED TO THE FACILITY. THE DELIVERY SHALL BE CONDUCTED IN ACCORDANCE WITH A WRITTEN TRANSPORTATION MANIFEST AS FURTHER DETAILED IN THE SUPPLEMENTAL SPECIFICATIONS TO THE GENERAL CONDITIONS OF CONTRACT. THE DELIVERY SHALL BE CONDUCTED AT THE FACILITY AND SHALL BE RECEIVED BY THE FACILITY. THE DELIVERY SHALL BE CONDUCTED WITHIN THE FACILITY AND SHALL BE RECEIVED BY THE FACILITY. THE DELIVERY SHALL BE CONDUCTED WITHIN THE FACILITY AND SHALL BE RECEIVED BY THE FACILITY. THE DELIVERY SHALL BE CONDUCTED WITHIN THE FACILITY AND SHALL BE RECEIVED BY THE FACILITY.

### SCHOOL DISTRICT:

RIVERSIDE UNIFIED SCHOOL DISTRICT  
 PH: (951) 789-7115

### UTILITY PURVEYORS:

INTERNET / PHONE / CABLE PROVIDERS  
 SPECTRUM  
 PH: (951) 243-2882

### WATER PROVIDER

RIVERSIDE PUBLIC UTILITIES  
 PH: (951) 955-2255

### SEWER / TRASH

WASTE MANAGEMENT  
 PH: (951) 425-8888

### GAS PROVIDER

SCCAL GAS  
 PH: (951) 425-2000

### ELECTRICITY PROVIDER

SOUTHERN CALIFORNIA Edison  
 PH: (951) 307-4791

### NOTES:

1. PRIOR TO PROJECT CONSTRUCTION, AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION PLAN TO THE COUNTY OF RIVERSIDE. THE PLAN SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER. THE LANDSCAPE CONSTRUCTION PLAN SHALL BE CONSIDERED LIMITED TO DRAINAGE, IRRIGATION, DRAINAGE, AND LANDSCAPE CONCEPT PLAN. SHOULD THE DRAINAGE BE REVIEWED, PLANS MAY BE SUBJECT TO CHANGE.
2. NO LOTTERY SHALL BE REQUIRED BY SHERIFF DEPARTMENT.
3. THIS FACILITY WILL CARRY AN ADULT AND MEDICAL LICENSE.
4. THIS FACILITY WILL NOT HAVE SECURITY BARS.

### VICINITY MAP



TITLE SHEET  
 EXCEL RIVERSIDE INC  
 1270 CENTER ST,  
 RIVERSIDE, CA 92507



CASE: CUP200010  
 EXHIBIT: Title Sheet  
 PLANNER: T. Wheeler  
 DATE: July 1, 2020

### CONDITIONAL USE PERMIT

CASE: CUP200010  
 EXHIBIT A: Site Plan  
 PLANNER: T. Wheeler  
 DATE: July 1, 2020



CENTER LIQUOR  
 MARKET - FORMER  
 GASOLINE STATION (285  
 IOWA AVENUE)

COMMERCIAL SITE UNDERGOING  
 REDEVELOPMENT  
 (286-290 IOWA AVENUE)

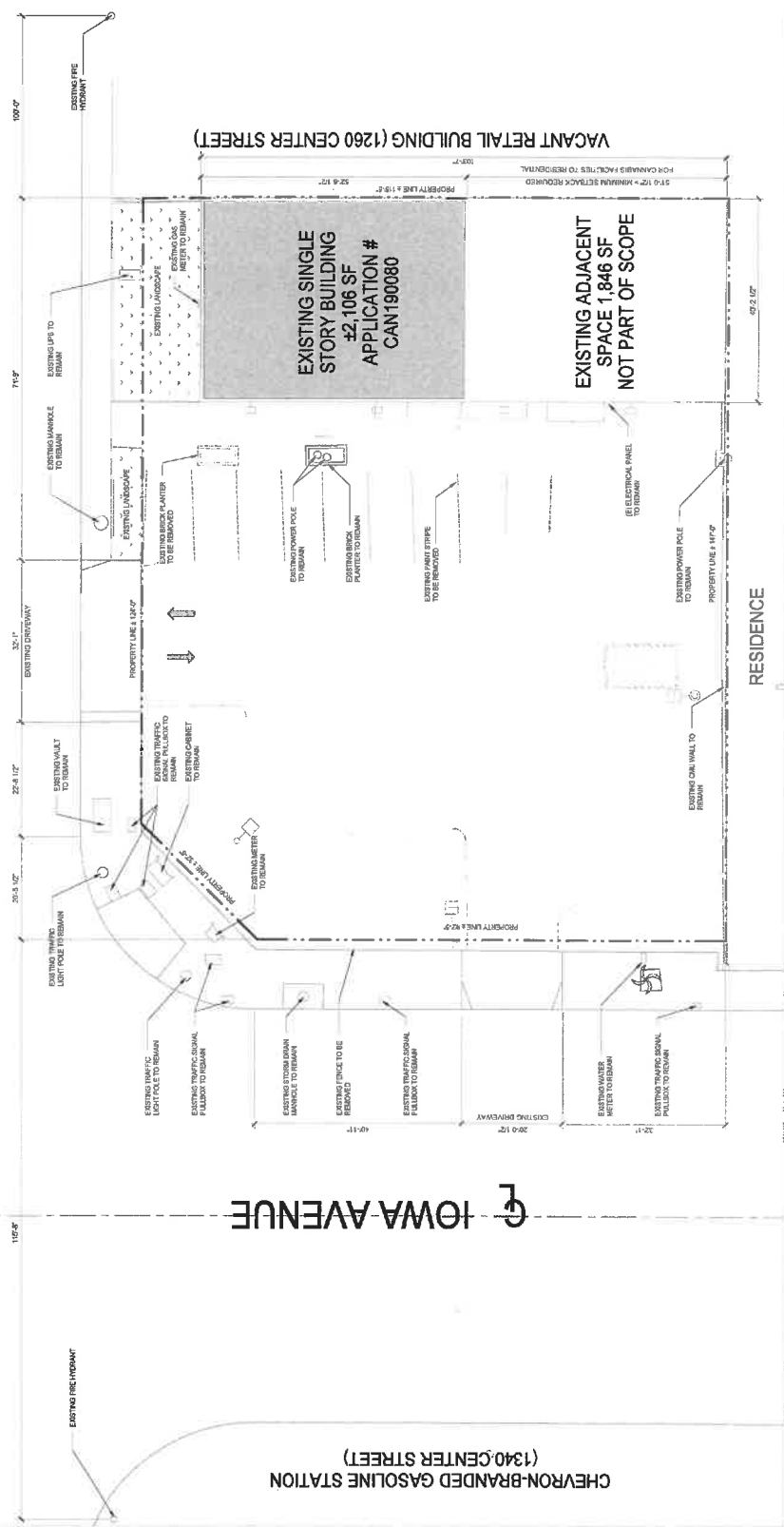
CA QUAL  
 CONSTRUCTION INC  
 (1271 CENTER ST)

RESIDENCE  
 (1261 CENTER  
 STREET)

LEGEND:

♀ CENTER STREET

♀ IOWA AVENUE



CONDITIONAL USE PERMIT

EXISTING SITE PLAN  
 EXCEL RIVERSIDE INC  
 2700 CENTER STREET,  
 RIVERVIEW, MN 55127

**EXCEL ENGINEERS**  
 1500 W. WASHINGTON ST., STE. 205  
 RIVERVIEW, MN 55127  
 PROJECT NUMBER: 071602  
 DATE: 06/09/20 - PROCESS SET  
 SHEET  
 A1.0



GENERAL NOTES

- 1. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE SITE OF THE WORK AND THE EXACT NATURE AND EXTENT OF THE WORK TO BE PERFORMED.
2. CONTRACTOR SHALL VERIFY THE EXISTING ELECTRICAL SYSTEMS AND EQUIPMENT TO BE REMOVED OR MODIFIED.
3. CONTRACTOR SHALL VERIFY THE EXISTING ELECTRICAL SYSTEMS AND EQUIPMENT TO BE REMOVED OR MODIFIED.

SCOPE OF WORK

THE SCOPE OF WORK IS TO PROVIDE SITE AND PARKING AREA PHOTOGRAPHIC PLAN.
APPLICABLE CODES:
STATE OF CALIFORNIA'S 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC)
TITLE 24 BUILDING STANDARDS, INCLUDING THE FOLLOWING PARTS:

SHEET INDEX

Table with 2 columns: Code (E-1 to E-4) and Description (CONSTRUCTION NOTES, FUTURE POLE CUT SHEET, etc.)

TITLE 24

Table with columns: Description, Quantity, Unit, Price. Includes items like Outdoor Lighting, Electrical Materials, etc.

Table with columns: Description, Quantity, Unit, Price. Includes items like Electrical Materials, Labor, etc.

SYMBOLS

- OUTLETS
0 DUPLICATION RECEPTACLE (120 VOL.)
0 RECEPTACLE (220 VOL.)
0 WEATHERPROOF RECEPTACLE
0 ROUND FAULT RECEPTACLE FOR OUTDOOR INSTALLATION

- ABBREVIATIONS
UON UNLESS OTHERWISE NOTED
V. VERIFY LOCATION
WP WEATHERPROOF
MECHANICAL PURIFICATION
CONTROL (See notes U.O.N. furnished by I/C U.O.N.)

GENERAL NOTES, SYMBOLS, T-24
EXCEL RIVERSIDE INC
1270 CENTER ST.
RIVERSIDE, CA 92507

CONDITIONAL USE PERMIT



UNLESS OTHERWISE SPECIFIED IN WRITING, THIS PROJECT HAS BEEN DETERMINED TO REQUIRE THE LOCAL CITY AUTHORITIES PLAN CHECK DESIGN WORK INDICATED ON PLANS AND SPECIFICATIONS IS SUBJECT TO

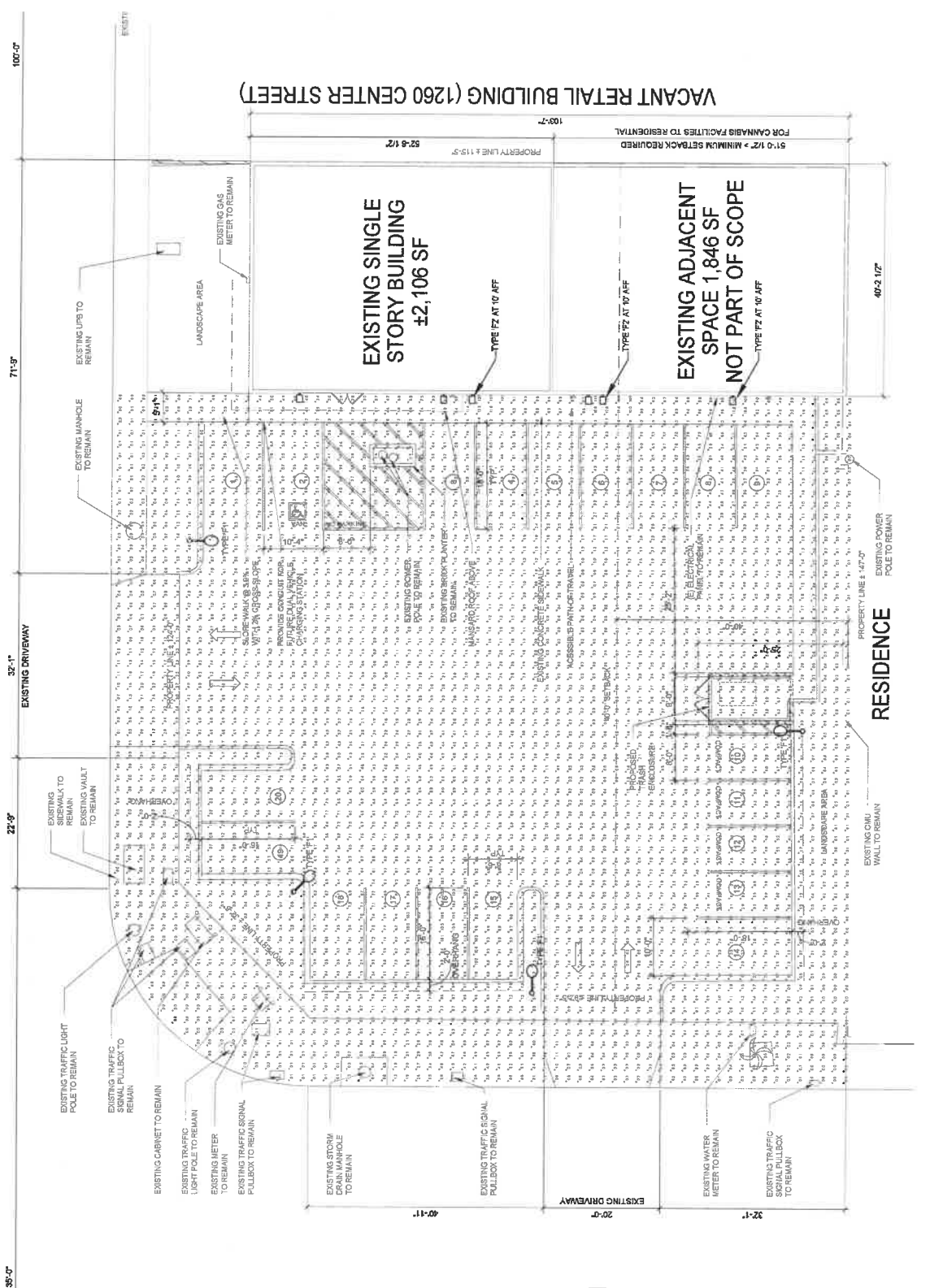


PROJECT NUMBER: 67432
DATE: 08/02/2015
PROGRESS SET
E-1









PROJECT NUMBER: 07100  
 PROJECT NAME: 1260 CENTER STREET  
 DATE: 08/20/19 - PROGRESS SET  
 SHEET: E-4

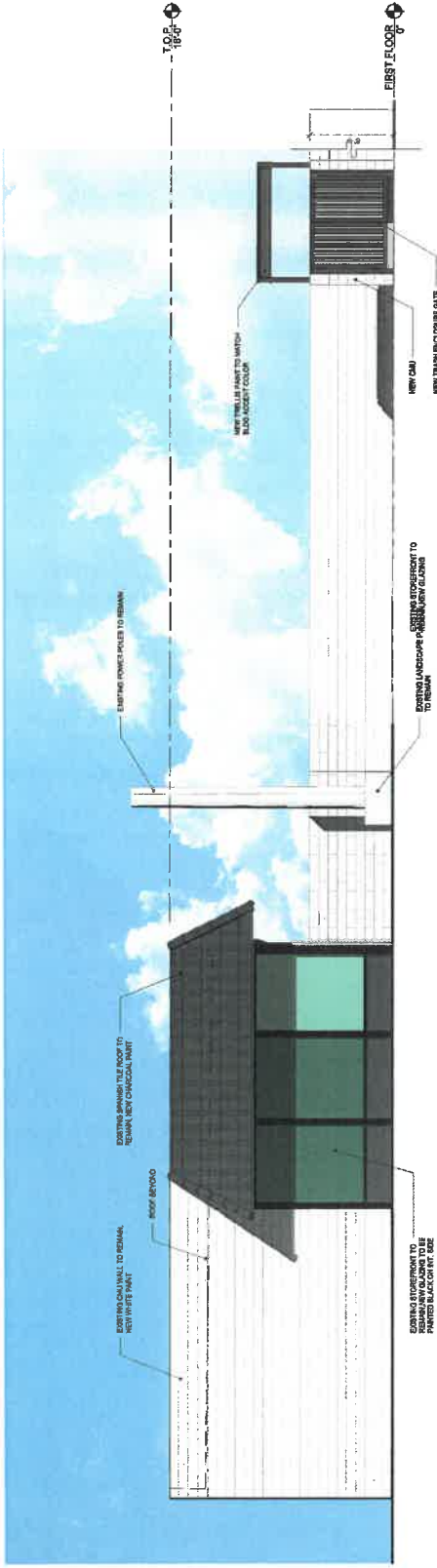
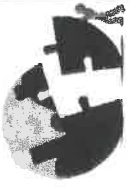
SITE LIGHTING  
 PHOTOMETRIC PLAN  
 EXCEL RIVERSIDE INC  
 1720 CENTER ST.  
 RIVERSIDE, CA 92507

CONDITIONAL USE PERMIT

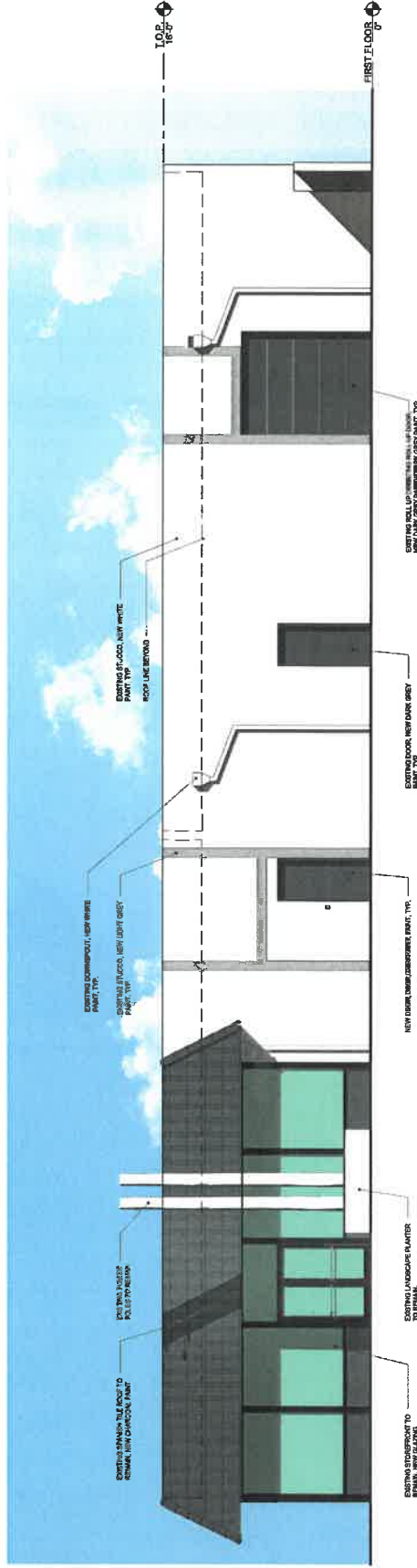
Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Calc Zone #1	+	3.2 fc	13.4 fc	0.0 fc	N/A



CASE: CUP200010  
 EXHIBIT B: Elevations  
 PLANNER: T. Wheeler  
 DATE: July 1, 2020



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**EXTERIOR ELEVATIONS**  
 EXCEL RIVERSIDE INC  
 1000 UNIVERSITY AVENUE  
 RIVERSIDE, CA 92507

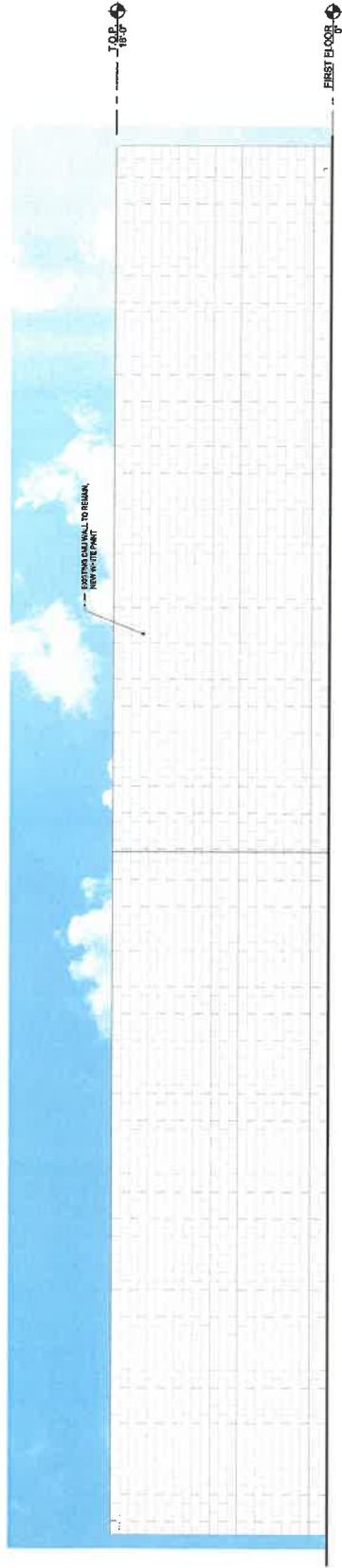
**ENGINEERS**  
 REGISTERED PROFESSIONAL ENGINEERS  
 CIVIL AND ELECTRICAL  
 LICENSE NO. 10000

PROJECT NUMBER: PFE102  
 DATE: 06/29/20 - PROGRESS SET  
 SHEET: A4.0

**CONDITIONAL USE PERMIT**

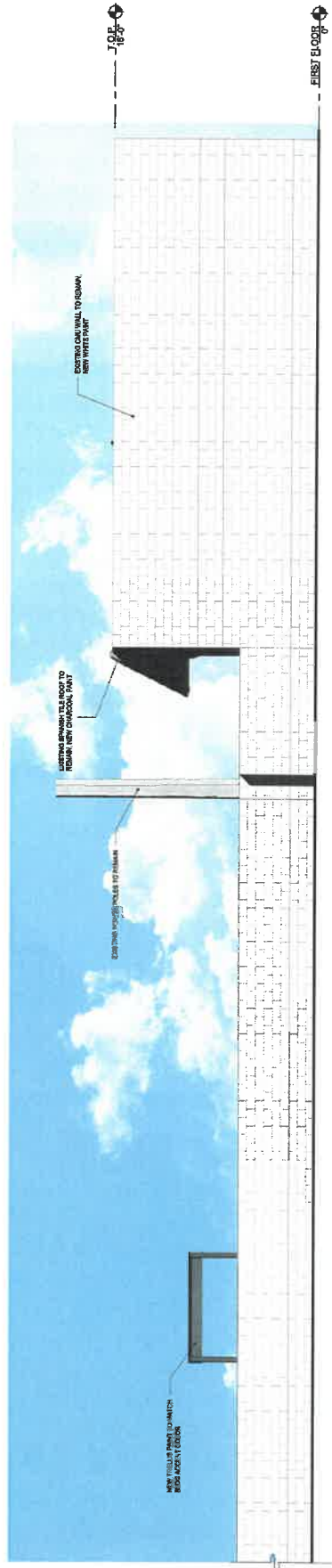






**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

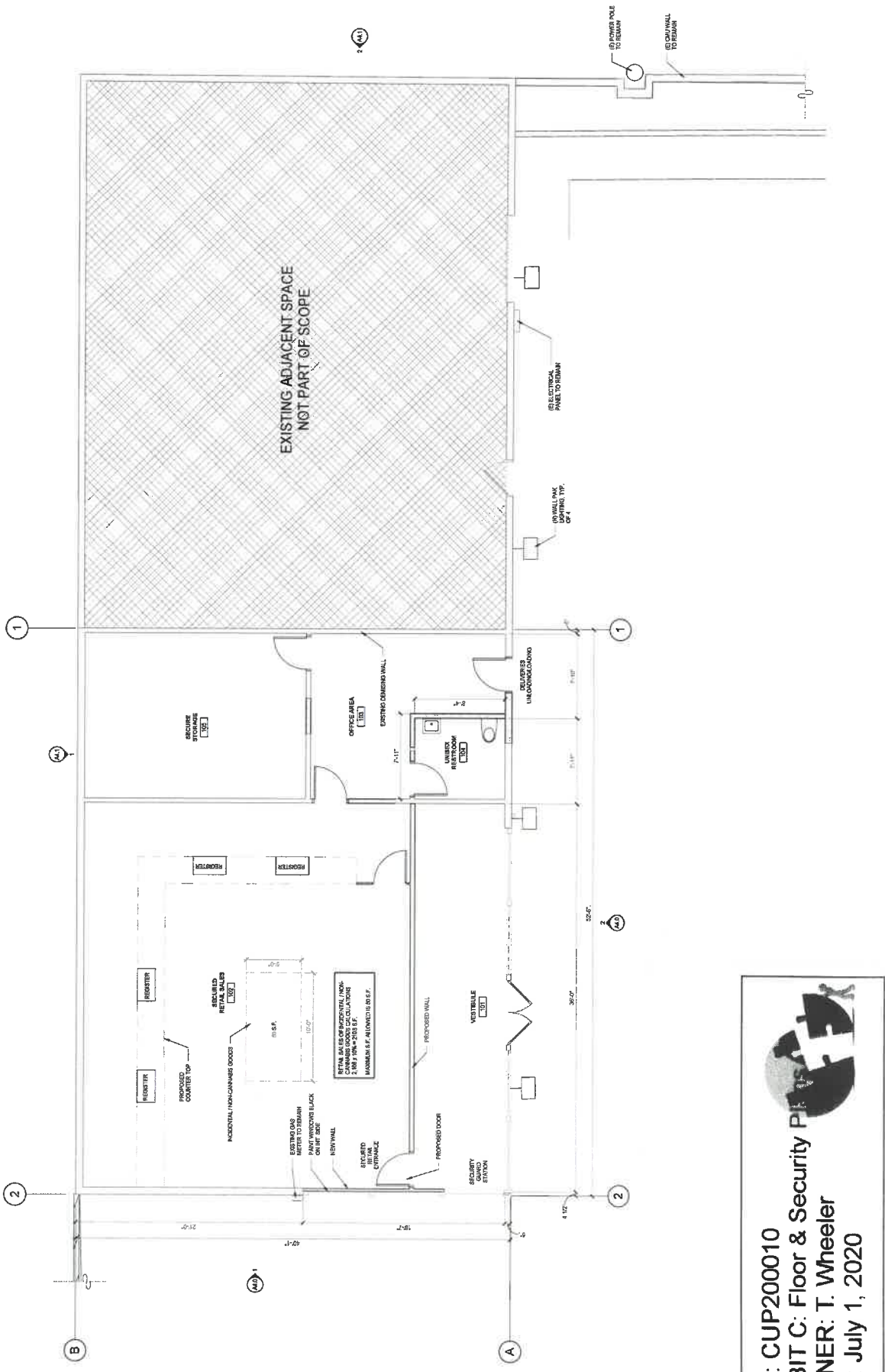
SCALE: 1/4" = 1'-0"

**CONDITIONAL USE PERMIT**

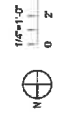
**EXISTING ELEVATIONS**  
 EXCEL RIVERSIDE INC  
 1000 CENTER ST.  
 RIVERSIDE, CA 92501



PROJECT NUMBER: 0718-02  
 DATE: 08/02/19 - PROGRESS SET  
 SHEET: AA.1



**CASE: CUP200010**  
**EXHIBIT C: Floor & Security Plan**  
**PLANNER: T. Wheeler**  
**DATE: July 1, 2020**



CONDITIONAL USE PERMIT

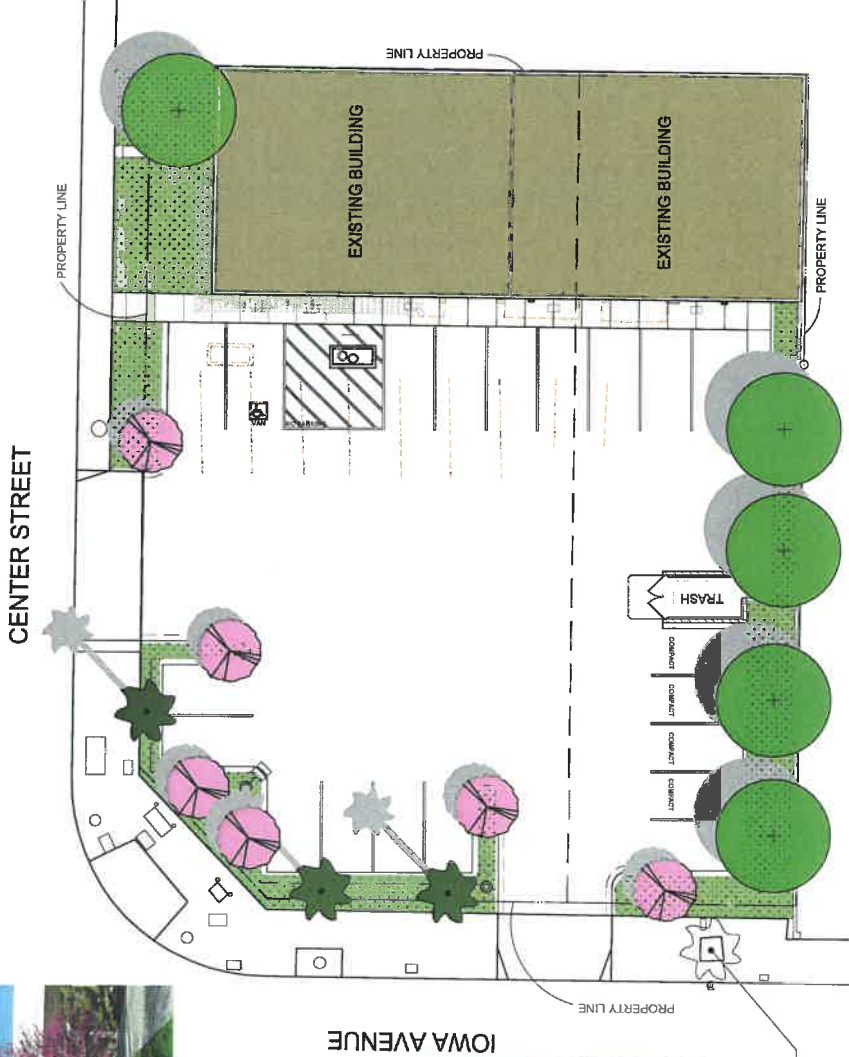
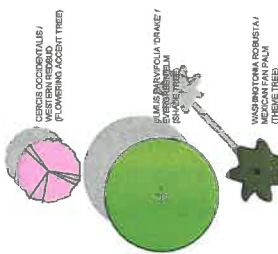
PROPOSED FLOOR PLAN  
 EXCEL RIVERSIDE INC  
 270 CENTER ST  
 RIVERBIDGE, GA 30569

**EXCEL ENGINEERS**  
 2020 STATE ST. SUITE 100  
 RIVERBIDGE, GA 30569  
 PROJECT NUMBER: 6718-02  
 DATE: 06/22/2019 - PROGRESS SET  
 SHEET: A2.0



**PRELIMINARY PLANTING LEGEND**

- SYMBOLOGY**
- CERCIS OCCIDENTALIS / WESTERN REDBUD (FLOWERING ACCENT TREES)
  - 24" BOX STANDARD FORM
  - 15" CAN STANDARD FORM
  - 24" BOX STRAIGHT TRUNK
  - LOW
  - LOW



SYMBOLOGY	BOTANICAL COMMON NAME	SIZE	REGION 4 SOUTH INLAND VALLEY	COMMENTS
[Symbol]	ACQUILIA MONSIEUR / YARROW	1.0M / 33" O.C.	LOW	FLOWERING HERBACEOUS PERENNIAL
[Symbol]	AGAVE ATTENUATA / AGAVE	1 GAL / 42" O.C.	LOW	ORNAMENTAL ACCENT
[Symbol]	ALYSSUM HEDERIFOLIA / BLUE HEDERA	42" O.C.	LOW	FLOWERING SHRUB
[Symbol]	PHORADENDRON / BURNING BUSH	9 GAL / 38" O.C.	LOW	UPRIGHT, BRONZE COLORED SHRUB
[Symbol]	SILVER STAR JASMINE / SILVER STAR JASMINE	38" O.C.	LOW	UPRIGHT, GREEN VARIETATED SHRUB
[Symbol]	GARLAND JASMINE / GARLAND JASMINE	5 GAL / 38" O.C.	MEDIUM	FLOWERING PERENNIAL SHRUB
[Symbol]	HEBE CRISTATA / HEBE	1.0M / 38" O.C.	LOW	UPRIGHT, FLOWERING ACCENT
[Symbol]	LEUCOPHYLLON / LEUCOPHYLLON	38" O.C.	LOW	ERECT SHRUB
[Symbol]	LOMANSA / LOMANSA	1 GAL / 38" O.C.	LOW	GRASSY MAT RUSH
[Symbol]	PINK KNUCKLE / PINK KNUCKLE	38" O.C.	MEDIUM	TALL GRASS
[Symbol]	SALVA GRECA / SALVA GRECA	1 GAL / 38" O.C.	LOW	FLOWERING SHRUB
[Symbol]	WESTRINGIA / WESTRINGIA	5 GAL / 38" O.C.	MEDIUM	EVERGREEN SHRUB
[Symbol]	WESTRINGIA / WESTRINGIA	42" O.C.	LOW	EVERGREEN SHRUB
[Symbol]	FICUS REPENS / FICUS REPENS	38" O.C.	LOW	EVERGREEN CLIMBING VINE
[Symbol]	ROSA KYLE / ROSE	1 GAL / 38" O.C.	LOW	FLOWERING GROUND COVER
[Symbol]	ROSMARINUS / ROSEMARY	1 GAL / 38" O.C.	LOW	EVERGREEN SPREADING GROUND COVER
[Symbol]	CHENOPodium / CHENOPodium	38" O.C.	LOW	FLOWERING GROUND COVER
[Symbol]	MYOPORUM / MYOPORUM	1.0M / 38" O.C.	LOW	EVERGREEN GROUND COVER

**PROPOSED GROUND COVER**

- ROSA KYLE (COVERING CARPET) / FLOWERING CARPET ROSE - PINK
- ROSMARINUS O. PROSTRATUS / PROSTRATE ROSEMARY
- CHENOPodium ANTHRA / COMMON ANTHRAX
- MYOPORUM PANYPOLIUM / MYOPORUM

**PARKING LOT SHADING**

- 1/4" x 8" SF OF SHADE FROM TREES
- 20% SF OF PARKING AREA
- \* 50% SHADING OF PARKING AREA PROVIDED

**LANDSCAPE AREA WITHIN PARKING LOT**

- 10% OF LANDSCAPE AREA WITHIN PARKING LOT
- \* 5% OF LANDSCAPE WITHIN PARKING LOT



**NOTE:**  
OFF-SITE PLANTING IS NOT A PART OF THIS SCOPE OF WORK. ON-SITE MAINTENANCE OF THE LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL THE END OF CONSTRUCTION. THE OWNER SHALL ASSUME FULL RESPONSIBILITY OF LANDSCAPE MAINTENANCE OF THE PROJECT SITE.

**LANDSCAPE CONCEPT STATEMENT:**  
WATER CONSERVATION IS AN ESSENTIAL CONSIDERATION IN THE DESIGN AND CONSTRUCTION OF THIS PROJECT. PLANTING MATERIALS TO BE USED SHALL BE SUITABLE FOR THE CLIMATE AND LOCAL SOILS. PLANTING MATERIALS SHALL BE GROUPED BASED UPON HORTICULTURAL REQUIREMENTS ALONG WITH FORM AND FUNCTION IN ORDER TO MAXIMIZE EFFICIENCY. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVE AND EFFICIENTLY PROVIDING WATER TO THE PLANTING MATERIALS. A STATE OF THE ART IRRIGATION CONTROLLER SHALL BE SPECIFIED TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

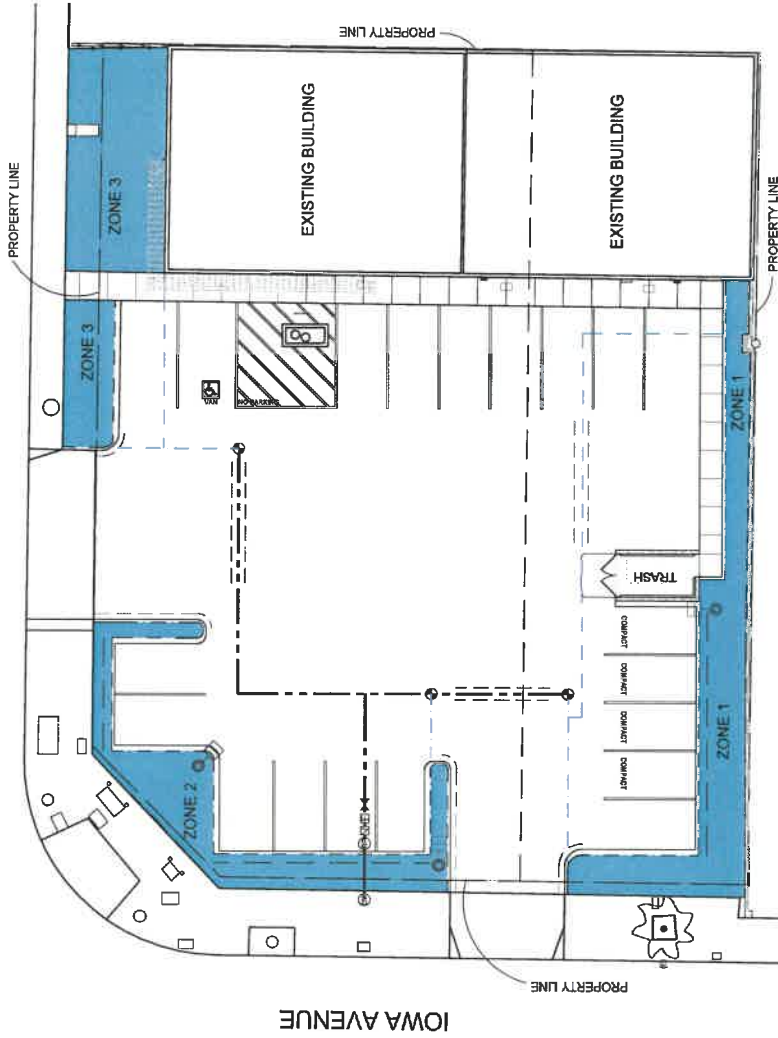


EXISTING WASHINGTONIA ROBUSTA / AMERICAN FAN PALM STREET TREE TO REMAIN, PROTECT IN PLACE





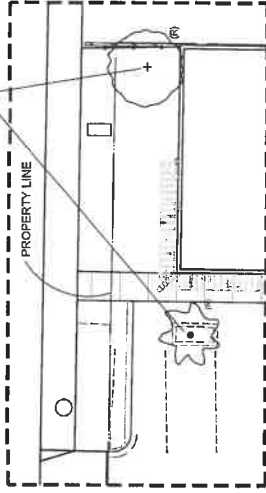
CENTER STREET



PRELIMINARY IRRIGATION MATERIAL LEGEND

SYMBOL	MAKE/FACT.	MODEL NO. / DESCRIPTION
⊙	P.O.C.	1" DOMESTIC WATER IRRIGATION METER WITH A 2" SERVICE LINE, VERIFY GSEZ LOCATION, AND STATIC WATER PRESSURE IN FIELD
⊙	WATTS	0900T SERIES, 1-1/2" RP BACKFLOW PREVENTION ASSEMBLY WITH MODEL 771 1-1/2" WVE STRAINER
⊙	V.I.T.	STRONG BOX BRBC-65N, ALUMINUM BACKFLOW DEVICE ENCLOSURE
⊙	GRISWOLD	220 1-1/2" NORMALLY CLOSED PRESSURE REDUCING MASTER CONTROL VALVE
⊙	RAN MASTER	RS-150, 1-1/2" FLOW SENSOR, INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND WIRE TO CONTROLLER USING ETC-CROSS-BEL CABLE, INSTALLED WITHIN 1" PVC CONDUIT AND WANDER, LINE SIZE AS SHOWN
⊙	WATTS	1" PORT BRONZE BALL VALVE, WITH STAINLESS STEEL BALL STEM
⊙	RAN BRD	ESP-LAMEF WITH FLOWSMART MODULE, ETC-CLX MODULAR SERIES CONTROLLER ASSEMBLY WITH 1/2" SPTATION BASE UNIT, INSTALLED WITHIN WALL MOUNTED CABINET, AS PART OF PRELIMINARY IRRIGATION SYSTEM TO COORDINATE HEIGHT DATA
⊙	AS APPROVED	PVC PIPE 2" CLASS 315 AS MANUFACTURED BY BELMONT
⊙	RAN BRD	X22-100-BL-OM SERIES DEEP VALVE ASSEMBLY, SEE AS SHOWN, ASSEMBLY INCLUDES RAN BRD PRESS PCY, 200 MESH 87 MALLSUS STEEL SCREEN FILTER AND RAN BRD PRESSURE REDUCER

EXISTING TREES TO BE REMOVED. THE EXISTING TREE AT THE CORNER OF THE BUILDING SHALL BE MAINTAINED. THE EXISTING PALM TREE IN THE PASSED PLANTER IS LIKELY A VOLUNTEER PALM TREE THAT SPROUTED AND WAS NEVER REMOVED FROM THE PLANTER BOX. IT HAS NOT BEEN PROPERLY MAINTAINED OVER THE YEARS AND SHALL BE REMOVED.



TREE REMOVAL

AS 4081 WATER SUDRET CALCULATIONS

Maximum Allowable Water Allowance (MAWA) shall be calculated using the equation:

$$MAWA = (ET)(A) + (P)(A) + (L)(A) + (G)(A) - (S)(A)$$

ET (Potential Evapotranspiration for Area) = 48.70  
 P (Precipitation) = 0.00  
 L (Leakage) = 0.00  
 G (Groundwater Contribution) = 0.00  
 S (Soil Storage) = 0.00  
 A (Developed Area) = 3,400 sq ft  
 LA (Leakage Adjustment Factor) = 1.00  
 GSA (Groundwater Adjustment Factor) = 1.00

Parameter	Value	Units
ET (Potential Evapotranspiration for Area)	48.70	inches per year
P (Precipitation)	0.00	inches per year
L (Leakage)	0.00	inches per year
G (Groundwater Contribution)	0.00	inches per year
S (Soil Storage)	0.00	inches per year
A (Developed Area)	3,400	sq ft
LA (Leakage Adjustment Factor)	1.00	
GSA (Groundwater Adjustment Factor)	1.00	
Maximum Allowable Water Allowance (MAWA)	162,580	gallons per year

The proposed Estimated Applied Water Line shall be calculated using the equation:

$$EAWL = (ET)(A) + (P)(A) + (L)(A) + (G)(A) - (S)(A)$$

ET (Potential Evapotranspiration for Area) = 48.70 inches per year  
 P (Precipitation) = 0.00 inches per year  
 L (Leakage) = 0.00 inches per year  
 G (Groundwater Contribution) = 0.00 inches per year  
 S (Soil Storage) = 0.00 inches per year  
 A (Developed Area) = 3,400 sq ft  
 LA (Leakage Adjustment Factor) = 1.00  
 GSA (Groundwater Adjustment Factor) = 1.00

Parameter	Value	Units
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L (Leakage)	0.00	inches per year
G (Groundwater Contribution)	0.00	inches per year
S (Soil Storage)	0.00	inches per year
A (Developed Area)	3,400	sq ft
LA (Leakage Adjustment Factor)	1.00	
GSA (Groundwater Adjustment Factor)	1.00	
Estimated Applied Water Line (EAWL)	162,580	gallons per year

Parameter	Value	Units
ET (Potential Evapotranspiration for Area)	48.70	inches per year
P (Precipitation)	0.00	inches per year
L (Leakage)	0.00	inches per year
G (Groundwater Contribution)	0.00	inches per year
S (Soil Storage)	0.00	inches per year
A (Developed Area)	3,400	sq ft
LA (Leakage Adjustment Factor)	1.00	
GSA (Groundwater Adjustment Factor)	1.00	
Estimated Applied Water Line (EAWL)	162,580	gallons per year



  
 Colleen M. Nolan  
 Landscape Architect, CDP  
 1700 River Street, Suite 100  
 Riverside, CA 92507  
 (951) 514-1000



PRELIMINARY IRRIGATION & DEMOLITION PLAN  
 EXCEL RIVERSIDE INC.  
 1270 CENTER ST.  
 RIVERSIDE, CA 92507

PROJECT NUMBER: 671602  
 SHEET L1.2  
 DATE: 07/19/2019 - CIP SET  
 PREPARED BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



ADJACENT COMMERCIAL PROPERTY

ADJACENT RESIDENTIAL PROPERTIES

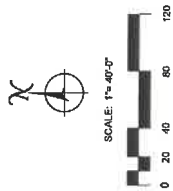
STREET TREES (INCONSISTENT)



EXISTING TREE TO BE REMOVED

EXISTING PALM TREE TO BE REMOVED

ADJACENT GAS STATION



PROJECT LOCATION AT CORNER OF CENTER & IOWA

PALM TREES ALONG STREET EDGES

ADJACENT GAS STATION

LOW MAINTENANCE SHRUBS

ADJACENT RESIDENTIAL PROPERTIES

**EXISTING CONDITIONS & ADJACENT SITES**  
 EXCEL RIVERSIDE INC.  
 1270 CENTER ST.  
 RIVERSIDE, CA 92507

Colleen M. Nelson  
 Landscape Architect (660)  
 2740 E. Main Street  
 Riverside, CA 92506  
 951.514.2121  
 cmn@cmnlandscape.com



PROJECT NUMBER: 4716.02  
 SHEET L1.3  
 DATE: 07/19/2019 - CUP SET





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach,  
Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: CZ2000013 / CUP200010 / CZ2000012 / DA2000002 / CEQ200035

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Tim Wheeler Title: Project Planner Date: June 8, 2020

Applicant/Project Sponsor: Excel Riverside Date Submitted: May 28, 2020

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: Tim Wheeler Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZCEQ200035

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** CEQ200035  
**Project Case Type (s) and Number(s):** CZ2000013, CUP200010, CZ2000012, DA2000002  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler, Urban Regional Planner  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** County of Riverside  
**Applicant's Address:** 4080 Lemon Street - 12<sup>th</sup> Floor, Riverside, CA 92501

**I. PROJECT INFORMATION**

**Background:**

Riverside County Board of Supervisors took action in October 2018 to adopt a regulatory framework to allow cannabis businesses the right to proceed through the entitlement process pursuant to the process described in Ordinance No. 348 (Land Use and Zoning) and Request For Proposal (RFP) criteria. The County of Riverside received 119 RFP response packages. For the first year, the Riverside County Board of Supervisors is allowing 19 retailers and 50 cultivators to apply to operate throughout the County.

The County received 71 RFP response packages for retail cannabis businesses, which exceeded the 19 retail businesses the Board of Supervisors approved. All retail response packages that were submitted and deemed to be complete were ranked by County staff based upon the criteria specified within RFP package. The top 19 highest ranked retail response packages were allowed to proceed to submit an application package.

Receiving a top ranking to apply for a County of Riverside Conditional Use Permit does not constitute an entitlement of approval. All cannabis activities must apply for and receive a Conditional Use Permit, comply with the California Environmental Quality Act, be consistent with the County's General Plan, enter into a Development Agreement with the County, obtain a State license as a retailer and satisfy all other regulatory requirements prior to commencing operation.

The Ordinance Amendment would allow retail facilities to operate in closer proximity than what the Ordinance currently allows. This would have County wide effects as the Amendment would allow the potential for more retail cannabis businesses in the Commercial/Industrial/Manufacturing zones approved within the RFP process currently and those in future RFP processes to follow.

Ordinance Amendment – Change of Zone No. 2000013 applies only to Ordinance No. 348.4896, Section 19.519, Cannabis Retailer Minimum Standards. The proposed amendment is for cannabis Retailer use only, which is an allowed use requiring an approved conditional use permit in accordance with Section 18.28 of Ordinance 348.4896. Cannabis Retailers are allowed to operate within the following zones: C-1/C-P General Commercial, C-P-S Scenic Highway Commercial, I-P Industrial Park, M-SC Manufacturing-Service Commercial, M-M Manufacturing-Medium and M-H Manufacturing-Heavy.



**Project Description:**

The proposed Project would include the following:

Ordinance No. 348.XXXX associated with Change of Zone No. 2000013 proposes to amend Ordinance No. 348 Section 19.519 A.2. for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide.

Conditional Use Permit No 200010 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind.

Change of Zone No. 2000012 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S).

Development Agreement No. 2000002. The associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area.

The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

The above is hereinafter referred to as "the project or Project".

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:** N/A

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**C. Assessor's Parcel No(s):** 247-091-059 and 247-091-062

**Street References:** The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 2 South, Range 4 West, Section 7 NE

## **Brief description of the existing environmental setting of the project site and its surroundings:**

According to the County of Riverside's Draft General Plan Environmental Impact Report No. 521 (March 2014), Riverside County encompasses 7,295 square miles that stretch across 200 miles of California, from the eastern edge of the Los Angeles metropolitan basin to the Colorado River. Bounded by Orange County on the west, San Bernardino County to the north, the State of Arizona to the east and San Diego and Imperial Counties to the south, Riverside County is the fourth largest county in California. Riverside is one of the most diverse counties in California. It includes well-established urban, suburban and rural communities. It has an extensive array of agricultural lands, lands devoted to mineral extraction and recreational areas. There are rugged mountains, flat valley areas, open desert and expansive natural open spaces. The western portion of the county contains most of the county's non-desert areas, as well as most of its urbanized areas. To the east is the urbanizing hub of the Coachella Valley. Beyond Coachella is the northern half of the massive Salton Sea. Eastern Riverside County, which lies east of the crest of the San Jacinto Mountains, contains almost all the county's desert regions. Elevations in eastern Riverside County range from about 230 feet below mean sea level at the Salton Sea to 10,800 feet at the peak of Mount San Jacinto. Of the roughly 4.6 million acres within Riverside County, approximately 10% falls within the 26 incorporated cities of the county. The remaining portions include unincorporated county lands, as well as lands outside Riverside County's jurisdiction, such as military bases, National Forests, state lands and Indian Reservations. The western third of Riverside County is the most heavily populated region and contains roughly 85% of Riverside County's total population. The eastern two-thirds of the county contain the remaining 15%, with most of the population concentrated in the Coachella Valley region.

Highgrove borders on two other area plans: the Jurupa Area Plan to the west and the Reche Canyon/Badlands Area Plan to the east. The City of Riverside is to the south and cities of Colton and Grand Terrace (in San Bernardino County) to the north. The Highgrove area stretches south along the western side of the Box Springs Mountains almost to the confluence of Interstate 215 and State Route 60. To the west, the Highgrove Area Plan includes an unincorporated enclave along North Main Street.

The project site for the retail facility is surrounded by existing urban development. There is existing roadway right-of-way, commercial and residential uses to the north, existing roadway right-of-way and commercial uses to the west, commercial and residential uses to the east, and commercial and residential uses to the south. The project applicant anticipates to serve 30 customers/day during initial operations and 50 customers/day by the end of the first year.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Use:** The proposed project is consistent with the Community Development (CD): Commercial Retail (CR) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project is within the Western Riverside's Multi-Species Habitat Conservation Plan. The proposed project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan, noise ordinance, or per the land use ordinance as it pertains to Cannabis Retailers. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a commercial retail (Cannabis Retail) facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control air quality by any tenant improvement activities and operational activities for a Cannabis Retailer facility. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** There are no impacts or adverse effects to healthy communities as a direct result of this project at this time.

**B. General Plan Area Plan(s):** Countywide and Highgrove Area Plan

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Community Development: Commercial Retail (CD: CR)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Countywide and Highgrove Community Policy Area

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Countywide and Highgrove Area Plan

2. **Foundation Component(s):** The Foundation Components to the north, east, west, and south are all Community Development (CD).

3. **Land Use Designation(s):** The Land Use Designations to the north, east, and west are Community Development: Commercial Retail (CD: CR); to the south is Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR).

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** Countywide and Highgrove Community Policy Area

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Commercial Office (C-O)

J. **Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)

K. **Adjacent and Surrounding Zoning:** The Surrounding Zoning to the project site is to the north and west Scenic Highway Commercial (C-P-S); to east is Commercial Office (C-O); and to the south is Commercial Office (C-O) and One-Family Dwellings (R-1).

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <input type="checkbox"/> Paleontological Resources     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          |   |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

### IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.



An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

\_\_\_\_\_  
Signature

Tim Wheeler,  
Urban Regional Planner  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
June 8, 2020

Date

\_\_\_\_\_  
For: Charissa Leach, P.E.  
Assistant TLMA Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8, "Scenic Highways."

Findings of Fact:

**a-c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project includes an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County and compliance with CEQA. The proposed ordinance amendment would not cause a direct physical change in the environment in regard to scenic resources. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (setbacks, height limitations, views, etc.). Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing scenic quality. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon scenic resources. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to scenic resources. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing scenic quality. Project implementation would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct any prominent scenic vista or view open to the public because no development is proposed. Project implementation would not result in the creation of an aesthetically offensive site open to public view because project plans would be reviewed and approved by the County. Thus, the proposed project would not have a substantial effect upon scenic resources. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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**Source(s):** Ord. No. 655 (Regulating Light Pollution)

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment in regard to lighting issues that would potentially interfere with the nighttime use of Mt. Palomar Observatory. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (lighting regulations, etc.). Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations, including compliance with Ordinance No. 655 that regulates light pollution. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon the nighttime use of the Mt. Palomar Observatory. Impacts would be considered less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to the Palomar Observatory nighttime use because the project site is located approximately 53 miles north of the Observatory and out of Ordinance No. 655 jurisdiction. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing light



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pollution or light trespass that would spill over onto an adjacent property. Thus, the proposed project would not interfere with the Palomar Observatory nighttime use. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

3. Other Lighting Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Ord. No. 955 and 655.

**Findings of Fact:**

**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment in regard to creating substantial light, glare or unacceptable light levels. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (lighting regulations, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing lighting issues. This would include compliance with Riverside County Ordinance No. 915. Ordinance No. 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 955 and Ordinance No. 655 (where it would apply) along with design review and approvals by the County would ensure that certain levels of light, light trespass, and associated glare would not jeopardize the health, safety, general welfare, or degrade the quality of life of the existing land uses adjacent to future retail development or within the surrounding community. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Thus, the proposed ordinance amendment would not cause other lighting issues. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to light pollution. The project would be required to comply with Riverside County Ordinance No. 915. Ordinance No. 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 955 along with design review and approvals by the County would ensure that certain levels of light, light trespass, and associated glare would not jeopardize the health, safety, general welfare, or degrade the quality of life of the existing land uses adjacent to the project site or within the surrounding community. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing light pollution or light trespass that would spill over onto an adjacent property. Thus, the proposed project would not cause other lighting issues. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project:				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-2, "Agricultural Resources."

**Findings of Fact:**

**a-d) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would convert farmland to non-agricultural use, nor impair properties zoned for agricultural uses. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (agricultural regulations, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing agricultural land use issues. This would include compliance with Riverside County Ordinance No. 625, Right to Farm. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not involve changes in the existing environment that would result in conversion of Farmland to non-agricultural uses. Thus, the proposed ordinance amendment would not convert farmland, nor impair agricultural zoned properties. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. No agricultural use exists on the current project site and retail use is proposed. The existing commercial building is located in a developed urbanized area and no agricultural uses are within

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the vicinity of the project site. The proposed project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment that would result in conversion of Farmland to non-agricultural uses. Thus, the proposed project would not convert farmland, nor impair agricultural zoned properties. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas."

Findings of Fact:

**a-c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would convert forest land to non-forest use, nor impair properties zoned for timberland production. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones) and would be subject to the development regulations stated in the zoning ordinance governing those zones (forest resources, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing forest and timberland issues. This would



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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include compliance with Public Resources Code section 12220(g)), Public Resources Code section 4526, or Govt. Code section 51104(g)) that relate to forestland, native trees and timberland. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not convert forest or timberland, nor impair timberland zoned properties. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. No forest or timberland uses exists on the current project site and retail use is proposed. The existing commercial building is located in a developed urbanized area and no forest or timberland are within the vicinity of the project site. The proposed project would not involve changes in the existing environment that would result in conversion of forest or timberland to non-forest/timberland uses. Thus, the proposed project would not convert forest/timberland, nor impair such zoned properties. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project:				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not conflict with or obstruct implementation of an applicable air quality plan, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (air quality, emissions, odors, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing air quality issues. This would include compliance/consistency with the Riverside County Climate Action Plan and the South Coast Air Quality Management District air quality emissions regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Further, as these uses are only allowed in the Commercial/Manufacturing/Industrial zones, and as the retail sale of cannabis does not create any particular air quality impacts beyond a typical retail establishment of the same or similar size, it's unlikely that the project would have significant regional air quality impacts. Thus, the proposed ordinance amendment would not conflict with an air quality management plan or generate new sources of air emissions. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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change in the environment in regard to air quality or emissions. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District's air emissions regulations. Project implementation would not substantially contribute to increased air pollutant emissions because no major construction is proposed and the site will continue to operate as it does under current baseline conditions – as a retail commercial business. Project implementation would not result in a substantial increase in vehicle emissions because the project is a relatively small business and would have periodic vehicular traffic for retail uses. Thus, the proposed project would not have a substantial effect upon air quality emissions or compliance with air quality regulations. Impacts would be considered less than significant.

Findings of Fact:

**c-d) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not expose people to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (air quality, emissions, odors, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing air quality issues. This would include compliance/consistency with the Riverside County Climate Action Plan and the South Coast Air Quality Management District air quality emissions regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. It is anticipated that the majority of any future retail cannabis businesses would not likely contribute significant regional or localized air quality impacts. Thus, the proposed ordinance amendment would not expose people to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to air quality or emissions. No smoking would be allowed on the premises. Periodic vehicles would access the retail facility for a short duration. Potential sensitive receptors that are located within a radius mile of the project site include, but may not be limited to, the following:

- Pico Park, 21950 Pico St. Grand Terrace, CA 992313. Approximately 0.9 mile northeast of the project site.
- Reid Park-Ruth H Lewis Center, 701 Orange St. Riverside, CA 92501. Approximately 0.7 mile southwest of the project site.
- AB Brown Sports Complex, 3700 Placentia Ln. Riverside, CA 92501. Approximately 0.9 mile west of the project site.
- Grand Terrace High School, 2180 Main St. Grand Terrace, CA 92313. Approximately 0.6 mile northeast of the project site.
- Highgrove Elementary School, 690 Center St. Riverside, CA 92507. Approximately 0.8 mile southeast of the project site.
- Immanuel Baptist Church, 45 Michigan Ave. Riverside, CA 92507. Approximately 0.9 mile east of the project site.
- Iglesia De Cristo Miel Riverside Church, 115 W Cadena Dr. Riverside, CA 92501. Approximately 0.3 mile northwest of the project site.

The closest sensitive receptor to the site is Iglesia De Cristo Miel Riverside Church. Because the project would be providing minor tenant improvements (paint, carpet, furnishings, landscaping), the distance of 0.3 mile (1,584 feet) from the project site is considered a distance that would dissipate any minor pollutants caused from the improvements that could potentially reach the church to an amount that would be considered negligible or even non-existent. Implementation of the proposed project would not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations, nor would it result in other emissions, such as odors that would adversely affect a substantial number of people. Further, the existing commercial building is located in a developed urbanized area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District's air emissions regulations. Therefore, project implementation would not substantially contribute to increased air pollutant emissions or emit odors that would adversely affect a substantial number of people



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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because no development is proposed and no smoking would be allowed during the operational phase of the project. Thus, the proposed project would not have a substantial effect upon air quality. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** GIS database, WRCMSHCP

**Findings of Fact:**

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (MSHCP consistency, biological resources regulations, regulatory compliance, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing biological or agency regulatory permitting issues. This would include compliance/consistency with the MSHCP and other wildlife agency requirements. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project may provide minor tenant improvements to the existing commercial building and project site, such as paint, carpet, furnishings and minimal landscaping, where possible, in compliance with existing regulations that would govern such improvements. These improvements would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to biological resources. The project site consist of existing commercial structures and paved surface area for parking. There are minimal opportunities for landscape enhancements as the site is primarily covered with paved surfaces. The surrounding area is also fully developed with adjacent improved asphalt roadways with concrete medians, concrete sidewalks, street signals, power poles and lines, storm drain facilities, underground utilities, as well as existing commercial and residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development throughout the project vicinity. Project implementation would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan because no physical development would occur and no habitat exists on site that would support wildlife that would be protected by conservation plans. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b-d) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not modify any habitat and would not cause a substantial adverse effect on any endangered, or threatened species. The ordinance amendment would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites because no physical development would occur processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing biological or regulatory permitting issues. Depending on the location of a subsequent retail development project, future retail development would be required to comply with the following:

- MSHCP Consistency
- Regional Conservation Agency (RCA) Review/Process
- Habitat Evaluation and Acquisition Strategy (HANS) Review/Process
- US Fish and Wildlife Service Regulatory Permitting Requirements
- California Department of Fish and Wildlife Regulatory Permitting Requirements
- Regional Water Quality Control Board Regulatory Permitting Requirements
- Payment of Development Impact Fees, for example, but not limited to, Ordinance 663
- Migratory Bird Treaty Act

This is a brief listing of potential biological requirements that a future retail development project may be required to comply with. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Because of mandatory compliance with biological regulations, the ordinance amendment would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to biological resources. The project site consist of existing commercial structures and paved surface area for parking. There are minimal opportunities for landscape enhancements as the site is primarily covered with paved surfaces. The surrounding area is also fully developed with adjacent improved asphalt roadways with concrete medians, concrete sidewalks, street signals, power poles and lines, storm drain facilities, underground utilities, as well as existing commercial and residential development throughout the project vicinity. Because the project site if completely developed and void of any habitat that would support wildlife or biological resources, project implementation would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites because no physical development would occur. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e-f) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a substantial adverse effect, either directly or through habitat modifications that would impact riparian habitat or protected wetlands. No direct wetland removal, filling, or hydrological interruption would occur because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing biological or agency regulatory permitting issues. This would include compliance/consistency with the MSHCP and other wildlife agency requirements. Thus, the proposed ordinance amendment would not cause a substantial adverse effect, either directly or through habitat modifications that would impact riparian habitat or protected wetlands. No direct wetland removal, filling, or hydrological interruption would occur because no physical development would occur and impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to biological resources. Project implementation would not cause a substantial adverse effect, either directly or through habitat modifications that would impact riparian habitat or protected wetlands. No direct wetland removal, filling, or hydrological interruption would occur because no physical development would occur. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

**g) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing tree preservation. This would include compliance/consistency with the County of Riverside Ordinance No. 599, which regulates the removal of trees and the Riverside County Oak Tree Management Guidelines. Thus, the proposed ordinance amendment would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because no physical development would occur and impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to biological resources. Utilizing Google Earth to review existing trees on site, there was no indication that there are any oak trees, native trees, trees of historic or cultural significance, or mature trees existing on-site. Should trees indicated above be determined to exist on site, the proposed project would be subject to the Riverside County Oak Tree Management Guidelines and County of Riverside Ordinance No. 599 (if applicable). Thus, project implementation would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because no physical development would occur and no vegetation is proposed to be removed. Impacts would be considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CULTURAL RESOURCES** Would the project:

**8. Historic Resources**

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Office of Historic Preservation website

Findings of Fact:

**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not alter or destroy a historic site, nor cause a substantial adverse change in the significance of a historical resource cultural or historic resources because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural or historic resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not alter or destroy a historic site, nor cause a substantial adverse change in the significance of a historical resource cultural or historic resources because no physical development would occur and impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to cultural or historic resources. Map My County indicated that the existing structure on the site was built in 1982. The structure is not on the California Register of Historical Resources. Thus, the proposed project would not alter or destroy a historic site, nor cause a substantial adverse change in the significance of a historical resource cultural or historic resources because no physical development would occur and impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials

**Findings of Fact:**

**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not alter or destroy an archaeological site, nor cause a substantial adverse change in the significance of an archaeological resource because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural or archaeological resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not alter or destroy an archaeological site, nor cause a substantial adverse change in the significance of an archaeological resource because no physical development would occur and impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to archaeological resources. Thus, the proposed project would not alter or destroy an archaeological site, nor cause a substantial adverse change in the significance of an archaeological resource because no physical development would occur and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not disturb any human remains, including those interred outside of formal cemeteries because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations involving the discovery of human remains. More specifically, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not disturb any human remains because no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the potential discovery of human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. Thus, the proposed project is not anticipated to disturb any human remains because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>ENERGY</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Energy Impacts</b>				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing energy consumption or energy wastefulness. Also, any subsequent proposed retail project would be required to comply with the latest EPA and CARB engine emissions standards, as well as compliance with Title 24 energy efficiency standards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon energy resources. Impacts would be considered less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest EPA and CARB engine emissions standards, as well as compliance with Title 24 and CALGreen energy efficiency standards. Operational energy consumption would represent a very small increase in electricity consumption over the current countywide usage. The Project would adhere to all federal, State, and local requirements for energy efficiency. Additionally, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project would not result in a substantial increase in demand for energy supplies or transmission service, resulting in the need for new or expanded sources of energy supply or new or expanded energy delivery systems or infrastructure. The Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. As such, a less than significant impact would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

11. **Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Highgrove Area Plan Figure 10, "Highgrove Area Plan Seismic Hazards."

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to rupture due to seismic/earthquake events because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing seismic or faulting issues. Also, any subsequent proposed retail project would be required to comply with the latest California Building Code (2019 CBC) regulating development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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amendment would not have a substantial effect upon potential rupture due to seismic/earthquake events. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. No active faults are known to exist within the project area. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The Highgrove area is traversed by one fault zone located in the southern portion of the planning area approximately 4 miles south of the site. Thus, the proposed project would not have a substantial effect upon potential rupture due to seismic/earthquake events. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

**Source(s):** Riverside County General Plan Figure S-3 “Generalized Liquefaction,” GIS database, Highgrove Area Plan Figure 10, “Highgrove Area Plan Seismic Hazards.”

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to liquefaction due to seismic/earthquake events because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing seismic or faulting issues. Also, any subsequent proposed retail project would be required to comply with the latest California Building Code (2019 CBC) regulating development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon potential liquefaction due to seismic/earthquake events. Impacts would be considered less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. No active faults are known to exist within the project area. The project area is designated by Highgrove Area Plan Figure 10, Seismic Hazards Map, to have a low potential for liquefaction susceptibility. Thus, the proposed project would have a low potential to be subject to seismic-related ground failure, such as liquefaction. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Highgrove Area Plan.

Findings of Fact:

a) **Less Than Significant Impact**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to strong seismic ground shaking because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing seismic or faulting issues. Also, any subsequent proposed retail project would be required to comply with the latest California Building Code (2019 CBC) regulating development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to strong seismic ground shaking. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. No active faults are known to exist within the project area. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The Highgrove area is traversed by one fault zone located in the southern portion of the planning area approximately 4 miles south of the site. Thus, the proposed project would not be subject to strong seismic ground shaking due to seismic/earthquake events. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” County GIS

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to landslide risk because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing landslide issues. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to landside risks including, but not limited to, on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, depending on the tenant improvements to the existing building, the project would be required to comply with the latest California Building Code standards and provisions for existing building improvements, which would address structural stability, fire safety, electrical wiring, plumbing, etc. The project would be required to obtain a permit for improvements and go through an inspection process verifying they are in compliance prior to issuance of an occupancy permit. The project site is within a flat developed urban area. The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, the proposed project would not be subject to landslide risks. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” County GIS.

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to ground subsidence because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing landslide issues. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to ground subsidence. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. The project site is within a flat developed urban area. The project site is located in an area that is susceptible for ground subsidence, but the project would be located within an existing development that has been previously approved for development and would have addressed ground subsidence issues prior to development. Thus, the proposed project would not be subject to ground subsidence. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

**Source(s):** Project Application Materials, Google Earth, County GIS

**Findings of Fact:**

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to other geologic hazards such as seiche, mudflow or volcanic hazard because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing geologic hazards issues. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to other geologic issues. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. A seiche would not have the potential to occur because the project site is not located near a large body of water that could provide impacts to the project from a seiche. Impacts from mudflows would be considered remote because the project site is not located in an area where mudflows would occur. No volcanos exist near the project area. As such, the project site is not located in an area that is subject to other geologic issues such as seiche, mudflow or volcanic hazard. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the existing topography or ground surface, or the creation of cut and fill slopes because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing grading and engineering design requirements. Any grading plans would be required to be designed by a licensed engineer, adhere to specific code regulations and approved by the County. Additionally, the County would require soils reports for grading permit issuance and approval. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to potential impacts related to grading and engineering issues. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site located on flat lands within a developed urbanized area. Any future improvements construction would be required to comply with the latest California Building Code standards. However, no physical construction activities are proposed as part of project approval, and thus, the project would not cause a direct physical change in the environment with regard to grading. The proposed ordinance amendment would not change the existing topography or ground surface relief features or create cut or fill slopes greater than 2:1 or higher than 10 feet. Impacts would be less than significant.

**Findings of Fact:**

**c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change from grading that would affect or negate any subsurface sewage disposal systems because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing grading and engineering design requirements. Any grading plans would be required to be designed by a licensed engineer, adhere to specific code regulations and approved by the County. Additionally, the County would require soils reports for grading permit issuance and approval. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to potential impacts that may result from grading that affects or negates subsurface sewage disposal systems. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, paint, carpet, furnishings, signage and landscaping, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Any future improvements construction would be required to comply with the latest California Building Code standards. However, no physical construction or grading activities are proposed as part of project approval, and thus, the project would not cause a direct physical change in the environment with regard to grading that may affect or negate any subsurface sewage disposal systems. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection.

**Findings of Fact:**

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to substantial soil erosion or the loss of topsoil because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing soil erosion or loss of topsoil. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in substantial soil erosion or the loss of topsoil. Impacts would be considered less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. The project site is within a flat developed urban area and the proposed use would occur within an existing development that has been previously approved. As no ground disturbance or grading is proposed, the project would not result impacts relative to substantial soil erosion or the loss of topsoil. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to the effects of expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007) that would create substantial direct or indirect risks to life or property because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), that may have the potential to create substantial direct or indirect risks to life or property issues. Any future grading plans would be required to be designed by a licensed engineer, adhere to specific code regulations, and approved by the County. Additionally, the County would require soils reports for grading permit issuance and approval. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to the potential effects of expansive soils. Impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project site is within a flat developed urban area and would be located within an existing development that has been previously approved. No ground disturbance, excavation, or grading activities are proposed that would require evaluation of the potential impacts resulting from the presence of expansive soils prior to project implementation. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Thus, the proposed project would not be subject to the effects of expansive soils. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change and would not be subject to the effects of soils being incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing grading and engineering design requirements with regard for accommodating alternative means of wastewater disposal if connection to a public system is infeasible. Any engineering utility improvement plans would be required to be designed by a licensed engineer, adhere to specific code regulations, and be approved by the County. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts that may result from on-site soils being incapable of adequately supporting use of septic tanks or alternative waste water disposal systems. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, paint, carpet, furnishings, signage and landscaping, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Any future improvements construction would be required to comply with the latest California Building Code standards. However, no physical construction or grading activities are proposed as part of the project approval. Further, the proposed use would be accommodated within an existing building in an urbanized setting already served by connection to a public utility system for the disposal and treatment of wastewater; the use of alternative wastewater disposal systems would not be required. Therefore, the project would not result in impacts from on-site soils being incapable of adequately supporting use of septic tanks or alternative waste water disposal systems. Impacts in this regard would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. **Wind Erosion and Blowsand from project either on or off site.**
- e) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in ground disturbance or grading that may result in exposure to or cause an increase in wind erosion and blowsand, either on- or off-site because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing measures to control or reduce the potential for blowsand. Future development would also be required to comply with standard engineering practices for erosion control and all grading operations, land clearing, loading, stockpiling, landscaping, vehicular track-out and haul routes would be required to comply with SCAQMD Rule 403, Fugitive Dust Emissions. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in exposure to or cause an increase in wind erosion and blowsand, either on- or off-site because no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may provide minor tenant improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would cause blowsand effects. Additionally, according Riverside County General Plan Figure S-8, Wind Erosion Susceptibility Map, the project site has a high wind erodibility rating. However, no grading or other ground disturbance is proposed that would result in the potential to temporarily increase or exacerbate the potential for blowsand effects. Although the proposed project would have the potential to be impacted by blowsand effects (as under existing conditions), the project would not result in an increase in wind erosion and blowsand, either on- or off-site, because no physical development would occur. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS</b> Would the project:				
<b>20. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

**Findings of Fact:**

**a) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing greenhouse gas emissions. This would include compliance/consistency with the Riverside County Climate Action Plan. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to greenhouse gas emissions

The project would not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. Due to the nature of the proposed project, GHG emissions generated would not exceed the County's 3,000 MT of CO<sub>2</sub>e per year screening threshold. Consequently, implementation of the proposed project would not hinder the ability of the State to achieve SB 32 goals of achieving a reduction of 40% below the 1990 levels of GHG emissions by 2030. The project would not conflict with the requirements of SB 32. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Riverside Department of Waste Resources Countywide Integrated Waste Management Plan. County of Riverside Emergency Management Department. Riverside County General Plan. California Department of Toxic Substance Control.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because no physical development or operational activities would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing any proposed transport, use, or disposal of hazardous materials or potential upset or accident conditions involving the release of hazardous materials into the environment. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. The project would not involve construction activities (i.e., use of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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diesel fuel for construction equipment, disposal of hazardous materials, etc.) that may have the potential create a significant hazard to the public or the environment or require routine transport, use, or disposal of hazardous materials. The use of any related hazardous materials in renovations would not involve quantities or potential spills that would present substantial danger to the public. Furthermore, the State has deemed cannabis waste – provided it has not been combined with any toxic or hazardous material – to be organic waste that can be disposed of and hauled just like any organic waste products. It is not deemed to be hazardous waste. Standard practices would be implemented such that any materials released are appropriately contained and remediated as required by local, State, and federal law. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because no physical development or operational activities with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing emergency access and evacuation. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because no physical development or operational activities would occur with its adoption. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project site is located in an urbanized area and is currently accessed from Center Avenue. No new driveways or roadway improvements are proposed as existing access is adequate to serve the site and the proposed use. The transport of limited building materials (paint, carpet, furnishings, signage and/or landscaping materials) for minor improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not result in local roadway closures or congestion that may affect circulation of emergency vehicles or evacuations using local roadways.

Additionally, the County of Riverside maintains an emergency operations center that is staffed by the County of Riverside Emergency Management Department. The Emergency Operations Centers are maintained in a constant state of readiness to activate quickly once the need arises to share information, coordinate resources, and create situational awareness among response agencies and local jurisdictions. Due to the nature of the proposed project, it is not anticipated that the project would impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**d) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in hazardous emissions or require the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the potential emission of hazardous emissions or handing of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed school. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the potential emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school because no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. Existing retail commercial uses are present in the surrounding area. No physical construction activities or development are proposed as part of the project approval. The nearest schools to the project site are Highgrove Elementary School located at 690 Center Street approximately 0.77 mile to the east and Grand Terrace High School located at 21810 Main Street, approximately 0.6 mile to the northeast. The project would allow for a new retail cannabis use in the neighborhood; however, due to the nature of the use and distance to surrounding schools, the project would not result in the potential emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not affect lands located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment because no physical development would occur. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing the documented presence of hazardous materials on or near site and required preventative measures or remediation required as a result. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not affect lands which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment, nor cause a direct physical change in the environment in regard to known hazardous materials sites.

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. A search on the EnviroStor search engine on the California Department of Toxic Substance Control's website (accessed on January 20, 2020) revealed that no hazardous materials issue records were found on the project site. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**22. Airports**

a) Result in an inconsistency with an Airport Master Plan?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," GIS database, Google Earth.

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in inconsistency with an airport master plan because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in inconsistency with an airport master plan because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

The project site is not located within the boundaries of an airport master plan. The nearest public use airport is the Flabob Airport located approximately 4.5 miles to the southwest. No physical construction activities are proposed as part of project approval. The project is essentially a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations. Due to the nature of the proposed project, an inconsistency with an airport master plan would not occur with project implementation. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not require review by the Airport Land Use Commission because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not require review by the Airport Land Use Commission because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is essentially a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations.

As noted in Response 22a), the project site is not located within an Airport Master Plan. Due to the nature of the proposed project, the project would not require review by the Airport Land Use Commission because no physical development would result. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

As stated, the project site is not located within the boundaries of an airport master plan, nor is the project site located within 2 miles of a public airport; refer to Figure S-20, Airport Locations, of the County General Plan. No physical construction activities are proposed as part of project approval. The project may provide minor tenant improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations. Due to the nature of the proposed project, the project would not result in a safety hazard for people residing or working in the project area Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

d) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project may provide minor tenant improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations.

Per Figure S-20, Airport Locations, of the County General Plan, the project site is not located within the vicinity of a private airstrip or heliport. Due to the nature of the project, the project would not result in a safety hazard for people residing or working in the project area. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project:

**23. Water Quality Impacts**

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of a stream or river or through the addition of impervious surfaces?				
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database. Rancho California Water District Regional Integrated Resources Plan, October 2005.

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would lead to violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on drainage and stormwater quality. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations, including with the provisions of the National Pollution Discharge Elimination System (NPDES) General Permit, and to implement best management practices to reduce potential effects on stormwater quality, as applicable.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The ordinance amendment would not involve changes in the existing environment that would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance or grading that may have the potential to affect existing on-site drainage or stormwater runoff conditions would occur. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to drainage or water quality. Surface water flows generated from storms or irrigation on the project site currently drain to an existing storm drain facility located on the eastern side of Iowa Avenue adjacent to the project site. The project would already be connected to existing water and sewer facilities located in the adjacent roadway right-of-ways, and no waste discharge that could degrade ground water quality would occur with project implementation. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing surface and groundwater quality. Because not development is proposed and existing storm drain, water and waste water facilities exist to serve the project site, the project would not involve changes in the existing environment that would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on groundwater supplies. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to groundwater use and recharge requirements. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The ordinance amendment would not involve changes in the existing environment that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance or grading that may have the potential to affect groundwater supplies or recharge. Minor tenant improvements may be provided by the applicant, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to groundwater availability. The project would receive potable water from Rancho California Water District. RCWD would provide an agreement to serve the project site. RCWD's current water supplies come from groundwater, imported Metropolitan Water District and recycled water. Due to the relatively limited nature of the proposed retail use, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Mitigation: No mitigation is required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

Findings of Fact:

**c-e) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially alter existing drainage patterns of a site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; result in substantial erosion or siltation on-site or off-site; or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site of a subject property. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations governing those zones for potential effects on drainage and drainage design requirements. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to engineering design and drainage requirements, as applicable, to ensure that adverse effects pertaining to drainage, erosion or siltation, or changes in stormwater runoff do not occur. All future discretionary projects would be subject to conformance with the County's engineering design requirement for drainage and stormwater quality, as appropriate. In addition, the utilization of best management practices and compliance with relevant regulating agencies would further reduce potential effects of erosion and siltation resulting from any ground disturbing activities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially alter existing drainage patterns of a site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; result in substantial erosion or siltation on-site or off-site; or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site of a subject property. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site is generally flat and the majority is paved to support surface parking. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance, grading, or change in impervious surfaces that may have the potential to affect existing on-site drainage patterns, runoff, or related effects would occur; no drainage courses or streams are located on the site. The project may provide minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the alteration of existing drainage patterns. Surface water flows generated from storms or irrigation on the project site currently drain to an existing storm drain facility located on the eastern side of Iowa Avenue adjacent to the project site. The project would already be connected to existing water and sewer facilities located in the adjacent roadway right-of-ways, and no waste discharge that could degrade ground water quality would occur with project implementation.

Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would substantially alter existing drainage patterns of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; result in substantial erosion or siltation on-site or off-site; or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

f) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on drainage and stormwater. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to engineering drainage design requirements, as applicable, to ensure that adverse effects pertaining to changes in stormwater runoff or quality do not occur and that stormwater runoff can be adequately accommodated via the County's stormwater infrastructure systems. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site is generally flat and the majority is paved to support surface parking. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance, grading, or change in impervious surfaces that may have the potential to affect existing on-site drainage patterns or stormwater runoff or would occur. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the alteration of existing drainage patterns or changes in stormwater runoff or quality.

Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

**g) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would impede or redirect flood flows. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects relative to drainage design and flooding. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to engineering drainage design requirements, as applicable, to ensure that adverse effects pertaining to flooding do not occur. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would impede or redirect flood flows. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

Refer to Responses c-e), above. The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site is generally flat and the majority is paved to support surface parking. No physical construction activities are proposed as part of the project approval that would cause a change in on-site or off-site drainage patterns or contribute to an increased potential for the risk of flooding. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the potential for flooding to occur.

As stated in Response f), the project site is not identified as being in an area prone to flooding. The Riverside County General Plan Safety Element Figure S-9, Special Flood Hazard Areas, does not show the project site to be within or near a flood hazard area. Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would impede or redirect flood flows. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**h) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would cause the risk of release of pollutants due to inundation where properties are located in a flood hazard, tsunami, or seiche zone. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on flooding and release of pollutants due to hazardous conditions (i.e., location within a flood hazard, tsunami, or seiche zones). Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to flooding, as applicable, and to ensure that adverse effects such as the release of pollutants due to inundation does not occur. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would cause the risk of release



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of pollutants due to inundation where properties are located in a flood hazard, tsunami, or seiche zone. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to increasing the risk for flooding or inundation to occur.

As stated in Response f), the project site is not identified as being in an area prone to flooding. The Riverside County General Plan Safety Element Figure S-9, *Special Flood Hazard Areas*, does not show the project site to be within or near a flood hazard area, nor is it located within a dam inundation zone (Figure S-10, Dam Failure Inundation Zones, of the County General Plan Safety Element). Additionally, the project site is located approximately 42 miles from the Pacific Ocean and is not susceptible to the risk of tsunami. Further, no large bodies of water are located in the vicinity of the site, and therefore, the risk of inundation from seiche is considered to be low.

Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would risk the release of pollutants due to project inundation in a flood hazard, tsunami, or seiche zone. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**Findings of Fact:**

**i) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in a direct physical change in the environment that would cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on stormwater quality or groundwater management. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to stormwater quality (i.e., conformance with mandatory requirements of the NPDES General Permit, approval of a Water Quality Management Plan, etc.), as applicable, to ensure that adverse effects do not occur. Potential effects on groundwater may also be evaluated, as appropriate, depending on the nature and location of the proposed retail use. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in a direct physical change in the environment that would cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

Refer to Response b), above, pertaining to groundwater. The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval.

As stated in Responses a), b), and f), above pertaining to stormwater quality and groundwater. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with the potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Best management practices would be implemented, as appropriate, to ensure continued stormwater quality. Due to the relatively limited nature of the proposed retail use, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin.

Therefore, it is not anticipated that the project would result in a direct physical change in the environment that would cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project:

24. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The only change to the ordinance amendment is the distance requirement for retail cannabis facilities. Retail cannabis facilities located anywhere within the County will continue to be required to comply with all general requirements/conditions indicated in Ordinance No. 348.4896 pursuant to the Sections pertaining to Retail Cannabis facilities, including, but not limited to, operational standards, security, parking, inspections, licensing, fees, etc. The proposed ordinance amendment would not cause a direct physical change in the environment that would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with applicable State and County of Riverside policies and regulations governing land use, including those aimed at reducing a potentially significant environmental effect. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, as no physical development would occur with the proposed ordinance amendment, a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to land use. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and land use regulations.

The change in zone to C-P-S is considered to be consistent with similarly zoned properties in the immediate area and would therefore not represent a conflict. Although the project would change the existing zoning of the site, none of the requested discretionary approvals would result in a conflict with any land use plan, policy, or regulation of a relevant regulating agency that would have project jurisdiction for the purpose of avoiding or mitigation an environmental effect. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) as no physical development would result. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) as no physical development would result. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area. As stated, the applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to land use. The project would be consistent with other retail land uses in the area. The project does not propose any direct physical development (i.e., bridges, utility easements, roadway right-of-way, or drainage channels) that would have the potential to disrupt or divide the existing community. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MINERAL RESOURCES** Would the project:

**25. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan EIR Figure 4.14.1, “Mineral Resource Zones.”

**Findings of Fact:**

**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, as no physical development would result. A less than significant impact would occur.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing mining and mineral resources.

However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, as no physical development would result. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. According to the Riverside County General Plan EIR, Figure 4.14.1, Mineral Resource Zones, the project site appears to fall within the classification of Mineral Resource Zone 3 (MRZ-3). MRZ-3 is a zone where resources are likely to exist, but the significance of mineral resource

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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deposits remains undetermined. No mining facilities are located within the vicinity of the project site, and the site is located within a developed, urbanized area of the County. As the project would involve a new retail use occupying an existing structure onsite (i.e., previously developed site), the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing mineral quarries or mines. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the potential exposure of people or property to hazards from proposed, existing, or abandoned quarries or mines as no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

Refer to Response 25a-b) above. The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area and no mines or abandoned quarries or mines are located onsite or in the vicinity. No mining operations occur within the vicinity of the project site. Implementation of the project would therefore not have the potential to expose people or property to hazards from proposed, existing, or abandoned quarries or mines, as no physical development would result. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," Riverside County General Plan EIR Figure 4.15.10, "Flabob Airport - Existing Noise Contours," County of Riverside Airport Facilities Map

**Findings of Fact:**

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would result in the exposure of people residing or working within the boundaries of an airport land use plan or within 2 miles of a public airport to excessive noise levels because no physical development would result with processing the ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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airport operations and related noise levels. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport operations and potential resulting noise levels. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the exposure of people residing or working within the boundaries of an airport land use plan or within 2 miles of a public airport to excessive noise levels because no physical development would result. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

As stated, the project site is not located within the boundaries of an airport master plan, nor is the project site located within 2 miles of a public airport; refer to Figure S-20, Airport Locations, of the County General Plan, and Figure 4.15.10, Flabob Airport - Existing Noise Contours, of the County General Plan EIR. No physical construction activities are proposed as part of project approval. The applicant may enhance the existing commercial building with minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations. Due to the nature and location of the proposed project, the project would not result in the exposure of people residing or working within the boundaries of an airport land use plan or within 2 miles of a public airport to excessive noise levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in exposure of people residing or working in the project area to excessive noise levels from private airstrip operations because no physical development would result with processing the ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations and potential resulting noise effects. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in exposure of people residing or working in the project area to excessive noise levels because no physical development would result. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations.

According to Figure S-20, Airport Locations, of the County General Plan Safety Element, the project site is not located within the vicinity of a private airstrip or heliport. Due to the nature and location of the proposed project, the project would not expose people residing or working in the project area to excessive noise levels from private airport operations. Impacts would be less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials. Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines (September 2018).

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones pertaining to noise. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing construction and operational noise levels. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the generation of a substantial temporary or permanent increase

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in ambient noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may provide minor tenant improvements such as paint, carpet, furnishings, etc. in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a substantial physical change in the environment. Therefore, no significant construction noise would be generated. Moving of the proposed cannabis use into an existing commercial building and conducting business operations would not cause a significant direct physical change in the environment in regard to noise. Further, the project site is located in a developed, urbanized area and similar commercial retail uses are present. The minor number of vehicles utilizing the site would not substantially increase the existing ambient noise levels in the area. And noise in the parking lot from the retail users would effectively be the same or similar to existing baseline conditions. All project operations would be required to comply with Riverside County construction operational hours and regulations. Therefore, project implementation would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause the generation of excessive ground-borne vibration or ground-borne noise levels because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing construction and operational ground-borne vibrations or noise levels. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in generation of excessive ground-borne vibration or ground-borne noise levels. Impacts are considered less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may provide minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to ground-borne noise levels. Project implementation would not result in the generation of excessive ground-borne vibration or ground-borne noise levels because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>PALEONTOLOGICAL RESOURCES:</b>				
<b>28. Paleontological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				

**Source(s):** Riverside County General Plan Figure OS-8, "Paleontological Sensitivity."

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not directly or indirectly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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destroy a unique paleontological resource, site, or unique geologic feature because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural or historic resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The applicant may enhance the existing commercial building with minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to paleontological resources. The project site supports the existing structures and is generally flat and the parking area is covered with a paving material composed of asphalt and/or concrete; no unique geological features are present onsite.

Pursuant to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-8, Paleontological Sensitivity, and the Riverside County Parcel Report for the project site (Assessor Parcel Numbers 247-091-059 and 247-091-062), the potential for paleontological resources to occur on-site is high. No unique geologic features occur on-site and the property is generally flat and covered with a paving surface. The project does not require any ground disturbance or physical construction activities that would have the potential to encounter or cause disturbance of known or unknown paleontological resources. Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**POPULATION AND HOUSING** Would the project:

<b>29. Housing</b>				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the environment through the displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere because no physical development would occur with the processing of the ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Therefore, future development proposed would be evaluated for any effects on existing housing, if present on a subject site. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not displace substantial numbers



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of existing people or housing, necessitating the construction of replacement housing elsewhere because no physical development would result. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The Project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to population and housing. The project site does not support any housing that would be displaced with project implementation. Therefore, the project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the environment or create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income because no physical development would occur with the processing of the ordinance amendment that would generate new area population. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not create a demand for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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additional housing, particularly housing affordable to households earning 80% or less of the County's median income, because no physical development would result that would generate new area population. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building, which would operate under similar preexisting conditions that would not cause a direct physical change in the environment, nor would it create a demand for additional housing. No physical construction activities are proposed as part of the project approval. Operation of the proposed retail use would require a limited number of employees and would not generate a substantial increase in area population. Therefore, the project would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to substantial unplanned population growth in the area, either directly or indirectly, as no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing land use and zoning issues which may influence resulting population growth. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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compliance. The proposed ordinance amendment would not involve changes in the existing environment indirectly inducing substantial unplanned population growth. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval, and the proposed cannabis use would not result in the construction of new housing that would have the potential to generate new population in the area. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment and would not have the potential to induce substantial unplanned population growth in an area, either directly or indirectly. With County discretionary approval, the project would be consistent with Riverside County General Plan land use and zoning. The construction of new homes or businesses is not proposed, nor is the extension of roads or other infrastructure proposed or required to provide access or to enable operation of the proposed cannabis retail store. Thus, the project would not induce substantial unplanned population growth in the area, either directly or indirectly. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

**30. Fire Services**

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

**Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for fire service. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire service. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by the Riverside County Fire Department. The nearest fire station is Riverside County Fire Station No. 19 located at 469 Center Street, approximately 1 mile to the east. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment that would result in substantial new demand for fire service or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store) and would therefore not alter acceptable service ratios or response times. Additionally, the Riverside County Fire Department would review the project application and determine appropriate conditions of approval that may be required (if any) for project implementation. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**31. Sheriff Services**

**Source(s):** Riverside County General Plan, Riverside Sheriff website:  
<http://www.riversidesheriff.org/department/>

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for sheriff services. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for sheriff services. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by the Riverside County Sheriff Department. The nearest sheriff's station is Riverside County Sheriff Station located at 4095 Lemon Street, approximately 3.4 miles to the southwest. The Riverside County Sheriff's Department has a staff of over 3,600 and provides various services including, but not limited to, first responders, police services, search and rescue, emergency response jail systems, as well as other services to the project area. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial new demand for law enforcement service or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not alter acceptable service ratios or response times. The project would be



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subject to a Development Agreement that would include, but not be limited to, provisions that would have the retailer post no loitering signs and no smoking on premises. Additionally, the Riverside County Sheriff's Department will have the opportunity to review the project application and determine appropriate conditions of approval that may be required (if any) for project implementation. Therefore, a less than significant impact to sheriff services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>32. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** School District correspondence, GIS database

Findings of Fact:

**Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by area schools. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial new demand for school facilities or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not create a significant need for school facilities. Therefore, a less than significant impact to school services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Libraries**

Source(s): Riverside County General Plan

Findings of Fact:

**Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for libraries. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for libraries. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by area libraries. The proposed project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial new demand for library facilities or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not alter acceptable service ratios. Impacts to library services would be mitigated through income generated through property tax payments and various development impact fees. Therefore, a less than significant impact to library services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**34. Health Services**

**Source(s):** Riverside County General Plan

Findings of Fact:

**Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for health services. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to recreational parks provisions. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for health services. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by several hospitals. The proposed project would effectively be a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial demand for medical facilities or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore is not anticipated to impact health care services; Therefore, a less than significant impact to health services would occur with project implementation.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>RECREATION</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Parks and Recreation</b>				
a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not require the inclusion of recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, or increase use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with relevant federal, State and County of Riverside policies and regulations governing recreational uses. This would include compliance with Riverside County Ordinance No. 460 with regards to the payment of park fees. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not involve the construction or expansion of recreational facilities or demand or use of such recreational facilities that would result in substantial physical deterioration of the facility. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area. Several parks are located in the vicinity including Highgrove Community Park and Veterans Freedom Park. The proposed project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial demand for new recreational parks or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not impact park or recreational facilities. Therefore, a less than significant impact to parks and recreation facilities would occur with project implementation.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**c) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment may affect lands located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees); however, the ordinance amendment itself would not result in a direct physical change in the environment relative to such conditions. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing CSAs or lands within a Community Parks and Recreation Plan. This would include compliance/consistency with County of Riverside Ordinance No. 460 with regards to payment of park fees, as applicable. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause an impact relative to lands located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve environmental impacts to parks or recreation facilities. The project site is not located within a recreation and park district. The project is within CSA 126, Highgrove Area and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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152. The project would be required to pay special taxes for CSA services. Payment of taxes for CSA services would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**36. Recreational Trails**

a. Include the construction or expansion of a trail system?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan, Figure C-7, "Trails and Bikeway System." Highgrove Area Plan, Figure 7, "Trails and Bikeway System."

Findings of Fact:

a) **No Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not include the construction or expansion of a trail system because no physical development would occur with the processing an ordinance amendment. No impact would occur.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies or requirements pertaining to the construction of new trails or improvement of existing trails as part of the County's planned trail system. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not include the construction or expansion of a trail system because no physical development would result. No impact would occur.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to recreational trails.

According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, a regional trail (urban/suburban) is located within the vicinity of the project site. Figure 7, Trails and Bikeway System, of the Highgrove Area Plan identifies a regional trail (urban/suburban) running east-west along Center Street within the project vicinity. However, as the project would not result in physical development, the project does not propose the construction of trails of any kind, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Project Application Materials

**Findings of Fact:**

**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not conflict with a program, plan, ordinance, or policy addressing the circulation system, nor conflict with an applicable congestion management program, because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies or requirements with regard to whether conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, or whether conflict with an applicable congestion management program would occur. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not conflict with a program, plan, ordinance, or policy addressing the circulation system, nor conflict with an applicable congestion management program, as no physical construction would result. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to changes in the existing local circulation system. Although operation of the proposed cannabis use would add a limited amount of new vehicle trips to the local circulation system and may slightly increase demand on local alternative means of transportation, such effects are anticipated to be limited due to the nature of the use. The project would not contribute a sufficient number of vehicle trips to require a traffic impact analysis pursuant to County of Riverside implementing guidelines. Therefore, the project is not anticipated to result in conflict with a program, plan, ordinance, or policy addressing the circulation system, nor conflict with an applicable congestion management program. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

**c-d) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not substantially increase circulation hazards due to a geometric design feature or incompatible use, or cause an effect upon, or a need for new or altered maintenance of roads, because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside roadway and access engineering design and maintenance requirements. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not substantially increase hazards due to a geometric design feature or incompatible use, or cause an effect upon, or a need for new or altered maintenance of roads, as no physical construction would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities or roadway/access improvements are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to changes in the existing local circulation system that would result in hazardous conditions.

Additionally, the project area currently supports a number of commercial retail land uses similar to that which is proposed. The project would allow for operation of the proposed retail cannabis use which would not require any improvements to the existing roadway system for access or to accommodate project traffic, nor require a change in the maintenance of local roadways. Therefore, the project is not expected to substantially increase hazards due to a geometric design feature or incompatible use, or cause an effect upon, or a need for new or altered



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintenance of roads, because no physical development is proposed and the project would be consistent with the General Plan land use designation. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**e) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not cause an effect upon circulation during construction, because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside circulation requirements to ensure that adequate access and public safety are maintained during construction activities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not cause an effect upon circulation during construction, as no physical construction would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities or roadway/access improvements are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change. However, minor improvements (paint, carpet, furnishings, etc.) may be undertaken, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would allow for operation of the proposed retail cannabis use which would not require any improvements to the existing roadway system for access or to accommodate project traffic. Therefore, the project is not expected to cause an effect upon circulation during the project's construction because no physical development is proposed. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

f) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not result in inadequate emergency access or access to nearby uses because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside circulation requirements to ensure that adequate emergency access and public safety are maintained during any construction activities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in inadequate emergency access or access to nearby uses, as no physical construction would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities or roadway/access improvements are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not cause a direct physical change. The project would allow for operation of the proposed retail cannabis use which would not require any improvements to the existing roadway system for emergency access or to accommodate project traffic. Therefore, the project is not expected to result in inadequate emergency access or access to nearby uses because no physical development is proposed. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

**Source(s):** Riverside County General Plan, Figure C-7, "Trails and Bikeway System." Highgrove Area Plan, Figure 7, "Trails and Bikeway System."

Findings of Fact:

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in the construction or expansion of a bike system or bike lanes because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing the construction or improvement of any regional or local bike lanes. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not include the construction or expansion of a bike system or bike lanes because no physical development would occur. Impacts in this regard would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, a regional trail (urban/suburban) is located within the vicinity of the project site. Figure 7, Trails and Bikeway System, of the Highgrove Area Plan identifies a regional trail (urban/suburban) running east-west along Center Street within the project vicinity. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not require the construction or expansion of a bike system or bike lanes. However, as the project would not result in physical development, the project does not propose the construction of trails of any kind, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?:

**39. Tribal Cultural Resources**

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

**Source(s):** County Archaeologist, AB 52 Tribal Consultation

**Findings of Fact:**

**a-b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not adversely affect a listed or eligible for listing in the California Register of Historical Resources or in a local register of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined significant pursuant to criteria per subdivision (c) of Public Resources Code Section 5024.1 because no physical development would occur with the processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural and tribal cultural resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not adversely affect a listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined significant pursuant to criteria per subdivision (c) of Public Resources Code Section 5024.1 because no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to tribal cultural resources as no ground disturbance or other physical development would occur. Further, the County has completed all required formal consultation with area tribes as appropriate in accordance with AB 52 requirements. Impacts on tribal cultural resources would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

**40. Water**

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Rancho California Water District

**Findings of Fact:**

**a) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision of water, wastewater and stormwater improvements and any associated environmental effects. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that water, wastewater, and stormwater facilities can be provided for similar development proposals and that resulting environmental effects are adequately addressed. Thus, the proposed ordinance amendment would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects because no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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physical change in the environment with regard to water, wastewater, or stormwater services. The commercial building is located within an urbanized area and is currently served by Rancho California Water District. Wastewater would also be treated via existing connection to the public wastewater treatment system. It is not anticipated that the continuation of commercial use at the site will substantially impact the use of the site as it relates to water usage, or the generation of waste, wastewater, or stormwater beyond the existing baseline conditions. As no physical improvements, ground disturbance, or grading are proposed, no changes in existing stormwater flows or treatment requirements would occur with project implementation. Existing stormwater/drainage facilities would continue to accommodate runoff from the site. Thus, the proposed project would not require or result in the construction of new wastewater treatment facilities, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not influence the availability or adequacy of water supplies to serve a project and reasonably foreseeable future development during normal, dry, and multiple dry years because no physical development that would demand water services would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision and adequacy of water services available to serve the use proposed. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate water services can be provided to the development proposed. Thus, the proposed ordinance amendment would not affect the adequacy of water supplies available to serve a project and reasonably foreseeable future development during normal, dry, and multiple dry years because no physical development would occur. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not substantially result in a direct physical change in the environment with regard to water provision or treatment services. The commercial building is located within an urbanized area and is currently served by Rancho California Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with RCWD as well as all other applicable agencies. A will serve letter will be required from the District to ensure that water service can be provided for the proposed use. Due to the nature of the proposed commercial retail cannabis use, it is not anticipated that the project would result in a substantial increase in water demand over existing conditions. Thus, it is anticipated that sufficient water supplies will available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Sewer</b>				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Rancho California Water District

**Findings of Fact:**

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision of wastewater services. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance.. All future development proposals would be evaluated by the County to ensure that adequate wastewater services can be provided to similar development proposals. Thus, the proposed ordinance amendment would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to wastewater provision services. The commercial building is located within an urbanized area and is currently served by the public water system. It is not anticipated that the continuation of commercial use at the site will substantially impact the use of the site as it relates to water usage, or the generation of waste, wastewater, or stormwater beyond the existing baseline conditions. Thus, the proposed project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in a determination by the wastewater treatment provider that serves the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision of wastewater services. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate wastewater services can be provided to similar development proposals. Thus, the proposed ordinance amendment would not result in a determination by the wastewater treatment provider that serves the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments because no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to wastewater provision services. The commercial building is located within an urbanized area and is currently served by the public water system. As a small-scale commercial retail use, the project is not anticipated to substantially increase demand for the provision of wastewater treatment services or adversely affect the ability for the provider to service existing customers. Thus, the proposed project would not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments because no physical development would occur. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Solid Waste</b>				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, CalRecycle

**Findings of Fact:**

a) **Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in the generation of solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the solid waste generation and disposal. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate wastewater services can be provided to similar development proposals. Thus, the proposed ordinance amendment would not result in the generation of solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals because no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to solid waste generation.

The proposed commercial retail use would not substantially alter existing or future solid waste generation patterns and disposal services. Waste from the project area is currently served by three landfills: Badlands Landfill, Lamb Canyon and El Sobrante Landfill. Badlands accepts up to 4,800 tons per day of solid waste and is anticipated to close in 2022. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 16,054 tons per day of in-county solid waste and is anticipated to close in 2051. Solid waste collection services for unincorporated Riverside County area is provided by CR&R Services, which provides sustainable waste and recycling services. CR&R also has an extensive network of processing facilities that would manage the project site waste stream and includes solid waste, recyclables, green waste, food waste, construction and demolition waste, electronic waste and a number of other materials. As discussed prior, the State has deemed cannabis waste – provided it has not been combined with any toxic or hazardous material – to be organic waste that can be disposed of and hauled just like any organic waste products. Thus, project implementation would not impair the attainment of solid waste reduction goals. The project would result in a less than significant impact to solid waste disposal needs.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

**b) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in non-compliance with any federal, State, or local management and reduction statutes and regulations related to solid waste including the County Integrated Waste Management Plan (CIWMP) because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside statutes and regulations pertaining to solid waste management and reduction including the CIWMP. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate solid waste is properly managed and disposed of in accordance with applicable regulations and goals. Thus, the proposed ordinance amendment would not result in non-compliance with any federal, State, or local management and reduction statutes and regulations related to solid waste including the CIWMP because no physical development would occur. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to solid waste generation.

The proposed commercial retail use would not substantially alter existing or future solid waste generation patterns or disposal services. The proposed project would be required to comply with all applicable laws and regulations governing solid waste. Because CR&R has many sustainability services to the proposed project, it is not anticipated that the project would impact Riverside County’s ability to continue to meet the required AB 939 waste diversion requirements. The project would comply with federal, State, and local management and reduction statutes and regulations related to solid wastes including the CIWMP. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

**a-f) Less Than Significant Impact**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not impact any public facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the regulation and provision of public facilities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not impact any public facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval.

The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that support the project site and surrounding area. The applicant shall make arrangements with each utility provider to ensure that the retail operation is connected to the appropriate utilities. Thus, the proposed project would not impact any public facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Wildfire Impacts</b>				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s)**: Highgrove Area Plan Figure S-9, “Wildfire Susceptibility” GIS database, Project Application Materials

Findings of Fact:

**a-e) Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing emergency response and evacuation and risks resulting from the potential for wildfire events (i.e., landslides; exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires; maintenance of associated infrastructure that may exacerbate risks, etc.). Future development would also be evaluated with relevance to the California Department of Forestry and Fire Protection (CAL FIRE) Severity Zone Maps relative to the potential for wildfire risk. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would interfere with emergency response and evacuation or risks resulting from the potential for wildfire events. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval.

According to Figure 9, Wildfire Susceptibility, of the Highgrove Area Plan, the project site is not located in an area designated as a State Responsibility Area, lands classified as a very high fire hazard severity zone, or other hazardous fire areas, per available CAL FIRE maps. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions. The site is located in an urbanized area of the County and is generally surrounded by similar commercial development. Additionally, the site is generally flat and is not adjacent to any steep slopes or large areas of undeveloped open space that would be susceptible to wildfire risk.

As the site is not located in or near a State Responsibility Area, lands classified as a very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, the risk of wildfire and associated potential adverse effects are considered to be low. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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animal, or eliminate important examples of the major periods of California history or prehistory?

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

**Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the development of the site. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment.

Due to the nature of the project, and as analyzed herein, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

**Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not have impacts which are individually limited, but cumulatively considerable, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have impacts which are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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individually limited, but cumulatively considerable, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment.

Implementation of the proposed project would not result in impacts which are individually limited, but cumulatively considerable, because no physical development would occur. The applicant may provide minor tenant improvements to the project that would be in compliance with existing regulation that would govern such improvements. The improvements would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements. Because of the relatively minimal improvements and small size of the project, cumulatively considerable impacts are not anticipated to occur. No mitigation measures are required or proposed. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

**Less Than Significant Impact**

**Ordinance Amendment - Change of Zone No. 2000013**

**Potential to Cause a Direct Physical Change in the Environment:**

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations relevant to the proposed development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

**Change of Zone No. 2000012, Development Agreement No. 2000002, and Conditional Use Permit No. 200010**

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment.

Implementation of the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, because no physical development would occur. No mitigation measures are required or proposed. Impacts would be less than significant.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review: N/A

Location: N/A





COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Agency Director

06/15/20, 2:09 pm

CUP200010

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP200010. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP200010) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Ordinance No. 348.4933 associated with Change of Zone No. 2000013 proposes to amend Ordinance No. 348 Section 19.519 A.2. for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide.

Conditional Use Permit No 200010 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind.

Change of Zone No. 2000012 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S).

Development Agreement No. 2000002. The associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area.

The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include,

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 2 AND - Project Description & Operational Limits (cont.)**

but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

#### **Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. County Wide Design Guidelines and Standards

#### **Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated June 8, 2020.

Exhibit B (Elevations), dated June 8, 2020.

Exhibit C (Floor Plans), dated June 8, 2020.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated June 8, 2020.

#### **Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Current California Building Code requirements
  - California State Cannabis laws and regulations
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances:
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WRTUMF)

### E Health

#### **E Health. 1                      ECP Comments**

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

### General

#### **General. 1                      General – Business Licensing**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office.

#### **General. 2                      General – Causes for Revocation**

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

#### **General. 3                      General – Ceased Operations**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this Conditional Use Permit and accompanying Development Agreement approval shall become null and void.

**ADVISORY NOTIFICATION DOCUMENT**

**General**

**General. 4**

**General – Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

**General. 5**

**General – Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.















**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 17**

**General - P. Signage**

Signage for a Commercial Cannabis Activity shall comply with the following: 1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance. 2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way. 3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children. 4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles. 5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center. 6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window. 7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited. 8. Signage shall not be directly illuminated, internally or externally. 9. No banners, flags, billboards, or other prohibited signs may be used at any time. Ord. 348 Article XIXh

**Planning. 18**

**General - Q. Records**

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.

2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis. Ord. 348 Article XIXh

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 19**

**General - R. Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources. Ord. 348 Article XIXh

**Planning. 20**

**General - S. Waste Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

**Planning. 21**

**General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance. Ord. 348 Article XIXh

**Planning. 22**

**General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area. Ord. 348 Article XIXh

**Planning. 23**

**General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner. Ord. 348 Article XIXh

**Planning. 24**

**General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall







**ADVISORY NOTIFICATION DOCUMENT**

**Planning-All**

**Planning-All. 6 Cannabis Retail Operations - 14**

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

**Planning-All. 7 Cannabis Retail Operations - 2**

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

**Planning-All. 8 Cannabis Retail Operations - 3**

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

**Planning-All. 9 Cannabis Retail Operations - 4**

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

**Planning-All. 10 Cannabis Retail Operations - 5**

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

**Planning-All. 11 Cannabis Retail Operations - 6**

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

**Planning-All. 12 Cannabis Retail Operations - 7**

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

**Planning-All. 13 Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

**ADVISORY NOTIFICATION DOCUMENT**

**Planning-All**

**Planning-All. 14 Cannabis Retail Operations - 9**

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

**Planning-All. 15 Retail Occupancy of Commercial Building**

The proposed Cannabis Retailer is entitled to occupy the retail suite (nearest Center Street existing of 2,106 sqft.) for the Cannabis Retail business. The adjacent suite or area (existing of 1,846 sqft.) cannot be occupied by any Cannabis Retail business or Cannabis Activities.

The Cannabis Retailer cannot access, expand, or use the adjacent area (existing of 1,846 sqft.) for Cannabis related activities, storage, or business uses associated with the Cannabis Retail without subsequent entitlement processing and approval.

The adjacent suite or area (existing of 1,846 sqft.) may only be used for those permitted Commercial uses allowed under the proposed zone of Scenic Highway Commercial (C-P-S), excluding Cannabis Retail.

**Transportation**

**Transportation. 1 Trans General Conditions**

**General Conditions**

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Plan: CUP200010

Parcel: 247091059

## 80. Prior To Building Permit Issuance

### E Health

**080 - E Health. 1**

**Gen - Custom**

**Not Satisfied**

Will-serves for water and sewer received 8/12/2019. The existing building on this property is serviced by a septic system. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer or a septic system. Other waste, including industrial waste, cannot be discharged to sewer or septic without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions. Prior to building permit issuance, either: 1. Provide current documentation from the appropriate sewer agency that this facility is connecting to sewer or 2. Provide a C-42 certification of the existing septic system, showing the location of all components and the system is functioning properly. Permit to repair or modify the existing system will not be issued due to the availability of sewer. Information about maximum expected daily customer volume, maximum number of employees per day, and customer access to restrooms should be provided at time of submission of C-42 certification.

### Fire

**080 - Fire. 1**

**Prior to permit**

**Not Satisfied**

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)  
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4) 3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

**080 - Fire. 2**

**Prior to permit**

**Not Satisfied**

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours and if open flame devices will be on site.

**080 - Fire. 3**

**Prior to permit**

**Not Satisfied**

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of

Plan: CUP200010

Parcel: 247091059

## 80. Prior To Building Permit Issuance

### Fire

**080 - Fire. 3 Prior to permit (cont.) Not Satisfied**

delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

**080 - Fire. 4 Prior to permit Not Satisfied**

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.) 2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

### Planning

**080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied**

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s)

**080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied**

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s)

### Transportation

**080 - Transportation. 1 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied**

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

**080 - Transportation. 2 LSP\* - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied**

Landscaping shall be improved for the following off-site/road right-of-way areas or easements adjacent to the public right-of-way areas: Iowa Ave. Irrigation cross-overs in the road shall be shown on road improvement plans.

### Waste Resources

**080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied**

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Plan: CUP200010

Parcel: 247091059

## 80. Prior To Building Permit Issuance

### Waste Resources

#### 080 - Waste Resources. 2 Gen - Waste Recycling Plan

**Not Satisfied**

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

## 90. Prior to Building Final Inspection

### E Health

#### 090 - E Health. 1 Gen - Custom

**Not Satisfied**

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer. Other waste, including industrial waste, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions.

#### 090 - E Health. 2 Gen - Custom

**Not Satisfied**

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at 951-358-5055 for any questions.

### Planning

#### 090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING

**Not Satisfied**

A minimum of One (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk.

#### 090 - Planning. 2 0090-Planning-USE - ROOF EQUIPMENT SHIELDING

**Not Satisfied**

Roof-mounted equipment shall be shielded from ground view as shown on APPROVED EXHIBIT B. Screening material shall be subject to Planning Department approval.

Plan: CUP200010

Parcel: 247091059

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 3                      0090-Planning-USE - TRASH ENCLOSURES                      Not Satisfied**

One (1) trash enclosure which is adequate to enclose a minimum of 2 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin. Any previous location of a trash enclosure shall be completely demolished.

**090 - Planning. 4                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied**

Wall locations shall be in conformance with APPROVED EXHIBIT A. Existing wrought-iron fencing enclosing the parking area shall be removed.

**090 - Planning. 5                      090 - Obtain State License                      Not Satisfied**

Prior to final of the building permit or certificate of occupancy, whichever occurs first; obtain the California State License for Commercial Cannabis Activity. The applicable California license issued is pursuant to California Business and Professions Code Sections 19300.7 or 26050(a), or equivalent and as may be amended from time to time.

Provide a copy of the State License for Commercial Cannabis Activity to the Riverside County Planning Department.

**090 - Planning. 6                      090 - Sheriff's Signage for No Loitering                      Not Satisfied**

Prior to final of the building permit or certificate of occupancy, whichever occurs first; acquire a "no loitering" signs from the Riverside County Sheriff's Department. Said signage provides additional authorization for the Riverside County Sheriff's Department to assist, as needed on site.

**090 - Planning. 7                      090-Planning-USE CERTIFICATE OF PARCEL MERGER                      Not Satisfied**

The permittee or successor of interest is restricted from isolating the Cannabis related uses in each building located on separate parcels 247-091-059 and 247-091-062. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit and finalize a Parcel Merger through the Riverside County Survey Division.

**090 - Planning. 8                      Use - Parking Paving Materials                      Not Satisfied**

A minimum of twenty (20) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.



Plan: CUP200010

Parcel: 247091059

## **90. Prior to Building Final Inspection**

### **Transportation**

**090 - Transportation. 1 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied**

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

### **Waste Resources**

**090 - Waste Resources. 1 090 Mandatory Commercial Recycling and Organics Not Satisfied**

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**090 - Waste Resources. 2 Gen - Custom Not Satisfied**

Form D – Mandatory Commercial Recycling and Organics Recycling Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org)

**090 - Waste Resources. 3 Gen - Recyclables Collection and Loading Area Inspection Not Satisfied**

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

**090 - Waste Resources. 4 Gen - Waste Reporting Form and Receipts Not Satisfied**

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 10, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space

Riv. Co. Trans. Dept. – Landscape Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Spiegel  
Planning Commissioner: Hake

City of Riverside Sphere of Influence

**CHANGE OF ZONE NO. 1900021, DEVELOPMENT AGREEMENT NO. 1900005, and CONDITIONAL USE PERMIT NO. 190009** - Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard - Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Palmer Street, South of Center Street, East of Iowa Avenue, and West of Pacific Avenue – 0.41 Net Acres - Zoning: Existing: Commercial Office (CO); Proposed: Scenic Highway Commercial (C-P-S) - **REQUEST:** Change of Zone No. 1900021 proposes to change the existing zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S). Development Agreement No. 190005 would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. Conditional Use Permit No. 190009 proposes to use an existing building as a storefront for a retail cannabis business and delivery service. The Project consists of two parcels with existing parking and retail shell building. Upgraded landscaping proposed and existing tubular steel fencing to be removed. – APN: 247-091-059, 062 – Related Cases: RFP-CAN190080, PP17464 – Code Case: CV1603784 – **BBID: 178-509-326**

### DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on August 1, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
**Assistant TLMA Director**

January 14, 2020

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP190009)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to [Dljones@Rivco.org](mailto:Dljones@Rivco.org) and CC: [vslopez@rivco.org](mailto:vslopez@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900036, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005**, - CEQ190069 - Applicant: Excel Riverside, Inc. Engineer/Representative: Infrastructure Engineers c/o Charles Minyard - Second Supervisorial District University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) **Location:** North of Palmer Street, South of Center Street, East of Iowa Avenue, and West of Pacific Avenue 0.41 Net Acres - Zoning: Existing: Commercial Office (CO); Proposed: Scenic Highway Commercial (C-P-S)

**REQUEST:** *Conditional Use Permit No. 190009* proposes to use an existing building as a storefront for a retail cannabis business and delivery service. The Project consists of two parcels with existing parking and retail shell building. Upgraded landscaping proposed and existing tubular steel fencing to be removed.

*Change of Zone No. 1900036* proposes to Ordinance No. 348 Section 19.519 for a Cannabis Retailer minimum standard regarding the location from other Cannabis Retailers from 1000 feet to 250 feet in distance.

*Change of Zone No. 1900021* proposes to change the existing zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S).

*Development Agreement No. 190005* would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. APN: 247-091-059, 062

Sincerely,

PLANNING DEPARTMENT

Dave Jones, Chief Engineering Geologist

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

## Wheeler, Timothy

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**From:** Lopez, Valentina  
**Sent:** Tuesday, January 14, 2020 12:17 PM  
**To:** Administration Gabrieleno Indians (admin@gabrielenoindians.org); CRITTHPO (CRITTHPO@crit-nsn.gov); Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); GTTribalcouncil@aol.com; Joseph Ontiveros (jontiveros@soboba-nsn.gov); Juan Ochoa; JValdez (JValdez@soboba-nsn.gov); Molly Earp-Escobar (mescoabar@pechanga-nsn.gov)  
**Cc:** Wheeler, Timothy; Jones, David  
**Subject:** AB52 Formal Notification CUP190009  
**Attachments:** AB52 Formal Notification .pdf

Good Afternoon,

Please find as an attachment, an AB52 notification for the above referenced project. Feel free to contact us with any questions.

Thank you-

Valentina Lopez OAHII  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-8632 office  
(951) 955-1811 fax  
[vslopez@rivco.org](mailto:vslopez@rivco.org)



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# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



February 13, 2020

Mr. John Hildebrand, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

**(VIA HAND DELIVERY)**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

**COMMISSIONERS**

Arthur Butler  
Riverside

File No.: ZAP1045RG20  
Related File No.: CZ1900036 (Ordinance No. 348.4896 Amendment)  
APN: Countywide

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Dear Mr. Hildebrand:

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its February 13, 2020, regular meeting, as ALUC Director, I have reviewed County of Riverside Case No. CZ1900036 (Zoning Ordinance Amendment [Amending Ordinance No. 348]), a proposal to amend Section 19.518A.2 to allow storefront cannabis retailers with approval of a Conditional Use Permit in the Commercial Office (C-O) zone and to amend Section 19.519A.2 to reduce the separation distance of cannabis retailers from 1,000 feet to 250 feet. (No change is proposed in required separation distances from other land uses.)

**STAFF**

**Director**  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

There are no development standard changes or changes to zoning land uses that would increase residential density or non-residential intensity within the proposed amendment. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)



## **AIRPORT LAND USE COMMISSION**

cc: Chandresh Ravaliya, Greentech Investments  
Simone Sandoval, Global Go, LLC/Highroad Consulting Group, LLC  
Richard Bostwick, Infrastructure Architects  
Lesa Slaughter, Slaughter Law Group  
Sigma Petroleum, dba Anthem Oil – Orange (fee-payer)  
ALUC Case File

Y:\AIRPORT CASE FILES\Regional\ZAP1045RG20\ZAP1045RG20.LTR.doc

**Exhibit A**  
**Redline Attachment to Change of Ordinance Application**

**Text Amendment to Ord. 348.4896; § 9, 19.518.A.2 and 19.519.A.2** (regulation of commercial cannabis retail activities, adopted by the County of Riverside on October 23, 2018) (Codified under Riverside County Code of Ordinances as Title 17 – Zoning, Chapter 17.302 Commercial Cannabis Activities; Sections 17.302.190 and Section 17.302.191) 19.518.A.2 and 19.519.A.2

**Applicant:** Excel Riverside, Inc.

**Related Cases:** CAN 190080; CUP190009; CZ1900021; DA1900005

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**SECTION 19.518. CANNABIS RETAILER.**

**A. APPLICABILITY.**

Notwithstanding any other provision of this ordinance, Cannabis Retailers are allowed as follows:

1. Cannabis Retailer – Non-Storefront

Non-storefront Cannabis Retailers within a permanent structure are allowed in the following zone classifications with an approved conditional use permit in accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H.

2. Cannabis Retailer – Storefront

Storefront Cannabis Retailers within a permanent structure are allowed in the following zones with an approved conditional use permit in accordance with Section 18.28 of this ordinance: C-1/C-P, C-O, C-P-S, I-P, M-SC, M-M and M-H.

3. Mobile Cannabis Retailers are prohibited in all zone classifications.

**SECTION 19.519. CANNABIS RETAILER MINIMUM STANDARDS.**

In addition to the approval requirements in Section 19.506 of this ordinance and development standards for the applicable zoning classification, Cannabis Retailers shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

**A. GENERAL LOCATION.**

1. Cannabis Retailers shall not be located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance. In no case shall the distance be less than allowed by State law.

**Exhibit A**  
**Redline Attachment to Change of Ordinance Application**

**Text Amendment to Ord. 348.4896; § 9, 19.518.A.2 and 19.519.A.2** (regulation of commercial cannabis retail activities, adopted by the County of Riverside on October 23, 2018) (Codified under Riverside County Code of Ordinances as Title 17 – Zoning, Chapter 17.302 Commercial Cannabis Activities; Sections 17.302.190 and Section 17.302.191) 19.518.A.2 and 19.519.A.2

**Applicant:** Excel Riverside, Inc.

**Related Cases:** CAN 190080; CUP190009; CZ1900021; DA1900005

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2. Cannabis Retailers shall not be located within ~~250~~<sup>290</sup>~~,000~~ feet of any other Cannabis Retailer.
3. Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility.
4. Cannabis Retailers shall not be located on a lot containing a residential dwelling unit.

**B. SETBACKS.**

1. All Cannabis Retailers shall comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 40 feet.
2. Setbacks may be modified with an approved setback adjustment in accordance with Section 18.33 of this ordinance. In no case, shall a setback be less than setbacks required by the State of California Bureau of Cannabis Control, California Building Code or Ordinance No. 457.

**C. OPERATIONS.**

1. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.
2. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.
3. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.
4. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's

**Exhibit A**  
**Redline Attachment to Change of Ordinance Application**

**Text Amendment to Ord. 348.4896; § 9, 19.518.A.2 and 19.519.A.2** (regulation of commercial cannabis retail activities, adopted by the County of Riverside on October 23, 2018) (Codified under Riverside County Code of Ordinances as Title 17 – Zoning, Chapter 17.302 Commercial Cannabis Activities; Sections 17.302.190 and Section 17.302.191) 19.518.A.2 and 19.519.A.2

**Applicant:** Excel Riverside, Inc.

**Related Cases:** CAN 190080; CUP190009; CZ1900021; DA1900005

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Recommendation or are at least 21 years of age.

5. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.
6. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.
7. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.
8. Restroom facilities shall be locked and under the control of the Cannabis Retailer.
9. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.
10. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.
11. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.
12. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.
13. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.
14. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

**D. MOBILE DELIVERIES.**

**Exhibit A**  
**Redline Attachment to Change of Ordinance Application**

**Text Amendment to Ord. 348.4896; § 9, 19.518.A.2 and 19.519.A.2** (regulation of commercial cannabis retail activities, adopted by the County of Riverside on October 23, 2018) (Codified under Riverside County Code of Ordinances as Title 17 – Zoning, Chapter 17.302 Commercial Cannabis Activities; Sections 17.302.190 and Section 17.302.191) 19.518.A.2 and 19.519.A.2

**Applicant:** Excel Riverside, Inc.

**Related Cases:** CAN 190080; CUP190009; CZ1900021; DA1900005

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Cannabis Retailers with an approved conditional use permit may provide deliveries of Cannabis Products consistent with State law.

**E. FINDINGS.**

In addition to the requirements for approval in Section 19.506 of this ordinance, no conditional use permit shall be approved or conditionally approved unless the following findings are made:

1. The Cannabis Retailer complies with all the requirements of the State and County for the selling of Cannabis.
2. The non-storefront Cannabis Retailer is not open to the public.
3. The Cannabis Retailer is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law.
4. The Cannabis Retailer includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State.
5. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid.



*Charissa Leach, P.E.*  
*Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** February 19, 2020

**TO:** Planning Commissioners

**FROM:** John Hildebrand, TLMA Administrative Services Manager (Planning)  
Tim Wheeler, Urban Regional Planner (Project Planner)

**RE:** Item 4.3 – Comments Received

Since completion of the Planning Commission's Staff Report and the Negative Declaration Initial Study for CZ1900036, CUP190009, CZ1900021, and DA1900005; the Planning Department has received the attached letters and email from the following:

- 1) A letter from the president of Residents Association of Greater Lake Mathews (RAGLM) Dr. John Minnella dated February 15, 2020 in opposition to the Ordinance Amendment 348.4922 (CZ190036).
- 2) Mr. Gary Worobec dated February 17, 2020 in opposition to the Ordinance Amendment 348.4922 (CZ190036).
- 3) A letter from the president of Rural Association of Mead Valley (RAMV) Debbie Walsh dated February 18, 2020 in opposition to the Ordinance Amendment 348.4922 (CZ190036).
- 4) Received a phone call from the City of Riverside, Jay Eastman Principle Planner, on February 18, 2020 stating that a letter would be forthcoming in opposition to the Ordinance Amendment 348.4922 (CZ190036).





## **RESIDENTS ASSOCIATION OF GREATER LAKE MATHEWS**

3410 La Sierra Ave., PMB F41, Riverside, CA 92503-5272. 714/543-9005. [www.facebook.com/RAGLM](http://www.facebook.com/RAGLM)

February 15, 2020

Eric Kroencke, Chairman  
Planning Commission  
COUNTY OF RIVERSIDE  
County Administration Center  
First Floor Board Chambers  
4080 Lemon Street  
Riverside, California 92501

**Re: RAGLM Objections to February 19, 2020 Agenda Items 4.2 and 4.3**

Honorable Commissioners:

The Board of Directors of the Residents Association of Greater Lake Mathews, Inc. ("RAGLM") has carefully reviewed and studied Agenda items 4.2 and 4.3 of the Planning Commission's Agenda for February 19, 2020, strongly opposes both items, and urges this body to reject approval of each in the best interests of the community.

RAGLM is a non-profit, public membership corporation whose stated purpose since our founding is "to keep the rural lifestyle, protect the open spaces, and to preserve the wildlife in our area known as Greater Lake Mathews." We have no economic or political interest in the subject Agenda items. Our interest is solely in living up to our aforesaid purpose and protecting the Greater Lake Mathews community (*i.e.*, the rural areas between the 15 and 215 freeways and between the southern border of Riverside City and State Highway 74).

Both of the subject Agenda items greatly and irretrievably threaten the existing rural and undeveloped character, peace and safety of the Greater Lake Mathews community, threats we have long battled.

1) **Item 4.2 Plot Plan No. 190006 (PPT 190006)** requests approval of "a proposal for the construction and operation of a total of 289.55 sq. ft warehouse/distribution/manufacturing development on 12.96 gross acres" "westerly of Harvill Avenue, northerly of Cajalco Road, southeasterly of Cajalco Expressway, and easterly of Seaton Avenue" in the north Perris Zoning and Mead Valley Area Plans. In short, this proposal seeks to construct and develop yet another over a quarter million square foot warehouse in that area immediately east of Greater Lake Mathews under the pretext of brings jobs, tax revenue and services to our community despite the repeatedly and loudly expressed, nearly unanimous opposition of the local community; the lack

Riverside County Planning Commission  
Page Two  
February 1, 2020

of any demonstrable need for such real development; and the severely negative impact on the local community.

RAGLM and members of our community have repeatedly cited the many negative results of these unnecessary mega warehouse projects such as dangerous, needless and exponentially increasing semitrailer truck and other vehicle traffic on Cajalco Road between the 15 and 215 freeways; increased air pollution; increase in needed but unavailable public services; and irreparable destruction of the natural landscape and wildlife habitat. The Commission repeatedly hears and accepts the promises of positive results of such development but we have seen none. What we do have evidence of is only negative results. No jobs (the short-term union construction workers usually presented by warehouse promoters as local employment have quickly moved on to other projects in places like Banning, Beaumont, French Camp and elsewhere). One need do no more than merely drive Cajalco Road and El Sobrante to witness and experience the negative results of this unwise and destructive development, negative results that will only continue to grow and negatively impact our community.

**2) 4.3. CHANGE OF ZONE NO. 1900036, CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 – Intent to Adopt a Negative Declaration – CEQ190069.** This Request is in the Highgrove area, outside Greater Lake Mathews. It proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and **reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet.** If approved, it would set a very disturbing and dangerous precedent that others would soon replicate.

Respectfully submitted,

**FOR THE EXECUTIVE BOARD OF  
THE RESIDENTS ASSOCIATION OF  
GREATER LAKE MATHEWS, INC.**



John L. Minnella  
President

JLM:bs

Cc: Project Planner: Tim Wheeler, [twheeler@rivco.org](mailto:twheeler@rivco.org).  
Project Planner: Russell Brady, [rbrady@rivco.org](mailto:rbrady@rivco.org).

## Wheeler, Timothy

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**From:** Gary Worobec <garytwmw@gmail.com>  
**Sent:** Monday, February 17, 2020 1:27 PM  
**To:** Sarabia, Elizabeth; Leach, Charissa  
**Cc:** Wheeler, Timothy; Brady, Russell; John Minnella; Donahue, Bill  
**Subject:** Planning Commission agenda item 4.3

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Ms, Sarabia,

Could you please forward this email to the Riverside County Planning Commissioners.

Please be advised that the principals and supporters of [www.takebackanza.org](http://www.takebackanza.org) are in opposition to any change in Ordinance 348 regarding minimum distances between cannabis retailers. Any change would make no sense for communities and would infringe on the quality of life that we all strive for in Riverside County. What is next? Do we then change the ordinance for a retailer to open a business within 250 feet of a school or public park. Our Planning Department did their due diligence and spent hundreds of man hours and hundreds of thousands of dollars in development of our Cannabis ordinance. Our supporters and many other citizens groups supported the Ordinance as it was written and approved by the BOS. Any changes would be a complete violation of the public trust

2) 4.3. CHANGE OF ZONE NO. 1900036, CONDTTIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 . Intent to Adopt a Negative Declaration . CEQ190069. It proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet.

Thank you for your consideration  
Gary Worobec  
[www.takebackanza.org](http://www.takebackanza.org)  
951-763-0518

February 18, 2020

RAMV  
PO Box 2244  
Perris, CA 92572

Riverside County Planning Commission  
4080 Lemon Street  
Riverside, CA 92501

**RE: Item 4.3 CUP Request to amend Ordinance No 348 Section 19.519 A.2. to reduce the distance from 1000 feet to 250 feet between Cannabis Retail Stores.**

Honorable Commissioners:

The Rural Association of Mead Valley (RAMV) strongly opposes the request to amend Ordinance No 348 Section 19.519 A.2. to reduce the distance from 1000 feet to 250 feet between Cannabis Retail Stores.

**CHANGE OF ZONE NO. 1900036, CONDTTIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 -Intent to Adopt a Negative Declaration - CEQ190069.**

The request for a CUP proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. The proposal states, "This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis retailers Countywide."

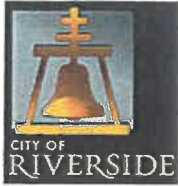
This is a proposed countywide change to the Cannabis Ordinance without proper notice to the public. This sets a dangerous precedent for not only this ordinance change, but also all other future ordinance changes.

Placing an ordinance change within a request for a CUP lacks transparency, as the public is not aware that a **countywide** ordinance change is about to take place. A change of this nature would quadruple the number of cannabis stores in any given block. I remember the outcry in Lakeland Village as thirteen cannabis stores sprouted up overnight along Grand Ave.

I urge the Planning Commission to deny this CUP and proposed change to Ordinance No. 348 Section 19.519.

Sincerely,

Debbie Walsh, President RAMV



Community Development  
Department  
Planning Division

*City of Arts & Innovation*

February 18, 2020

Tim Wheeler  
Project Planner  
County of Riverside Planning Department  
P.O. Box 1409  
Riverside, CA 92502

Subject: City of Riverside Opposition to Ordinance Amendment – CZ No. 1900036 and CUP No. 1900009; Retail Cannabis Business on Iowa Avenue at Center Street

Dear Tim Wheeler:

Thank you for the opportunity to comment on the proposed retail cannabis business located on two adjacent parcels, which are addressed at 314 Iowa Avenue (APN 247-091-062) and 1270 Center Street (APN 247-091-059). The business includes retail sales and cannabis delivery.

The proposal requires the approval of four planning applications, including a Conditional Use Permit, Development Agreement, and two Changes to Zoning. The Zoning Code amendments will: (1) reduce the existing 1,000-foot buffer requirement from other cannabis businesses to 250 feet; and (2) change zoning from C-O to C-P-S.

The City of Riverside Planning Division routed the Planning Commission hearing notice to other City departments for their review and comment. The following comments were received:

Parks, Recreation and Community Services Department

- The proposed cannabis retail businesses, and another cannabis retail business approved by the County last December (240 Iowa Avenue), are less than 4000 feet from City parkland, including Reid Park and the Ab Brown Sports Complex. Both facilities cater to youth programs.

The City's Parks, Recreation and Community Services Department is concerned with a concentration of cannabis retailers and delivery businesses near the City. The concern is with business patrons bringing cannabis products to youth oriented facilities, or having cannabis products delivered to park events.

### Police Department

- In July 2018 the City of Riverside adopted an Ordinance that prohibits retail cannabis businesses. Prior to adoption, the City conducted a year-long evaluation, which included workshops and public comments. The evaluation also included an exploratory trip to the City of Denver, where staff interviewed personnel from the State of Colorado, the County of Bolder, and the City of Denver. The City also interviewed cannabis business operators, the school district, and involved members of the public.

The City concluded that public safety concerns outweighed potential benefits. These public safety concerns include, but are not limited to:

1. Access to minors, especially marijuana edibles that are often packaged as candy or other food items.
  2. Increase in robberies due to the volume of cash on hand, since federal regulations prohibit proceeds from marijuana sales to be deposited in federally insured banks.
  3. Proper inventory control to prevent "back door sales".
  4. Proliferation of illegal dispensaries.
  5. Increase in crime in the adjacent areas surrounding dispensaries. One study looked at Denver, Colorado and Long Beach, California and found that both cities showed an increase in property crimes. The study showed mixed results regarding violent crime, with no increase in the City of Denver; however violent crime increased in the areas adjacent to marijuana dispensaries in the City of Long Beach. Study was conducted by Bridget Freisthler, a social work professor at The Ohio State University. The study can be found at: <https://news.osu.edu/news/2017/04/27/marijuana-crime/>
  6. A study conducted by the University of Pittsburgh, School of Public Health concluded that people who live in areas of California with a higher density of marijuana dispensaries experience a greater number of hospitalizations involving marijuana abuse and dependence. Results of the study can be found at: <http://www.upmc.com/media/NewsReleases/2015/Pages/mair-marijuana.aspx>
  7. Additional public resources are needed to monitor/enforce Conditional Use Permits for marijuana dispensaries.
- The proposed retail cannabis business is located less than 1,200 feet from the City of Riverside. The City's Police Department opposes the proposal since the benefits do not out-way the impacts to City residents. Additionally, the City anticipated an increase in calls for services from to cannabis associated activities; yet the City will not receive the "community benefits" attributed to the proposed Development Agreement.



The City of Riverside **opposes** the proposed project. While the City of Riverside respects the County's ability regulate businesses within its jurisdiction, the proposal to change the Zoning Code, which reduces setback between retailers to 250 feet, will create a concentration of cannabis businesses just outside the City boundary. The County's continued approval of cannabis retail and delivery businesses just outside the City-County line ensures that the City receives impacts without any of the "community benefits" attributed to County-Cannabis development agreements.

Should the County choose to amend the established Zoning Code to allow for a reduction in setbacks between cannabis retailers, the City request that the reduction not apply to areas within five (5) miles of the City boundary, so that the 1,000-foot setback remains in effect near the City.

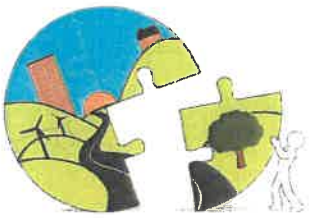
The City appreciates your consideration of the comments in this letter. Please feel free to contact me with questions at (951) 826-5264, or [jeastman@riversideca.gov](mailto:jeastman@riversideca.gov).

Sincerely,



Jay Eastman, AICP  
Principal Planner

cc: Rusty Bailey, Mayor  
Riverside City Council Members  
Al Zelinka, FAICP, CMSM, City Manager  
Rafael Guzman, Assistant City Manager  
David Welch, Community & Economic Development Director  
Larry Gonzalez, Police Department Chief  
Frank Assumma, Police Department Captain  
Adolfo Cruz, Parks, Recreation and Community Services Director  
Randy McDaniel, Parks, Recreation and Community Services Deputy Director  
Mary Kopaskie-Brown, City Planner  
Kristi Smith, Chief Assistant City Attorney



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Memorandum

**DATE:** May 19, 2020

**TO:** County of Riverside - Board of Supervisors

**FROM:** John Hildebrand, TLMA Deputy Director of Planning  
Tim Wheeler, Urban Regional Planner (Project Planner)

**RE:** Item 21.1 – Comments Received

Since the approval of the proposed project (CZ1900036, CUP190009, CZ1900021, and DA1900005) at Planning Commission on February 19, 2020; Planning Department Staff has inserted a condition of approval for physical security onsite 24 hours, 7 days a week and has received the attached letters or emails from the following the public or applicant:

- 1) **Planning. 15 – General N. Security Part 2: 13.** *Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel. Physical security will be onsite 24 hours, 7 days a week.*
- 2) Received an email on March 9, 2020 from the applicant/representative of 25 letters in support of the Project and Ordinance Amendment. Letters are from: *Eduardo Serrato, Elvia Aleman, Luis Enrique Flores, Maggie Flores, Michelle Rascon, Brittany Morrison, Donny Adame, Ernesto Ruedon, Alberto Montiel, Casandre Rivera, Francisco Delacruz, Bliss Saber, Jalrso Jimenez, Jorge De Jesus, M. Ayala, Chris Jeffcoat, Yadira Lopez, Edwin Salcedo, M. Macintosh, Francisco Garcia, Rogelio Ortega, Gabriel Naranjo, Brett Perony, Candice Arroyo, and Erica Torres.*
- 3) Email forwarded from the Clerk of the Board from a John Minnella for a Gary Worobec dated March 16, 2020 in opposition to the Ordinance Amendment 348.4922 (CZ190036).
- 4) Email from Staff informing Debbie Walsh of the continued Project and Ordinance Amendment to May 19, 2020 Board hearing. Email dated May 12, 2020 from Staff.
- 5) Email from Staff informing John Minnella of the continued Project and Ordinance Amendment to May 19, 2020 Board hearing. Email dated May 12, 2020 from Staff.
- 6) Email from Staff informing Mr. Barnett of the continued Project and Ordinance Amendment to May 19, 2020 Board hearing. Email dated May 12, 2020 from Staff.
- 7) Email from Staff informing Gary Worobec of the continued Project and Ordinance Amendment to May 19, 2020 Board hearing. Email dated May 12, 2020 from Staff with reply received.
- 8) Email from Project Applicant to the Greater Lake Matthews Residents Association regarding the Project and Ordinance Amendment for May 19, 2020. Email dated May 14, 2020 by applicant.
- 9) Email from Project Applicant to the Rural Association of Mead Valley regarding the Project and Ordinance Amendment for May 19, 2020. Email dated May 14, 2020 by applicant.
- 10) Email from Project Applicant to the Mr. Gary Worobec regarding the Project and Ordinance Amendment for May 19, 2020. Email dated May 14, 2020 by applicant.

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 15**

**General - N. Security - Part 2 (cont.)**

Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

- a. Significant discrepancies identified during inventory.
- b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
- c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
- d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel. Physical security will be onsite 24 hours, 7 days a week.

14. Cannabis or Cannabis Products shall not be stored outside at any time. Ord. 348 Article XIXh

**Planning. 16**

**General - O. Permit and License Posting**

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis. Ord. 348 Article XIXh

**Planning. 17**

**General - P. Signage**

Signage for a Commercial Cannabis Activity shall comply with the following: 1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance. 2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way. 3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children. 4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles. 5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.

## Wheeler, Timothy

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**From:** Ivy Bader <[ibader@globalgo.consulting](mailto:ibader@globalgo.consulting)>  
**Sent:** Monday, March 9, 2020 11:40 AM  
**To:** Wheeler, Timothy; Hildebrand, John  
**Cc:** Simone Sandoval; Ryan Fingerhut; Lesa Slaughter; Chandresh Ravaliya  
**Subject:** Letters of Support  
**Attachments:** 20200309ChandSignedNeighborhoodLetters.pdf

Hello Tim and John,

Hope you're well. I have attached 25 signed letters of support. Please include this in your report package for the Board of Supervisors. I look forward to seeing you at the meeting next week.

Sincerely,

**Ivy Bader, MLS**  
Legal Analyst,  
Global Go, LLC  
14201 Palm Drive, Ste 105, Desert Hot Springs, CA, 92240, USA  
Direct: +1 (760) 904-4972  
[ibader@globalgo.consulting](mailto:ibader@globalgo.consulting) | [globalgo.consulting](http://globalgo.consulting)



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Name: *Eduardo Serrato*

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC (Excel) and ask each Supervisor to vote in favor of Excel's Conditional Use Permit, ordinance amendment, and zone change. As a potential neighbor and business owner in our community, Mr. Chandresh Ravaliya gave me the opportunity to voice my concerns about his proposed cannabis facility in our neighborhood.

My biggest concern was safety. Mr. Ravaliya explained the security measures he plans to utilize, which made me feel much more confident that Excel's opening will not lead to more crime in the area. I was told the following would be required by Excel's Development Agreement and local and State law:

- A security guard will be on duty at all times, 24/7, and Mr. Ravaliya asked that I call him or the security guard if I witness cannabis use or loitering in the neighborhood.
- Security cameras will be installed on the inside and outside of the building and will record 24/7, which helps to detect and deter crime since criminals don't want to be recorded looking for victims.
- Motion lights will cover the entrance and parking lot. This way, if someone enters through parking lot at night after hours, he or she will be clearly visible from the street. Good lighting also helps to deter crime.

I'm also thrilled that Mr. Ravaliya plans to start a crime reporting hotline and community neighborhood watch to ensure Highgrove is a safe neighborhood.

I am impressed that Mr. Ravaliya took the time to reach out to me. He gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7.

Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely, *Eduardo Serrato*

Address: *1181 Fountain st Riverside CA 92507*

Name: Elvia Aleman

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely, Elvia Aleman

Address: 1202 Fountain St Apt B  
Riverside CA 92507



Name:

Luis Enrique Flores

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,



Address:

1162 Fountain St Riverside CA 92507

Name: Maggie Flores  
Highgrove Neighborhood  
Riverside, CA 92507

Dear Riverside County Board of Supervisors:

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Sincerely,

Address: 403 Pacific Ave, Riverside, CA 92507

Name: Michelle Rascon

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

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Sincerely,



Address:

409 Pacific Ave, Riverside, CA 92507

Name: *Brittany Morrison*  
Highgrove Neighborhood  
Riverside, CA 92507

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Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,

*Brittany Morrison*

Address:

*411 Pacific Ave. Riverside, CA 92507*

Name:

Donny Adams

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

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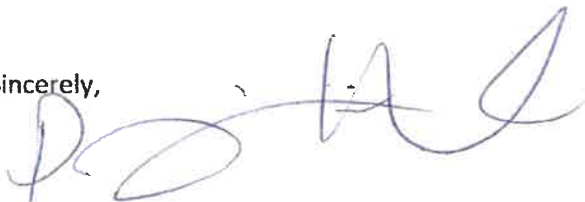
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Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,



Address:

419 Pacific Ave, Riverside, CA 92507

Name: Ernesto Rueda

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC (Excel) and ask each Supervisor to vote in favor of Excel's Conditional Use Permit, ordinance amendment, and zone change. As a potential neighbor and business owner in our community, Mr. Chandresh Ravaliya gave me the opportunity to voice my concerns about his proposed cannabis facility in our neighborhood.

My biggest concern was safety. Mr. Ravaliya explained the security measures he plans to utilize, which made me feel much more confident that Excel's opening will not lead to more crime in the area. I was told the following would be required by Excel's Development Agreement and local and State law:

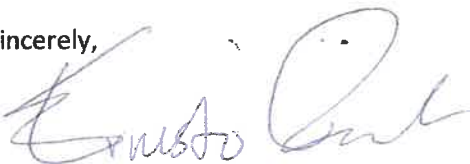
- A security guard will be on duty at all times, 24/7, and Mr. Ravaliya asked that I call him or the security guard if I witness cannabis use or loitering in the neighborhood.
- Security cameras will be installed on the inside and outside of the building and will record 24/7, which helps to detect and deter crime since criminals don't want to be recorded looking for victims.
- Motion lights will cover the entrance and parking lot. This way, if someone enters through parking lot at night after hours, he or she will be clearly visible from the street. Good lighting also helps to deter crime.

I'm also thrilled that Mr. Ravaliya plans to start a crime reporting hotline and community neighborhood watch to ensure Highgrove is a safe neighborhood.

I am impressed that Mr. Ravaliya took the time to reach out to me. He gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7.

Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,



Address:

435 Pacific Ave, Riverside, CA 92507



Name:

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

My biggest concern was if there was no distance between pot shops, Highgrove would be full of them and create crime, odor, trash and graffiti, which is what the illegal pot dealers have brought to Highgrove. Mr. Ravaliya explained that even if there was no distance between pot shops, the County is only allowing 19. As long as these cannabis retailers are away from schools and the number of shops is limited, I support what Mr. Ravaliya is asking the County to change. I think he is a responsible business owner who has already shown he is a good neighbor by cleaning up the building he purchased, which had a parking lot being used for metal storage.

I believe Excel Riverside will be a good neighbor. He explained the following:

- The hours of operation are reasonable. Traffic and noise due to business activities shall occur will happen between the hours of 8:00 a.m. and 10:00 p.m.
- No cannabis can be used on site, and a trained security guard will keep people from publicly using near the store.
- All goods are delivered to the facility in pre-packed form, which reduces odors.
- Mr. Ravaliya plans for professional installation of HVAC system with carbon filters before venting air outside to reduce any possibilities of odors being detected throughout the neighborhood.
- The parking lot will be repaved to cure the site of cracked and crumbling pavement.
- Trash will be stored in a locked area.
- Security and staff will make sure the property is clean at all times.
- Mr. Ravaliya has already ensured the cleanup of materials that used to be on the property.
- He will paint the building and put in new landscaping.

Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

*Alberto Montiel*  
*me*

Address:

*334 Iowa Av.*  
*Riverside CA. 92507*

Name: *Cassandra Rivera*

Highgrove Neighborhood

Riverside, CA 92507

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I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,



Address: *1232 Center St*

Name: Francisco DeLacruz

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I live in the Highgrove area and write in support for Excel Riverside, LLC's request to reduce the distance between cannabis stores. Excel's owner, Chandresh Ravaliya reached out to me personally, along with other Highgrove residents explaining the change of distance, zone change and asking for our feedback and giving me the opportunity to raise any questions about those requests as well as how his dispensary would operate.

Mr. Ravaliya explained that reducing the distance between dispensaries would not increase the number of licenses above the 19 that the County is allowing, which was my main concern. He also brought to my attention the extra security measures dispensaries are required to have, which I believe will have a positive impact on neighborhood safety. Further, I was informed a security guard will provide 24/7 security and Mr. Ravaliya asked that I reach out to management and the security guard if I see any loitering in the neighborhood.

Security cameras will be installed on the inside and outside of the building and will record 24/7, which helps to detect and deter crime. Motion lights will cover the entrance and parking lot. This way, if someone enters the parking lot at night after hours, he or she will be clearly visible from the street.

What impressed me was that not only did Mr. Ravaliya take the time to reach out to me, he also gave me his personal contact information, including his email and direct line, so that I can reach him with any issues or concerns 24/7. The building where Excel would be located has been a neighborhood eyesore until Mr. Ravaliya purchased the building and cleaned up the parking lot where the tenants had been storing shelving. This makes me believe Mr. Ravaliya will be a responsible business owner, generating taxes and jobs the County needs.

Thank you and I ask each Supervisor to vote in favor of Excel's change of ordinance and zone change.

Sincerely,



Address: 421 Transit Ave, Riverside, CA 92507

Name: BLISS SABER  
Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

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Thank you and I ask each Supervisor to vote in favor of Excel's change of ordinance and zone change.

Sincerely,



Address:

1243 Villa St, Riverside, CA 92507

Nombre de impresión: L.C. Jalisco Jimenez  
Highgrove Vecindario  
Riverside, CA 92507

Estimada Junta de Supervisores del Condado de Riverside:

Vivo en el área de Highgrove y escribo en apoyo de la solicitud de Excel Riverside, LLC para reducir la distancia entre las tiendas de marihuana. El propietario de Excel, Chandresh Ravaliya se puso en contacto conmigo personalmente, junto con otros residentes de Highgrove explicando el cambio de distancia, cambio de zona y pidiendo nuestros comentarios y dándome la oportunidad de plantear cualquier pregunta sobre esas solicitudes, así como cómo funcionaría su dispensario.

El Sr. Ravaliya explicó que reducir la distancia entre dispensarios no aumentaría el número de licencias de los 19 que el Condado está permitiendo, que era mi preocupación principal. También trajo a mi atención las medidas de seguridad adicionales que los dispensarios deben tener, lo que creo que tendrá un impacto positivo en la seguridad de los vecindarios. Además, me informaron que un guardia de seguridad estará en la propiedad las 24/7 y el Sr. Ravaliya me pidió que me comunique con la gerencia y el guardia de seguridad del dispensario si veo algún merodeando en el vecindario.

Las cámaras de seguridad se instalarán en el interior y exterior del edificio y grabarán 24/7, lo que ayuda a detectar y disuadir la delincuencia. Las luces de movimiento cubrirán la entrada y el estacionamiento. De esta manera, si alguien entra el estacionamiento en la noche después de horas, él o ella será claramente visible desde la calle.

Lo que me impresionó fue que no sólo el Sr. Ravaliya se tomó el tiempo para llegar a mí, también me dio su información de contacto personal, incluyendo su correo electrónico y línea directa, para que pueda llegar a él con cualquier problema o preocupación 24/7. El edificio donde se ubicaría Excel ha sido un vecindario monstruoso hasta que el Sr. Ravaliya compró el edificio. El Sr. Ravaliya limpió la propiedad y el estacionamiento donde los inquilinos previos habían estado almacenando estanterías de metal. El Sr. Ravaliya será un empresario responsable, generando impuestos y empleos que el Condado necesita.

Gracias y le pido a cada Superviso que vote a favor del cambio de ordenanza y cambio de zona de Excel.

Sinceramente,



Dirección:

1245 Villa St, Riverside, CA 92507

Nombre de impresión:

Highgrove Vecindario

Riverside, CA 92507

Estimada Junta de Supervisores del Condado de Riverside:

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Sinceramente,

JORGE DE JESUS CARDENAS HOLMEDO

Dirección:

342 IOWA HAVENUE HIGHGROVE CALIFORNIA



Nombre de impresión:

M. Z. H. A. 2015  
Highgrove Vecindario

Riverside, CA 92507

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Gracias y le pido a cada Superviso que vote a favor del cambio de ordenanza y cambio de zona de Excel.

Sinceramente,



Dirección:

1170 Villa St, #C, Riverside, CA 92507

Name: *Chris Joffe*

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

My biggest concern was if there was no distance between pot shops, Highgrove would be full of them and create crime, odor, trash and graffiti, which is what the illegal pot dealers have brought to Highgrove. Mr. Ravaliya explained that even if there was no distance between pot shops, the County is only allowing 19. As long as these cannabis retailers are away from schools and the number of shops is limited, I support what Mr. Ravaliya is asking the County to change. I think he is a responsible business owner who has already shown he is a good neighbor by cleaning up the building he purchased, which had a parking lot being used for metal storage.

I believe Excel Riverside will be a good neighbor. He explained the following:

- The hours of operation are reasonable. Traffic and noise due to business activities shall occur will happen between the hours of 8:00 a.m. and 10:00 p.m.
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- The parking lot will be repaved to cure the site of cracked and crumbling pavement.
- Trash will be stored in a locked area.
- Security and staff will make sure the property is clean at all times.
- Mr. Ravaliya has already ensured the cleanup of materials that used to be on the property.
- He will paint the building and put in new landscaping.

Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,



Address:

*1222 Center St, Riverside, CA 92507*

Name:

Yadira Lopez

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

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Sincerely,

Yadira Lopez

Address: 429 Pacific Ave, Riverside, CA 92507

Name: Edwin Salcedo

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

Edwin Salcedo  
Address: 1161 Villa St, Riverside, CA 92507

Name: *Nyles McIntosh*

Highgrove Neighborhood

Riverside, CA 92507

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Sincerely,

*Nyles McIntosh*

389 Highgrove Ave, Riverside, CA 92507  
#C

Address:

Name: *Francisco Garcia*

Highgrove Neighborhood

Riverside, CA 92507

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Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,

*Francisco Garcia*

Address: *1180 Villa St apt B  
Riverside Ca 92507*



Name: *Rogelio Ortega*  
Highgrove Neighborhood

Riverside, CA 92507

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I believe Excel Riverside will be a good neighbor. He explained the following:

- The hours of operation are reasonable. Traffic and noise due to business activities shall occur will happen between the hours of 8:00 a.m. and 10:00 p.m.
- No cannabis can be used on site, and a trained security guard will keep people from publicly using near the store.
- All goods are delivered to the facility in pre-packed form, which reduces odors.
- Mr. Ravaliya plans for professional installation of HVAC system with carbon filters before venting air outside to reduce any possibilities of odors being detected throughout the neighborhood.
- The parking lot will be repaved to cure the site of cracked and crumbling pavement.
- Trash will be stored in a locked area.
- Security and staff will make sure the property is clean at all times.
- Mr. Ravaliya has already ensured the cleanup of materials that used to be on the property.
- He will paint the building and put in new landscaping.

Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely, *[Signature]*

1190 Villa St, #2, Riverside, CA 92507

Address:

Name:

Highgrove Neighborhood

Riverside, CA 92507

Gabriel Naranjo

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

My biggest concern was if there was no distance between pot shops, Highgrove would be full of them and create crime, odor, trash and graffiti, which is what the illegal pot dealers have brought to Highgrove. Mr. Ravaliya explained that even if there was no distance between pot shops, the County is only allowing 19. As long as these cannabis retailers are away from schools and the number of shops is limited, I support what Mr. Ravaliya is asking the County to change. I think he is a responsible business owner who has already shown he is a good neighbor by cleaning up the building he purchased, which had a parking lot being used for metal storage.

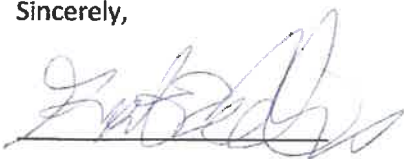
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- Trash will be stored in a locked area.
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- Mr. Ravaliya has already ensured the cleanup of materials that used to be on the property.
- He will paint the building and put in new landscaping.

Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,



Address: 1190 Vista St, Riverside CA 92507

Name: Brett Persony 951 321 0436

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC(Excel) and ask each Supervisor to vote in favor of Excel's proposal for a change of ordinance and property zone change. As a potential neighbor and business owner in our community, Mr. Ravaliya took the time to reach out to me personally to talk with him about any concerns about having dispensaries in the neighborhood, and what reducing the distance between dispensaries could do to the neighborhood.

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Mr. Ravaliya also gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7. Should any unexpected issues arise, I am confident that I will be able to address them directly with Mr. Ravaliya.

Please consider my support for Excel Riverside, LLC when you vote.

Sincerely,



Address: 1190 Villa St Apt. 5

Name: CANDICE Arroyo  
Highgrove Neighborhood  
Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC (Excel) and ask each Supervisor to vote in favor of Excel's Conditional Use Permit, ordinance amendment, and zone change. As a potential neighbor and business owner in our community, Mr. Chandresh Ravaliya gave me the opportunity to voice my concerns about his proposed cannabis facility in our neighborhood.

My biggest concern was safety. Mr. Ravaliya explained the security measures he plans to utilize, which made me feel much more confident that Excel's opening will not lead to more crime in the area. I was told the following would be required by Excel's Development Agreement and local and State law:

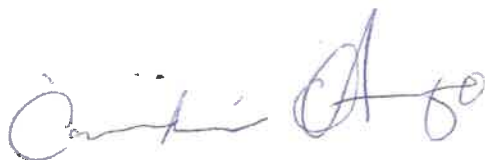
- A security guard will be on duty at all times, 24/7, and Mr. Ravaliya asked that I call him or the security guard if I witness cannabis use or loitering in the neighborhood.
- Security cameras will be installed on the inside and outside of the building and will record 24/7, which helps to detect and deter crime since criminals don't want to be recorded looking for victims.
- Motion lights will cover the entrance and parking lot. This way, if someone enters through parking lot at night after hours, he or she will be clearly visible from the street. Good lighting also helps to deter crime.

I'm also thrilled that Mr. Ravaliya plans to start a crime reporting hotline and community neighborhood watch to ensure Highgrove is a safe neighborhood.

I am impressed that Mr. Ravaliya took the time to reach out to me. He gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7.

Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,



Address:

339 Pacific Ave, Riverside, CA 92507

Name: Erica Torres

Highgrove Neighborhood

Riverside, CA 92507

Dear Riverside County Board of Supervisors:

I write to you today to express my support for Excel Riverside, LLC (Excel) and ask each Supervisor to vote in favor of Excel's Conditional Use Permit, ordinance amendment, and zone change. As a potential neighbor and business owner in our community, Mr. Chandresh Ravaliya gave me the opportunity to voice my concerns about his proposed cannabis facility in our neighborhood.

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I am impressed that Mr. Ravaliya took the time to reach out to me. He gave me his personal contact information, including email and direct line, so that I can reach him with any issues or concerns 24/7.

Thank you and I ask each Supervisor to vote in favor of Excel's conditional use permit, ordinance amendment, and zone change.

Sincerely,



Address:

347 Pacific Ave

Riverside CA 92507

## Wheeler, Timothy

---

**From:** Maxwell, Sue  
**Sent:** Tuesday, March 17, 2020 11:32 AM  
**To:** Rector, Kimberly; Harper, Kecia; Barton, Karen; Lewis, Tammymae  
**Cc:** Hildebrand, John; Wheeler, Timothy; COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District  
**Subject:** March 17, 2020 Item No 21.1 Public Comment - Highgrove COZ 1900021 and Cannabis Retailer (Continued to May 19, 2020) - Dr. John Minnella-Romano

The email below received via COB has been printed and placed with Agenda Back-up for March 17, 2020 Board Meeting Item No 21.1 (continued to May 19, 2020); MinuteTraQ No 12035.

Thank you kindly,

*Sue Maxwell*  
Board Assistant  
Riverside County Clerk of the Board of Supervisors  
(951) 955-1069 Fax (951) 955-1071  
[cob@rivco.org](mailto:cob@rivco.org)  
website: <http://rivcocob.org/>  
<https://www.facebook.com/RivCoCOB/>



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**From:** Rector, Kimberly <KRECTOR@RIVCO.ORG>  
**Sent:** Monday, March 16, 2020 7:50 AM  
**To:** Harper, Kecia <KHarper@rivco.org>; Barton, Karen <KLBARTON@RIVCO.ORG>; Maxwell, Sue <smaxwell@RIVCO.ORG>; Lewis, Tammymae <TMLewis@RIVCO.ORG>  
**Subject:** FW: Tuesday morning BOS meeting

FYI~

*Kimberly Rector*

Assistant Clerk of the Board  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
Phone: (951) 955-1098  
Fax: (951) 955-1071  
Mail Stop #1010  
[krector@rivco.org](mailto:krector@rivco.org)  
Website: <http://rivcocob.org/>  
<https://www.facebook.com/RivCoCOB/>



"We are what we repeatedly do. Excellence, therefore, is not an act but a habit." – Aristotle



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**From:** Dr. John L. MINNELLA-Romano <[drjminnella@yahoo.com](mailto:drjminnella@yahoo.com)>

**Sent:** Monday, March 16, 2020 6:45 AM

**To:** Rector, Kimberly <[KRECTOR@RIVCO.ORG](mailto:KRECTOR@RIVCO.ORG)>

**Cc:** Leach, Charissa <[cleach@rivco.org](mailto:cleach@rivco.org)>; Jeffries, Kevin <[KJeffries@RIVCO.ORG](mailto:KJeffries@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Ketcham, Thomas <[TKetcham@RIVCO.ORG](mailto:TKetcham@RIVCO.ORG)>; Worobec, Gary <[gtw5@earthlink.net](mailto:gtw5@earthlink.net)>; Gary Worobec <[garytwmw@gmail.com](mailto:garytwmw@gmail.com)>; Donahue, Bill <[sagetownhall@gmail.com](mailto:sagetownhall@gmail.com)>; Bill Donahue <[donahueelectric@sbcglobal.net](mailto:donahueelectric@sbcglobal.net)>; Adel Salem <[deputydude552@gmail.com](mailto:deputydude552@gmail.com)>; Debbie Salem <[debbiesalem71@gmail.com](mailto:debbiesalem71@gmail.com)>; Sandy Rytch <[rknrrnch@aol.com](mailto:rknrrnch@aol.com)>; ElaineEW <[ElaineEW@aol.com](mailto:ElaineEW@aol.com)>; Jake Somers <[jakes222@verizon.net](mailto:jakes222@verizon.net)>

**Subject:** Fw: Tuesday morning BOS meeting

Dear Kimberly:

The Residents Association of Greater Lake Mathews, Inc. ("RAGLM") joins in expressing serious concern over BOS consideration of item 21.1 of its Agenda for March 17, 2020.

Our organization intends to attend en masse any such consideration by the BOS to express vocally our strong opposition. At the same time, we want to abide by recommendations against large gatherings. Continuing with this Agenda item only forces us to attend.

Sincerely,

**RAGLM**

[signed] John L. Minnella

President

Direct, personal address: 1820 East 17th Street, Santa Ana, California 92705-8604. Telephone: 714/543-9005; Facsimile: 714/542-2495. Email: [drjminnella@yahoo.com](mailto:drjminnella@yahoo.com) or [minnellalaw@sbcglobal.net](mailto:minnellalaw@sbcglobal.net).

----- Forwarded Message -----

**From:** Gary Worobec <[gtw5@earthlink.net](mailto:gtw5@earthlink.net)>

**To:** colleen huffman <[colhuff2@gmail.com](mailto:colhuff2@gmail.com)>; Linda Caldwell <[goforthvillage2@yahoo.com](mailto:goforthvillage2@yahoo.com)>; [ghostcreeks@hotmail.com](mailto:ghostcreeks@hotmail.com) <[ghostcreeks@hotmail.com](mailto:ghostcreeks@hotmail.com)>; Iris Grosse <[dirtroadduo@gmail.com](mailto:dirtroadduo@gmail.com)>; Laura Stillwell <[curtsbookshemet@gmail.com](mailto:curtsbookshemet@gmail.com)>; John Minnella <[drjminnella@yahoo.com](mailto:drjminnella@yahoo.com)>; Brianne Hopkins <[happynanza@aol.com](mailto:happynanza@aol.com)>; Allison Renck <[ali9591@aol.com](mailto:ali9591@aol.com)>; David Shulberg <[aabacusltd@aol.com](mailto:aabacusltd@aol.com)>; Audrey Turpin <[upacreekranch1@gmail.com](mailto:upacreekranch1@gmail.com)>; chris walters <[rench@pacbell.net](mailto:rench@pacbell.net)>; Tim Ivetun <[tivetun@gmail.com](mailto:tivetun@gmail.com)>; Linda Bush <[msmaddog0001@gmail.com](mailto:msmaddog0001@gmail.com)>; Maryann Puett <[puett.maryann@gmail.com](mailto:puett.maryann@gmail.com)>; Bill Donahue <[sagetownhall@gmail.com](mailto:sagetownhall@gmail.com)>; [oneranchocostaplenty@gmail.com](mailto:oneranchocostaplenty@gmail.com) <[oneranchocostaplenty@gmail.com](mailto:oneranchocostaplenty@gmail.com)>; SHaron Evans <[anzarealestate@gmail.com](mailto:anzarealestate@gmail.com)>; Diane Sieker <[motorhead-x@hotmail.com](mailto:motorhead-x@hotmail.com)>; Phil Canaday <[phil@anzawireless.net](mailto:phil@anzawireless.net)>; Debbie Walsh <[abilene149@gmail.com](mailto:abilene149@gmail.com)>; Arlene Miller

<tenajacsd@gmail.com>; rex huffman <rex.huffman@abheonline.com>; Bud Elmore <2budzracing@gmail.com>; tracy bassett <rdhtred@aol.com>; Jackie Hare <jackie@jhare.com>  
Cc: Kimberly Rector <krector@rivco.org>; charissa Leach <cleach@rivco.org>; John Minnella <driminnella@yahoo.com>; Debbie Walsh <abilene149@gmail.com>; Bill Donahue <saqetownhall@gmail.com>  
Sent: Sunday, March 15, 2020, 2:56:33 PM PDT  
Subject: Tuesday morning BOS meeting

Hi Kimberly, Is the BOS meeting still on for Tuesday. Many of us would like to speak regarding Item 21.1 regarding the reduction of distance for marijuana dispensaries from 1000ft to 250ft county wide. We do not want to get down there and be denied admittance because of the COVID-19 issue.

Thank you,  
Gary Worobec  
[www.takebackanza.org](http://www.takebackanza.org)

**TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON ORDINANCE NO. 348.4922, CHANGE OF ZONE NO. 1900036, CHANGE OF ZONE NO. 1900021, ORDINANCE NO. 348.4921, CONDITIONAL USE PERMIT NO. 190009, DEVELOPMENT AGREEMENT NO. 1900005 and ORDINANCE NO. 664.64 – Intent to Adopt a Negative Declaration – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard - Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue – 0.41 Net Acres - Zoning: Existing: Commercial Office (C-O); Proposed: Scenic Highway Commercial (C-P-S) - REQUEST: Ordinance Amendment - **Change of Zone No. 1900036 proposes to amend Ordinance No. 348 Section 19.519 to reduce the minimum separation standard between Cannabis Retailers from 1,000 feet to 250 feet.** Conditional Use Permit No. 190009 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any commercial cannabis activities of any kind. Change of Zone No. 1900021, proposes to change the existing zoning for the project site from Commercial Office to Scenic Highway Commercial. Development Agreement No. 1900005 and Ordinance No. 664.64 is a proposal for a development agreement with the County consistent with Board Policy B-9 and would impose a lifespan on the proposed cannabis project and provide community benefit to the surrounding community.  
District 2. [Applicant fees 100%]**

## Wheeler, Timothy

---

**From:** Wheeler, Timothy  
**Sent:** Tuesday, May 12, 2020 2:45 PM  
**To:** Debbie Walsh  
**Cc:** Hildebrand, John  
**Subject:** RE: CHANGE OF ZONE NO. 1900036, CUP NO. 190009.

Good Afternoon Debbie,

I wanted to provide you with a reminder that Change of Zone No. 190036, Change of Zone No. 190021, and Conditional Use Permit No. 190009 will be on the Board of Supervisors agenda next week May 19, 2020. Please see the Clerk of the Boards website <https://www.rivcocob.org/> for means of public participation (viewing, teleconferencing, etc.) on the Board meeting.

Kind Regards,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

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**How are we doing? [Click the Link and tell us](#)**

**From:** Wheeler, Timothy  
**Sent:** Tuesday, February 18, 2020 9:21 AM  
**To:** Debbie Walsh <abilene149@gmail.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>  
**Subject:** RE: CHANGE OF ZONE NO. 1900036, CUP NO. 190009.

Good Morning Ms. Walsh,

Thank you for your emailed letter in regards to Agenda Item 4.3 for Planning Commission. Ms. Sarabia and I will make sure it is provided to the Planning Commissioners for tomorrow's February 19, 2020 Planning Commission hearing.

Kind Regards,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

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**How are we doing? [Click the Link and tell us](#)**

**From:** Debbie Walsh [<mailto:abilene149@gmail.com>]

**Sent:** Monday, February 17, 2020 10:19 PM

**To:** Wheeler, Timothy <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>; Sarabia, Elizabeth <[ESarabia@RIVCO.ORG](mailto:ESarabia@RIVCO.ORG)>

**Subject:** CHANGE OF ZONE NO. 1900036, CUP NO. 190009.

Timothy and Elizabeth,

Please find the attached letter in opposition to Item 4.3 on the Planning Commission Agenda February 19, 2019.

Proposal for a CUP and change to Cannabis Ordinance No 348 Section 19.519 A.2.

Thanks.

Debbie Walsh

## Wheeler, Timothy

---

**From:** Wheeler, Timothy  
**Sent:** Tuesday, May 12, 2020 3:05 PM  
**To:** Dr. John L. MINNELLA-Romano  
**Cc:** Adel Salem; Debbie Salem; Jake Somers; Sandy Rytych; ElaineEW; elaineew73@gmail.com; Hildebrand, John  
**Subject:** CUP190009 on next week's Board agenda May 19, 2020

Good Afternoon Dr. Minnella,

I wanted to provide you with a reminder that Change of Zone No. 190036, Change of Zone No. 190021, and Conditional Use Permit No. 190009 will be on the Board of Supervisors agenda next week May 19, 2020. Please see the Clerk of the Boards website <https://www.rivcocob.org/> for means of public participation (viewing, teleconferencing, etc.) on the Board meeting.

Kind Regards,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

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How are we doing? **Click the Link and tell us**

**From:** Wheeler, Timothy  
**Sent:** Tuesday, February 18, 2020 9:19 AM  
**To:** Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Russell Brady <russellb@migcom.com>  
**Cc:** Jeffries, Kevin <KJeffries@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Supervisor Kevin Jeffries <rivcodistrict1@public.govdelivery.com>; Adel Salem <deputydude552@gmail.com>; Debbie Salem <debbiesalem71@gmail.com>; Jake Somers <jakes222@verizon.net>; Sandy Rytych <rknrrnch@aol.com>; ElaineEW <ElaineEW@aol.com>; elaineew73@gmail.com  
**Subject:** RE: Planning Commission Agenda Items 4.2 & 4.3, 2-19-20 Agenda

Good Morning Dr. John Minnella,

Thank you for your emailed letter in regards to Agenda Item 4.3 for Planning Commission. Ms. Sarabia and I will make sure it is provided to the Planning Commissioners for tomorrow's February 19, 2020 Planning Commission hearing.

Kind Regards,

Tim Wheeler  
Urban Regional Planner III

4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

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**How are we doing?** [Click the Link and tell us](#)

**From:** Dr. John L. MINNELLA-Romano [<mailto:driminnella@yahoo.com>]

**Sent:** Sunday, February 16, 2020 5:37 PM

**To:** Sarabia, Elizabeth <[ESarabia@RIVCO.ORG](mailto:ESarabia@RIVCO.ORG)>; Wheeler, Timothy <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>; Leach, Charissa <[cleach@rivco.org](mailto:cleach@rivco.org)>; Russell Brady <[russellb@migcom.com](mailto:russellb@migcom.com)>

**Cc:** Jeffries, Kevin <[KJeffries@RIVCO.ORG](mailto:KJeffries@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Supervisor Kevin Jeffries <[rivcodistrict1@public.govdelivery.com](mailto:rivcodistrict1@public.govdelivery.com)>; Adel Salem <[deputydude552@gmail.com](mailto:deputydude552@gmail.com)>; Debbie Salem <[debbiesalem71@gmail.com](mailto:debbiesalem71@gmail.com)>; Jake Somers <[jakes222@verizon.net](mailto:jakes222@verizon.net)>; Sandy Rytych <[rknrrnch@aol.com](mailto:rknrrnch@aol.com)>; ElaineEW <[ElaineEW@aol.com](mailto:ElaineEW@aol.com)>; [elaineew73@gmail.com](mailto:elaineew73@gmail.com)

**Subject:** Planning Commission Agenda Items 4.2 & 4.3, 2-19-20 Agenda

Dear Ms. Sarabia:

Please present the attached to the Planning Commission for their February 19, 2020 deliberations.

Thank you.

John Minnella  
President, RAGLM



## Wheeler, Timothy

---

**From:** Wheeler, Timothy  
**Sent:** Tuesday, May 12, 2020 3:13 PM  
**To:** 'highgrovenews@roadrunner.com'  
**Cc:** Hildebrand, John  
**Subject:** RE: CZ1900036, CUP190009, CZ1900021, DA1900005 - Excel Riverside (Cannabis Retailer)

Good Afternoon Mr. Barnett,

I wanted to provide you with a reminder that Change of Zone No. 190036, Change of Zone No. 190021, and Conditional Use Permit No. 190009 will be on the Board of Supervisors agenda next week May 19, 2020. Please see the Clerk of the Boards website <https://www.rivcocob.org/> for means of public participation (viewing, teleconferencing, etc.) on the Board meeting.

Kind Regards,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

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[www.IECounts.org](https://www.IECounts.org)  
**How are we doing? Click the Link and tell us**

**From:** Wheeler, Timothy  
**Sent:** Monday, February 24, 2020 4:00 PM  
**To:** highgrovenews@roadrunner.com  
**Cc:** Hildebrand, John <JHildebr@RIVCO.ORG>  
**Subject:** CZ1900036, CUP190009, CZ1900021, DA1900005 - Excel Riverside (Cannabis Retailer)

Good Afternoon Mr. Barnett,

As you had requested, below is the action taken by the Planning Commission on Item 4.3 from February 19, 2020 meeting and additionally their request to the Board of Supervisors regarding the separation requirement for Cannabis Retailers:

THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

RECOMMEND-ADOPTION of Ordinance No. 348.4922 associated with Change of Zone No. 1900036, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

RECOMMEND-ADOPTION of a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ190069, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,  
RECOMMEND-TENTATIVE APPROVAL of Change of Zone No. 1900021, that modifies the project site zoned Commercial Office (C-O) to Scenic Highway Commercial (C-P-S), subject to adoption of the zoning ordinance by the Board of Supervisors; and  
RECOMMEND-TENTATIVE APPROVAL of Development Agreement No. 1900005, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,  
RECOMMEND-APPROVAL of Conditional Use Permit No. 1900009, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and subject to final approval of Change of Zone No. 1900021.

In addition with the above recommendations, the Planning Commission requested that the Board of Supervisors initiate a staff-level review of separation requirements between cannabis retailers. During the discussion by the Planning Commissioners, Staff responded to the Commission during the hearing, stating that staff had conducted an environmental analysis and made the appropriate findings, resulting in a recommendation to reduce the existing 1,000ft separation requirement to 250ft. The Planning Commission understood that further analysis could be conducted, but it would look at the possibility of reducing this separation even more or possibly removing a separation requirement altogether.

I hope this helps with the information you were looking for.

The project will proceed to the Board of Supervisors on the March 17, 2020 meeting agenda.

Kind Regards,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

TOGETHER, Everybody Counts!



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**How are we doing? Click the Link and tell us**

## Wheeler, Timothy

---

**From:** Gary Worobec <garytwmw@gmail.com>  
**Sent:** Tuesday, May 12, 2020 3:49 PM  
**To:** Wheeler, Timothy  
**Subject:** Re: CUP190009 on next week's Board agenda May 19, 2020

Thank you Mr. Wheeler, we will all be there.

Thank you  
Gary Worobec  
[www.takebackkanza.org](http://www.takebackkanza.org).

On May 12, 2020, at 3:06 PM, Wheeler, Timothy <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)> wrote:

Good Afternoon Mr. Worobec,

I wanted to provide you with a reminder that Change of Zone No. 190036, Change of Zone No. 190021, and Conditional Use Permit No. 190009 will be on the Board of Supervisors agenda next week May 19, 2020. Please see the Clerk of the Boards website <https://www.rivcocob.org/> for means of public participation (viewing, teleconferencing, etc.) on the Board meeting.

Kind Regards,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

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**How are we doing? Click the Link and tell us**

**From:** Wheeler, Timothy  
**Sent:** Tuesday, February 18, 2020 9:20 AM  
**To:** Gary Worobec <[garytwmw@gmail.com](mailto:garytwmw@gmail.com)>; Sarabia, Elizabeth <[ESarabia@RIVCO.ORG](mailto:ESarabia@RIVCO.ORG)>; Leach, Charissa <[cleach@rivco.org](mailto:cleach@rivco.org)>  
**Cc:** Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>; John Minnella <[drjminnella@yahoo.com](mailto:drjminnella@yahoo.com)>; Donahue, Bill <[sagetownhall@gmail.com](mailto:sagetownhall@gmail.com)>  
**Subject:** RE: Planning Commission agenda item 4.3

Good Morning Mr. Worobec,

Thank you for your email in regards to Agenda Item 4.3 for Planning Commission. Ms. Sarabia and I will make sure it is provided to the Planning Commissioners for tomorrow's February 19, 2020 Planning Commission hearing.

Kind Regards,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

TOGETHER. Everybody Counts!



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**How are we doing? Click the Link and tell us**

**From:** Gary Worobec [<mailto:garytwmw@gmail.com>]  
**Sent:** Monday, February 17, 2020 1:27 PM  
**To:** Sarabia, Elizabeth <[ESarabia@RIVCO.ORG](mailto:ESarabia@RIVCO.ORG)>; Leach, Charissa <[cleach@rivco.org](mailto:cleach@rivco.org)>  
**Cc:** Wheeler, Timothy <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>; Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>; John Minnella <[drjminnella@yahoo.com](mailto:drjminnella@yahoo.com)>; Donahue, Bill <[sagetownhall@gmail.com](mailto:sagetownhall@gmail.com)>  
**Subject:** Planning Commission agenda item 4.3

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize

Ms, Sarabia,

Could you please forward this email to the Riverside County Planning Commissioners.

Please be advised that the principals and supporters of [www.takebackanza.org](http://www.takebackanza.org) are in opposition to any change in Ordinance 348 regarding minimum distances between cannabis retailers. Any change would make no sense for communities and would infringe on the quality of life that we all strive for in Riverside County. What is next? Do we then change the ordinance for a retailer to open a business within 250 feet of a school or public park. Our Planning Department did their due diligence and spent hundreds of man hours and hundreds of thousands of dollars in development of our Cannabis ordinance. Our supporters and many other citizens groups supported the Ordinance as it was written and approved by the BOS. Any changes would be a complete violation of the public trust

2) 4.3. CHANGE OF ZONE NO. 1900036, CONDITTONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 - Intent to Adopt a Negative Declaration - CEQ190069. It proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet.

Thank you for your consideration  
Gary Worobec  
[www.takebackanza.org](http://www.takebackanza.org)  
951-763-0518

## Confidentiality Disclaimer

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**County of Riverside California**

## Wheeler, Timothy

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**From:** Chandresh Ravaliya <cravaliya@gmail.com>  
**Sent:** Thursday, May 14, 2020 10:28 AM  
**To:** drjminnella@yahoo.com  
**Cc:** Wheeler, Timothy; Hildebrand, John  
**Subject:** Greater Lake Mathews Residents Association  
**Attachments:** Excel Riverside Inc to Greater Lake Mathews Residents Association\_5.14.2020.pdf

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Dr. Minnella,

Attached please find a letter addressed to the Greater Lake Mathews Residents Association from Excel Riverside Inc.

Thank you in advance for your consideration and please don't hesitate to reach out with any questions.

Sincerely,

Chandresh Ravaliya

President

Excel Riverside Inc

[cravaliya@gmail.com](mailto:cravaliya@gmail.com)

(909) 562 6388



# EXCEL RIVERSIDE, INC.

*Via e-mail only to Drjminnella@yahoo.com*

May 10, 2020

Dr. John Minnella  
President  
Residents Association of Greater Lake Matthews

Dear Dr. Minnella,

I hope this finds you well in these very trying times. The County of Riverside, Department of Planning (the County) forwarded me copy of your e-mail written on behalf of the Residents Association of Greater Lake Matthews (the Association) voicing the Association's concerns regarding the proposed ordinance change reducing the distance between cannabis retailers to 250 feet. I understand the Association's apprehension concerning the change and wanted to reach out regarding the proposed distance and provide you with some information and a perspective that you may not be aware of to share with the Association.

Please know that we are not seeking to amend, change or expand the 3 significant restrictions that Riverside County Ordinance 348.4896, places on cannabis retailers which are: (1) allowing only 19 retail licenses County wide, (2) any change in zoning that would allow cannabis in residentially zoned areas or (3) to reduce the distance between dispensaries and schools, parks and day care centers. We believe these 3 requirements have and will continue to operate as a check and balance the Ordinance was designed to carry out

First, on the Association's concern that reducing the distance between only cannabis businesses will result in more dispensaries, that is incorrect. Only 19 retail cannabis businesses are allowed County wide. In other words, within the 7303 square miles contained in County, stretching from Corona to Blythe, only 19 cannabis businesses will be permitted to operate. Please see the County's website referencing only 19 licenses will be issued at <https://planning.rctlma.org/Cannabis/FAQ>.

Second, Ordinance 348.4896 further requires that the distance between a cannabis retail business and any child day care center, K-12 school, public park, or youth center be a minimum of 1000 feet away. We are not seeking to change this distance.

Third, the County also limits the location of cannabis retailers by zone. Cannabis retail may only be located in very specific types of Commercial, Industrial and Manufacturing Zones. The availability of Commercial, Industrial and Manufacturing zoned space that also meets the distance requirement of being located 1000 feet from a school, park or daycare center is extremely limited, which creates an additional barrier to any increase in dispensaries.

1270 Center Street  
Riverside, CA 92507

# EXCEL RIVERSIDE, INC.

Page 2

Just as there is no distance limitation between those selling off site liquor (e.g. gas stations selling beer and wine) or restaurants who serve liquor, we believe that cannabis retail businesses with the Ordinance limitations mentioned above, should not be further required to be 1000 feet from a competitor. Reducing the distance between retailers will not have the impact of increasing the number of dispensaries, and certainly not allow dispensaries to locate in residential areas.

Lastly, I enclose a map showing the location of Excel Riverside in the Highgrove area verses the area covering the Association to give you a perspective regarding proximity. As you see, the distance between the two is considerable.

Thank you in advance for your time for considering and concern for the community. Please feel free to reach out to me via e-mail, [cravaliya@gmail.com](mailto:cravaliya@gmail.com) or by phone at 909-562-6388 should you have questions or wish to discuss the proposed project further.

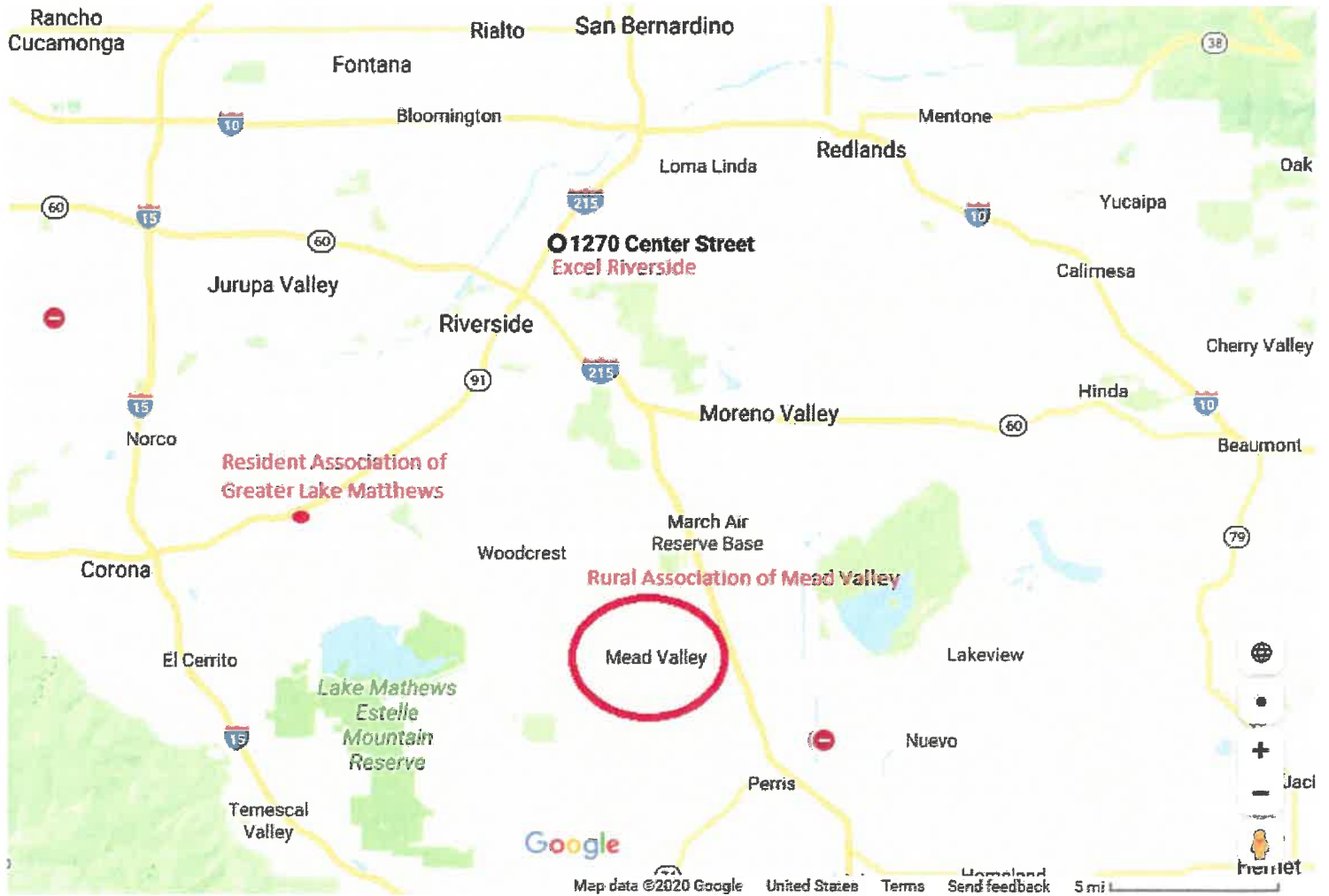
Sincerely,



Chandresh Ravaliya  
President, Excel Riverside

CR/las  
encls.

1270 Center Street  
Riverside, CA 92507



## Wheeler, Timothy

---

**From:** Chandresh Ravaliya <cravaliya@gmail.com>  
**Sent:** Thursday, May 14, 2020 3:52 PM  
**To:** abilene149@gmail.com; Wheeler, Timothy; Hildebrand, John  
**Subject:** Rural Association of Mead Valley, Inc.  
**Attachments:** Excel Riverside Inc to Rural Association Mead Valley 5.14.20.pdf

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Walsh,

Attached please find a letter addressed to the Rural Association of Mead Valley, Inc. from Excel Riverside Inc.

Thank you in advance for your consideration and please don't hesitate to reach out should you have any questions.

Chandresh Ravaliya

Excel Riverside, Inc

909 562 6388

# EXCEL RIVERSIDE, INC.

VIA E-MAIL ONLY TO: Debbie Walsh (abilene149@gmail.com)

May 14, 2020

Ms. Debbie Walsh  
President of the Rural Association of Mead Valley

Dear Ms. Walsh

I hope this finds you well in these very trying times. The County of Riverside, Department of Planning (the County) forwarded me copy of your e-mail written on behalf of the Rural Association of Mead Valley (the Association) voicing the Association's concerns regarding the proposed ordinance change reducing the distance between cannabis retailers to 250 feet. I understand the Association's apprehension concerning the change and wanted to reach out regarding the proposed distance and provide you with some information and a perspective that you may not be aware of to share with the Association.

Please know that we are a cannabis retail business and are not engaged in cultivation of any sort nor is our amendment seeking to allow any legal cannabis activity in any designated agricultural or residential zone in Riverside County. We believe as does the Association that those areas are inappropriate for permitted cannabis activity. Further, we congratulate the Association on its efforts to prohibit licensed activity in the area

We are not seeking to amend, change or expand the 3 significant restrictions that Riverside County Ordinance 348.4896, places on cannabis retailers which are: (1) allowing only 19 retail licenses County wide, (2) any change in zoning that would allow cannabis in residentially zoned areas or (3) to reduce the distance between dispensaries and schools, parks and day care centers. We believe these 3 requirements have and will continue to operate as a check and balance the Ordinance was designed to carry out

First, on the Association's concern that reducing the distance between only cannabis businesses will result in more dispensaries, that is incorrect. Only 19 retail cannabis businesses are allowed County wide. In other words, within the 7303 square miles contained in County, stretching from Corona to Blythe, only 19 cannabis businesses will be permitted to operate. Please see the County's website referencing only 19 licenses will be issued at <https://planning.rctlma.org/Cannabis/FAQ>.

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# EXCEL RIVERSIDE, INC.

Page 2

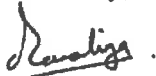
Second, Ordinance 348.4896 further requires that the distance between a cannabis retail business and any child day care center, K-12 school, public park, or youth center be a minimum of 1000 feet away. We are not seeking to change this distance and believe children should be protected.

Third, the County also limits the location of cannabis retailers by zone. Cannabis retail may only be located in very specific types of Commercial, Industrial and Manufacturing Zones. The availability of Commercial, Industrial and Manufacturing zoned space that also meets the distance requirement of being located 1000 feet from a school, park or daycare center is extremely limited, which creates an additional barrier to any increase in dispensaries.

Just as there is no distance limitation between those selling off site liquor (e.g. gas stations selling beer and wine) or restaurants who serve liquor, we believe that cannabis retail businesses with the Ordinance limitations mentioned above, should not be further required to be 1000 feet from a competitor. Reducing the distance between retailers will not have the impact of increasing the number of dispensaries in unincorporated areas of Riverside County and certainly not allow dispensaries to locate in residential areas.

Thank you in advance for your time for considering and concern for the community. Please feel free to reach out to me via e-mail, [cravaliya@gmail.com](mailto:cravaliya@gmail.com) or by phone at 909-562-6388 should you have questions or wish to discuss the proposed project further.

Sincerely,



Chandresh Ravaliya  
President, Excel Riverside

CR/las

1270 Center Street  
Riverside, CA 92507



## **Wheeler, Timothy**

---

**From:** Chandresh Ravaliya <cravaliya@gmail.com>  
**Sent:** Thursday, May 14, 2020 3:56 PM  
**To:** District3 Information  
**Cc:** Hildebrand, John; Wheeler, Timothy; Lesa Slaughter  
**Subject:** Take Back Anza  
**Attachments:** Excel Riverside to Take Back Anza 5.14.20.pdf

Dear Mr. Worobec

Attached please find a letter to Take Back Anza from Excel Riverside.

Thank you in advance for your consideration and please don't hesitate to reach out should you have any questions.

Chandresh Ravaliya

Excel Riverside Inc

(909) 562 6388

## EXCEL RIVERSIDE, INC.

VIA E-MAIL ONLY TO: Gary Worobec ([gtw5@earthlink.net](mailto:gtw5@earthlink.net)) with a copy to the Honorable Chuck Washington, Supervisor 3<sup>rd</sup> District, Riverside County ([D3email@rivco.org](mailto:D3email@rivco.org))

May 14, 2020

Mr. Gary Worobec  
Take Back Anza Citizens Coalition

Dear Mr. Worobec,

I hope this finds you well in these very trying times. The County of Riverside, Department of Planning (the County) forwarded me copy of your e-mail written on behalf of the citizen's coalition, Take Back Anza (the Coalition) voicing the Coalition's concerns regarding the proposed ordinance change reducing the distance between cannabis retailers to 250 feet. I understand the Coalition's apprehension concerning the change and wanted to reach out regarding the proposed distance and provide you with some information and a perspective that you may not be aware of to share with the Coalition.

Please know that we are a cannabis retail business and are not engaged in cultivation of any sort nor is our amendment seeking to allow any legal cannabis activity in any designated agricultural or residential zone in Riverside County. We believe as does the Coalition that those areas are inappropriate for permitted cannabis activity. Further, we congratulate the Coalition on its efforts to prohibit licensed activity in the area and the success the Coalition is having on eradicating illegal cannabis activity, such as the April 29 seizure of 3 tons of illegally grown cannabis in the communities of Anza and Aguanga.

Additionally, we are not seeking to amend, change or expand the 3 significant restrictions that Riverside County Ordinance 348.4896, places on cannabis retailers which are: (1) allowing only 19 retail licenses County wide, (2) any change in zoning that would allow cannabis in residentially zoned areas or (3) to reduce the distance between dispensaries and schools, parks and day care centers. We believe these 3 requirements have and will continue to operate as a check and balance the Ordinance was designed to carry out

First, on the Coalition's concern that reducing the distance between only cannabis businesses will result in more dispensaries, that is incorrect. Only 19 retail cannabis businesses are allowed County wide. In other words, within the 7303 square miles contained in County, stretching from Corona to Blythe, only 19 cannabis businesses will be permitted to operate. Please see the County's website referencing only 19 licenses will be issued at <https://planning.rctlma.org/Cannabis/FAQ>.

1270 Center Street  
Riverside, CA 92507

# EXCEL RIVERSIDE, INC.

Page 2

Second, Ordinance 348.4896 further requires that the distance between a cannabis retail business and any child day care center, K-12 school, public park, or youth center be a minimum of 1000 feet away. We are not seeking to change this distance and believe children should be protected.

Third, the County also limits the location of cannabis retailers by zone. Cannabis retail may only be located in very specific types of Commercial, Industrial and Manufacturing Zones. The availability of Commercial, Industrial and Manufacturing zoned space that also meets the distance requirement of being located 1000 feet from a school, park or daycare center is extremely limited, which creates an additional barrier to any increase in dispensaries.

Just as there is no distance limitation between those selling off site liquor (e.g. gas stations selling beer and wine) or restaurants who serve liquor, we believe that cannabis retail businesses with the Ordinance limitations mentioned above, should not be further required to be 1000 feet from a competitor. Reducing the distance between retailers will not have the impact of increasing the number of dispensaries, and certainly not allow dispensaries to locate in residential areas.

Thank you in advance for your time for considering and concern for the community. Please feel free to reach out to me via e-mail, [cravaliya@gmail.com](mailto:cravaliya@gmail.com) or by phone at 909-562-6388 should you have questions or wish to discuss the proposed project further.

Sincerely,



Chandresh Ravaliya  
President, Excel Riverside

CR/las

cc: Honorable Chuck Washington, Supervisor Third District, Riverside County

1270 Center Street  
Riverside, CA 92507



Charissa Leach, P.E.  
Assistant TLMA Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

<b>Legislative Actions</b>	
<input checked="" type="checkbox"/> Change of Zone	<input checked="" type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
<b>Subdivisions</b>	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
<b>Use Permits</b>	
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
<b>Ministerial Actions</b>	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Determination of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<b>Miscellaneous Actions</b>	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

## GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):			
Contact Person:	<b>Chandresh</b> <small>First Name</small>	<b>Ravaliya</b> <small>Middle Name</small>	<b>Ravaliya</b> <small>Last Name</small>
E-mail Address:	<b>cravaliya@gmail.com</b>		
Mailing Address:	<b>2640</b> <small>Street Number</small>	<b>Camino Del Sol</b> <small>Street Name</small>	<b></b> <small>Unit or Suite</small>
	<b>Fullerton</b> <small>City</small>	<b>CA</b> <small>State</small>	<b>92833</b> <small>Zip Code</small>
Daytime Phone No.:	<b>909-562-6388</b>		Mobile Phone No.: <b>909-562-6388</b>

Engineer/Representative Contact, if any:			
Contact Person:	<b>Simone</b> <small>First Name</small>	<b>Sandoval</b> <small>Middle Name</small>	<b>Sandoval</b> <small>Last Name</small>
E-mail Address:	<b>ssandoval@globalgo.consulting</b>		
Mailing Address:	<b>P.O. Box 806</b> <small>Street Number</small>	<b></b> <small>Street Name</small>	<b></b> <small>Unit or Suite</small>
	<b>Desert Hot Springs</b> <small>City</small>	<b>CA</b> <small>State</small>	<b>9224</b> <small>Zip Code</small>
Daytime Phone No.:	<b>760-904-4705</b>		Mobile Phone No.: <b>760-238-6214</b>

Property Owner Contact:			
Contact Person:	<b>Chandresh</b> <small>First Name</small>	<b>Ravaliya</b> <small>Middle Name</small>	<b>Ravaliya</b> <small>Last Name</small>
E-mail Address:	<b>cravaliya@gmail.com</b>		
Mailing Address:	<b>2640</b> <small>Street Number</small>	<b>Camino Del Sol</b> <small>Street Name</small>	<b></b> <small>Unit or Suite</small>
	<b>Fullerton</b> <small>City</small>	<b>CA</b> <small>State</small>	<b>92833</b> <small>Zip Code</small>
Daytime Phone No.:	<b>909-562-6388</b>		Mobile Phone No.: <b>909-562-63</b>

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

**GENERAL APPLICATION FORM**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):

**247-091-059-9 (existing building); 247-091-062-1 (parking lot)**

Approximate Gross Acreage: **16,703 sq ft**

I/We, the applicant, certify that the following responses are true and correct. Yes  No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

**HAZARDOUS SITE REVIEW STATEMENT**

Government Code Section 65962.5(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

CAL000126733; CAL000383434; CAL000298232; CAC002647430; CAL000287026; Note: All reports reflect Inactive Standing: 8/16/1994; 1/27/2016; 5/25/2007; 5/6/2010; 4/11/2006

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.  
Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No



## GENERAL APPLICATION FORM

### AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes  No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers)  
([https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

### MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes  No

### WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed)  
([https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

**STEP 2:** This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

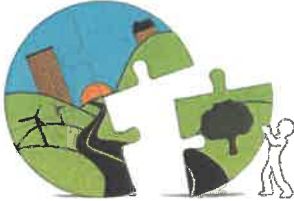
## GENERAL APPLICATION FORM

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Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\General\_Application\_Form.docx  
Revised: 05/27/2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

*Ord. Amends. } CUP 2000013 }*

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Excel Riverside, Inc.

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 2640 Camino Del Sol, Fullerton, CA, 92833  
Street

City State ZIP

Daytime Phone No: (\_\_\_\_) 909.562.6388 Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative Name: Global Go, LLC

Contact Person: Simone Sandoval E-Mail: ssandoval@globalgo.consulting

Mailing Address: P.O. Box 806, Desert Hot Springs, CA 92240  
Street

City State ZIP

Daytime Phone No: (\_\_\_\_) 760.238.6214 Fax No: (\_\_\_\_) 760.671-5696

Property Owner Name: Greentech Investments, LLC

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 987 West Foothill Blvd. Suite C, Claremont, CA 91711  
Street

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 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

“Planning Our Future... Preserving Our Past”

**APPLICATION FOR CHANGE OF ZONE**

Riverside

CA

92507

City

State

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

**Chandresh Ravaliya**

PRINTED NAME OF PROPERTY OWNER(S)

DocuSigned by:

*Chandresh Ravaliya*

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 247-091-059-9 (Existing Building (retail premises) 247-091-062-1 (Parking lot)

Approximate Gross Acreage: The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF of the Northern end of the building is the proposed cannabis retail site.

General location (nearby or cross streets): North of Palmer Street, South of \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

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Center Street, East of Iowa Avenue, West of Pacific Avenue.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

**Zoning Text Amendment for Minor Modification to Ord. 348.4896, § 9, Sections 19.518.A.2 and 19.519.A.2 (regulation of commercial cannabis retail activities, adopted by the County of Riverside on October 23, 2018) (Codified under Riverside County Code of Ordinances as Title 17, Zoning, Chapter 17.302 Commercial Cannabis Activities; Sections 17.302.190 and Section 17.302.191) to amend the permitted zoning and distance requirements between cannabis retail dispensaries.**

Related cases filed in conjunction with this request:

**CAN 190080;**

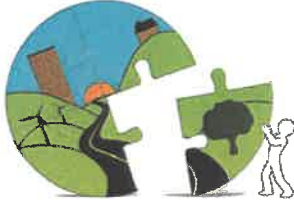
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**This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 07/30/2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Excel Riverside, Inc. (#CAN190080)

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 2640 Camino Del Sol  
Fullerton, CA 92833  
City State ZIP

Daytime Phone No: ( 909 ) 562-6388 Fax No: (      )     

Engineer/Representative Name: Global Go, LLC

Contact Person: Simone Sandoval E-Mail: ssandoval@globalgo.consulting

Mailing Address: PO Box 806  
Desert Hot Springs, CA 92240  
City State ZIP

Daytime Phone No: ( 760 ) 238-6214 Fax No: ( 760 ) 671-5696

Property Owner Name: Greentech Investments, LLC

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 987 West Foothill Blvd. Suite C  
Street

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 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR CHANGE OF ZONE**

Claremont, CA 91711  
City State ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Greentech Investments LLC, Chandresh Ravaliya, Sole & Managing Member

PRINTED NAME OF PROPERTY OWNER(S)

DocuSigned by:

*Chandresh Ravaliya*

SIGNATURE OF PROPERTY OWNER(S)

See ATTACHMENT 1, CA Secretary of State formation documents for Greentech Investments LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 247-091-059-9 (Existing Building (retail premises))  
247-091-062-1 (Parking lot)

Approximate Gross Acreage: The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF of the Northern end of the building is the proposed cannabis site.

General location (nearby or cross streets): North of Palmer Street, South of \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

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Center Street \_\_\_\_\_, East of Iowa Ave. \_\_\_\_\_, West of Pacific Ave. \_\_\_\_\_.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The existing zoning at the project site is C-O (Commercial Office) with the proposed change of zone to C-P-S (Scenic Highway Commercial).

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Related cases filed in conjunction with this request:

Pursuant to RCMC Section 348.4898, applicant EXCEL RIVERSIDE INC. # CAN190080, is concurrently submitting: (i) a Conditional Use Permit, (ii) Change of Zone, and (iii) a Development Agreement for Cannabis storefront and delivery retail activities.

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**This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 07/30/2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
*Assistant TLMA Director*

## APPLICATION FOR DEVELOPMENT AGREEMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Excel Riverside, Inc. (Cannabis Application Number 190080)

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 2640 Camino Del Sol  
Fullerton CA 92833  
City State ZIP

Daytime Phone No: ( 909 ) 562-6388 Fax No: (      )                     

Engineer/Representative Name: Global Go

Contact Person: Simone Sandoval E-Mail: ssandoval@globalgo.consulting

Mailing Address: PO Box 806  
Desert Hot Springs, CA 92240  
City State ZIP

Daytime Phone No: ( 760 ) 238-6214 Fax No: (      )                     

Property Owner Name: Greentech Investments, LLC

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 987 West Foothill Blvd., Suite C  
Claremont, CA 91711  
City State ZIP

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 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR DEVELOPMENT AGREEMENT**

**DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:**

Applicant Excel Riverside, Inc., will have a lease hold interest in the two properties referenced herein.

**\*NOTE:** ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047). **See ATTACHMENT 1 Greentech Investments, LLC acknowledgment and consent letter**

Excel Riverside, Inc., Chandresh Ravaliya , CEO

PRINTED NAME OF APPLICANT

Chandresh Ravaliya

SIGNATURE OF APPLICANT

**DESCRIBE OWNER'S INTEREST IN THE PROPERTY:**

Greentech Investments, LLC is the sole owner, in fee simple of the two properties referenced herein.

**See Attachment 2 for CA Secretary of State formation docs for Greentech Investments LLC.**

Greentech Investments, LLC, Chandresh Ravaliya, Managing Member

PRINTED NAME OF PROPERTY OWNER(S)

Chandresh Ravaliya

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**PROPERTY INFORMATION:**

1270 Center Street (Retail Premises: APN-247-091-059-9) and 314 Iowa Avenue (adjacent Parking Lot: APN-247-091-062-1)

Assessor's Parcel Number(s):

The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF, located on the building's north end, is the site of the proposed cannabis retail.

Approximate Gross Acreage:

General location (nearby or cross streets): North of Palmer Street, South of Center Street, East of Iowa Avenue, West of Pacific Avenue.

**This completed application form, together with all of the listed requirements provided on the Development Agreement Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
Assistant TLMA Director

## Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

Note: The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

**Chandresh Ravaliya**  
*Printed Name of Applicant*

DocuSigned by:  
*Chandresh Ravaliya*  
*Signature of Applicant* **5-28-2020**  
*Date Signed*



**Applicant-Property Owner Signature Form**

<b>Note: Property owner(s)'s signatures are <u>NOT</u> required for the following applications or requests:</b>	
<b>Geological Report Review</b>	<b>Request for Appeal</b>
<b>Request for Application Withdrawal or Rights Transfer</b>	<b>Request for Deposit for Planning Research</b>
<b>Request for Pre-Application Review</b>	<b>Request for Rough Grading Permit Planning Clearance</b>
<b>Request for Planning Condition Clearance</b>	<b>Request for Zoning Affidavit or Rebuild Letter</b>

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

**AGREEMENT FOR PAYMENT OF PROCESSING FEES**

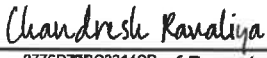
The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

**INDEMNIFICATION AGREEMENT**

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



### Applicant-Property Owner Signature Form

<p><b>Greentech Investments, LLC</b>  <i>Printed Name of Property Owner</i>          Chandresh Ravaliya</p> <hr/> <p><i>Printed Name of Property Owner</i></p>	<p>DocuSigned by:            Chandresh Ravaliya  <small>8776D752882146B</small>  <i>Signature of Property Owner</i></p> <hr/> <p><i>Signature of Property Owner</i></p>	<p><b>5-28-2020</b>  <i>Date Signed</i></p> <hr/> <p><i>Date Signed</i></p>
--	--	---

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed **Additional Property Owner Signature Form(s)** for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	<b>247-091-059-9 (existing building); 247-091-062-1 (parking lot)</b>
Approximate Gross Acreage:	<b>16,703 sq ft</b>

## Applicant-Property Owner Signature Form

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FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\\_Applicant\_Property\_Owner\_Signature\_Form.docx  
Revised: 04/08/2020

4259882



Secretary of State
Articles of Incorporation of a
Close Corporation

ARTS-CL

FILED bpc
Secretary of State
State of California

APR 03 2019

IMPORTANT — Read Instructions before completing this form.

Filing Fee - \$100.00

Copy Fees - First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00

Note: Corporations may have to pay a minimum \$800 tax to the California Franchise
Tax Board each year. For more information, go to https://www.ftb.ca.gov.

This Space For Office Use Only

1. Corporate Name (The name must include the word "Corporation," "Incorporated," or "Limited" or an abbreviation of one of those words.
Go to www.sos.ca.gov/business/be/name-availability for general corporate name requirements and restrictions.)

The name of the corporation is EXCEL RIVERSIDE INC.

2. Business Addresses (Enter the complete business addresses. Item 2a cannot be a P.O.Box or "in care of" an individual or entity.)

Table with 4 columns: Address, City, State, Zip Code. Row 1: 1270 CENTER ST, RIVERSIDE, CA, 92507. Row 2: Initial Mailing Address, City, State, Zip Code.

3. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL - Complete Items 3a and 3b only. Must include agent's full name and California street address.

Table with 4 columns: Name, Middle Name, Last Name, Suffix. Row 1: CHANDRESH, Middle Name, RAVALIYA, Suffix. Row 2: Street Address, City, State, Zip Code. Row 2: 2640 CAMINO DEL SOL, FULLERTON, CA, 92833.

CORPORATION - Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete Item 3a or 3b

4. Shares (Enter the number of shares the corporation is authorized to issue. Do not leave blank or enter zero (0).)

This corporation is authorized to issue only one class of shares of stock.

The total number of shares which this corporation is authorized to issue is 100.

5. Number of Shareholders (Enter the number of shareholders the corporation is authorized to have. The number must not exceed
35. Do not leave blank or enter zero (0).)

This corporation is a Close Corporation. All of the corporation's issued

shares of stock, of all classes, will be held of record by not more than 1 persons.

6. Purpose Statement (Do not alter the Purpose Statement.)

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under
the General Corporation Law of California other than the banking business, the trust company business or the practice
of a profession permitted to be incorporated by the California Corporations Code.

7. Read and Sign Below (This form must be signed by each incorporator. See Instructions. Do not include a title.)

CHANDRESH RAVALIYA

Signature

CHANDRESH RAVALIYA

Type or Print Name



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

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:

**CHANGE OF ZONE NO. 1900036, CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 – Intent to Adopt a Negative Declaration** – CEQ190069 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 1900036** (CZ1900036), proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 190009** (CUP190009), proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 a.m. to 10:00 p.m. with no deliveries scheduled after 9:00 p.m. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 1900021** (CZ1900021), proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). **Development Agreement No. 1900005** (DA1900005), an associated development agreement with a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900005 and CUP190009, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. (APN: 247-091-059, 062; Related Cases: RFP-CAN190080, PP05976, and PP17464).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **FEBRUARY 19, 2020**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@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 project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project 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 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: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on June 11, 2020,

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

APN (s) or case numbers CZ2000012/CZ2000013/CUP200010/DA2000002 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**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:

**CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010, CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 – Intent to Adopt a Negative Declaration – CEQ200035 – Applicant:** Excel Riverside, Inc. – **Engineer/Representative:** Infrastructure Engineers – **Second Supervisorial District – University Zoning District – Highgrove Area Plan:** Community Development: Commercial Retail (CD-CR) – **Location:** Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – **0.41 Net Acres – Zoning:** Existing: Commercial Office (C-O) – **Proposed:** Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 2000013** proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 200010** (CUP200010), proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 am to 10:00 pm; with no deliveries scheduled after 9:00 pm. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 2000012** proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). The associated **Development Agreement No. 2000002** (DA2000002), has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JULY 1, 2020**  
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 Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@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 project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, 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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. 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 all correspondence received will be retained for the official record.

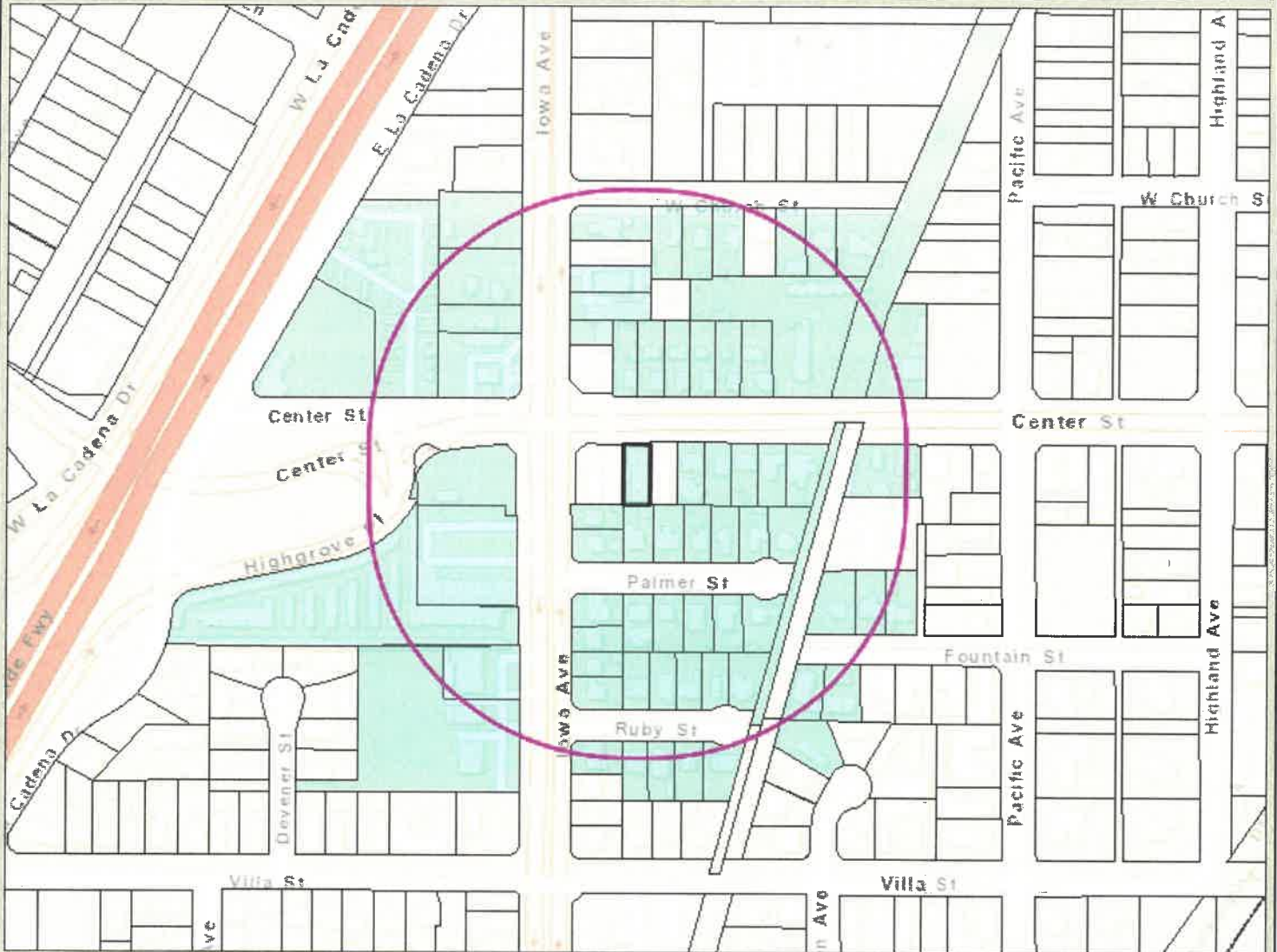
If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public 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: Tim Wheeler/P.O. Box 1409, Riverside, CA 92502-1409

# Riverside County GIS Mailing Labels

CZ2000012 / CZ2000013 / CUP200010 / DA2000002

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376

752 Feet

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

REPORT PRINTED ON... 6/11/2020 12:07:54 PM

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

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

247020007  
EDMUND MENG HONG LIM  
2404 FALLING OAK DR  
RIVERSIDE CA 92506

247020008  
MI SUK KIM  
9860 GARDEN GROVE BLV  
GARDEN GROVE CA 92844

247020009  
HORIZON CA PROPERTIES  
PO BOX 230579  
ENCINITAS CA 92023

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

247041013  
CITY OF RIVERSIDE  
3900 MAIN ST  
RIVERSIDE CA 92522

247042001  
ADAM ORNELAS  
16 HIGHLAND AVE  
HIGHGROVE CA 92507

247042002  
INDYNICA ENTERPRISE  
1254 CHURCH ST  
RIVERSIDE CA 92507

247042003  
RAMONA C. LEDESMA  
1244 W CHURCH ST  
RIVERSIDE CA 92507

247042004  
RAVINDRA SHARMA  
12372 CARMEL COUNTRY RD # F301  
SAN DIEGO CA 92130

247042006  
RAVINDRA SHARMA  
12372 CARMEL COUNTRY RD # F39  
SAN DIEGO CA 92130

247042007  
SANDRA AHUMADA  
1202 CHURCH ST  
RIVERSIDE CA 92507

247042008  
CLEMENTE AHUMADA  
1194 W CHURCH ST  
RIVERSIDE CA 92507

247042009  
FOSTER DAN FAMILY TRUST DATED 03/27/2019  
1213 CENTER ST  
RIVERSIDE CA 92507

247042010  
CARMAN PEREZ  
1225 CENTER ST  
RIVERSIDE CA 92507

247042011  
PATRICIA YEX  
1686 MATHEWS ST  
RIVERSIDE CA 92507

247042012  
RONALD MONTOYA  
8372 TURTLE CREEK CIR  
LAS VEGAS NV 89113

247042013  
ANITA R. HERNANDEZ  
1251 CENTER ST  
RIVERSIDE CA 92507

247042014  
MARIO F. ROSTRO  
111 SYCMORE ST  
GEORGETOWN TX 78633

247042015  
PCE MARTIN  
6343 MYKONOS LN  
RIVERSIDE CA 92506

247042017  
ABOU B. AHMED  
3341 CELEST DR  
RIVERSIDE CA 92507

247042018  
DNRE HOLDINGS  
105 PRESERVE  
IRVINE CA 92618

247042020  
4 EG SERVICES  
2781 RUBIDOUX BLV  
RIVERSIDE CA 92509

247043007  
GEORGE DELVALLE  
58893 OLEANDER DR  
YUCCA VALLEY CA 92284

247081020  
CHRIS ARTIKIS  
20214 WESTPOINT DR  
RIVERSIDE CA 92507

247081021  
ATTALLAH ABUGHERIR  
1340 CENTER ST  
RIVERSIDE CA 92507

247081024  
NSA PROP HOLDINGS  
2082 MICHELSON STE 212B  
IRVINE CA 92612

247081028  
ABUGHERIR ATTALLAH  
1340 CENTER ST  
RIVERSIDE CA 92507

247081030  
ABDELKARIM MUSTAFA  
1340 CENTER ST  
RIVERSIDE CA 92507

247081033  
MUSTAFA ABDELKARIM  
1340 CENTER ST  
RIVERSIDE CA 92507

247091001  
DONAVON D. RITZ  
480 E MAIN ST  
RIVERSIDE CA 92507

247091002  
DENIS W. KIDD  
22874 PICO ST  
GRAND TERRACE CA 92324

247091003  
DHA OPPORTUNITY 1  
4900 SANTA ANITA AV NO 2C  
EL MONTE CA 91731

247091004  
ELIZABETH BARBOZA  
1242 CENTER ST  
RIVERSIDE CA 92507

247091005  
JAMES O. WILSON  
15703 WASHINGTON CT  
RIVERSIDE CA 92504

247091010  
AULAKH HOMES INC  
12005 WELLER PL  
MORENO VALLEY CA 92557

247091011  
MARIA MORENO  
1621 W CYPRESS AVE  
ONTARIO CA 91762

247091012  
CESAR FLORES  
16961 TAVA LN  
RIVERSIDE CA 92504

247091013  
JOSE LIBORIO G LOPEZ  
1255 PALMER ST  
RIVERSIDE CA 92507

247091014  
KERRY L. CALZARETTA  
1243 PALMER ST  
RIVERSIDE CA 92507

247091015  
RAUL GUTIERREZ ZARAGOZA  
1233 PALMER ST  
RIVERSIDE CA 92507

247091016  
ANGEL M. MCDONNELL  
1225 PALMER ST  
RIVERSIDE CA 92507

247091017  
JOEL MORENO  
1213 PALMER ST  
RIVERSIDE CA 92507

247091018  
ROBERTO GOMEZ JIMENEZ  
1228 PALMER ST  
RIVERSIDE CA 92507

247091019  
RICHARD BARNES  
P O BOX 5198  
VENTURA CA 93005

247091020  
WARREN J. HUNCOVSKY  
1336 S LELAND AVE  
WEST COVINA CA 91790

247091021  
CARLA R. SANCHEZ  
1258 PALMER ST  
RIVERSIDE CA 92507

247091022  
ROBERT SANTOS HERNANDEZ  
6920 PARK DR  
BELL GARDENS CA 90201

247091023  
MARTA I. ENRIQUEZ  
364 IOWA AVE  
RIVERSIDE CA 92507

247091024  
STEPHEN A. SKIBBS  
6815 CASCADE AVE  
GIG HARBOR WA 98335

247091025  
JAMES CHARIZIA  
1146 DEVONSHIRE DR  
ENCINITAS CA 92024

247091026  
DIAZ CARLOS REVOCABLE LIVING TRUST  
388 IOWA AVE  
RIVERSIDE CA 92507

247091027  
ANTONIO SANCHEZ  
1265 RUBY ST  
RIVERSIDE CA 92507

247091028  
PAULA TELLES  
1255 RUBY ST  
RIVERSIDE CA 92507

247091029  
LUIS OCHOA TORRES  
1245 RUBY ST  
RIVERSIDE CA 92507



247091030  
ROBERTO MARTINEZ  
1241 RUBY ST  
RIVERSIDE CA 92507

247091031  
JESSE BUGARIN  
1229 RUBY ST  
RIVERSIDE CA 92507

247091038  
LAWRENCE KUNARSKI  
1195 FOUNTAIN ST  
RIVERSIDE CA 92507

247091039  
ALICIA AVALOS  
1187 FOUNTAIN ST  
RIVERSIDE CA 92507

247091040  
FENG LING OU  
P O BOX 2086  
CHINO HILLS CA 91709

247091044  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

247091045  
JOSEPH GUZZETTA  
6256 RIVERSIDE AVE  
RIVERSIDE CA 92506

247091046  
MINGYOU DENG  
13348 WOODEN GATE WAY  
CORONA CA 92880

247091055  
LAURA LEE EMERY  
17105 GAMBLE AVE  
RIVERSIDE CA 92504

247091059  
GREENTECH INV  
2640 CAMINO DEL SOL  
CORONA CA 92883

247101001  
DALE GEIGER  
414 IOWA AVE  
RIVERSIDE CA 92507

247101005  
BLANCA E OROZCO MILLER  
1270 RUBY ST  
RIVERSIDE CA 92507

247101006  
CONNIE HOUNG  
575 GOLDEN SPUR CIR  
WALNUT CA 91789

247101007  
MARINO ESTRADA RAMOS  
1250 RUBY ST  
RIVERSIDE CA 92507

247101008  
JANY HUANG  
575 GOLDEN SPUR CIR  
WALNUT CA 91789

247102004  
MOHAMMAD R. MOJABE  
116 VIA MIMOSA  
SAN CLEMENTE CA 90210

Excell Riverside  
2640 Camino Del Sol  
Fullerton, CA 92833  
Attn: Chandresh Ravaliya

Greentech Investments LLC.  
987 West Foothill Blvd., Suite C  
Claremont, CA 91711  
Attn: Chandresh Ravaliya

Slaughter Law Group  
4881 Topanga Canyon Blvd., Suite 238  
Woodland Hills, CA 91364  
Attn: Lesa Slaughter

Highroad Consulting Group  
P.O. Box 806  
Desert Hot Springs, CA 92240  
Attn: Simone Sandoval & Ivy Bader

Infrastructure Architects  
222 S. Harbor Blvd. Suite 705  
Anaheim, CA 92805  
Attn: Charles Minyard & Richard Bostwick

City of Riverside - Planning Dept.  
3900 Main St. 3rd Floor  
Riverside, CA 92522

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

CZ2000013 / CUP200010 / CZ2000012 / DA2000002 / CEQ200035

*Project Title/Case Numbers*

Tim Wheeler  
*County Contact Person*

(951) 955-6060  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Excel Riverside  
*Project Applicant*

2640 Camino Del Sol, Fullerton, CA 92833  
*Address*

The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

*Project Location*

Ordinance No. 348.XXXX associated with Change of Zone No. 2000013 proposes to amend Ordinance No. 348 Section 19.519 A.2. for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. Conditional Use Permit No 200010 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily: open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind. Change of Zone No. 2000012 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). Development Agreement No. 2000002. The associated development agreement (DA2000002) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on July XX, 2020 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

Project Planner

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZCEQ200035

FOR COUNTY CLERK'S USE ONLY




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4.2**

**Planning Commission Hearing: July 1, 2020**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CZ1900050	<b>Applicant(s):</b> County of Riverside
<b>CEQA Exempt</b>	No Further Env. Doc. Required	
<b>Area Plan:</b>	Southwest	<b>Representative(s):</b> N/A
<b>Zoning Area/District:</b>	Rancho California Area	
<b>Supervisory District:</b>	Third District	
<b>Project Planner:</b>	Deborah Bradford	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
<b>Project APN(s):</b>	915-690-015, 915-690-016, 924-370-018, 924-370-019, and 927-570-011	

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 1900050 (CZ1900050)** is a County initiated change of zone which is a proposal to change the zoning classification from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APNs 915-690-015, 915-690-016, 924-370-018, and 924-370-019 which are comprised of approximately 12.71 acres and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011, comprised of approximately 10.51 acres. The proposal includes a total of five lots on approximately 23.22 gross acres.

The above as described is hereafter referred to as the “Project” in this staff report. APNs 915-690-015, 915-690-016, 924-370-018 and 924-370-019 will herein be referred to as “Site A” and 927-570-011 will herein be referred to as “Site B”.

Site A is located north of East Benton Road, east of Warren Road, south of Summitville Street, and west of Indian Knoll Road. Site B is located south of De Portola Road, north of Los Caballos Road, and southwest of Avenida Felicita.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900050**, amending the zoning classification for Site A from WC-W to WC-WE and Site B from R-R to WC-E, in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

<b>PROJECT DATA:</b>	
<b>Land Use and Zoning:</b>	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Site A: Agriculture Site B: Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Site A: Agriculture (AG) Site B: Rural Residential (RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Site A: Temecula Valley Wine Country Policy Area – Winery District Site B: Temecula Valley Wine Country Policy Area – Equestrian District
Surrounding General Plan Land Uses	
North:	Site A: Rural Community: Estate Density Residential (RC: EDR) Site B: Rural Residential (RR)
East:	Site A: Rural Community: Estate Density Residential (RC: EDR) Site B: Rural Residential (RR)
South:	Site A: Agriculture (AG) Site B: Rural Residential (RR)
West:	Site A: Agriculture (AG) Site B: Rural Residential (RR)
Existing Zoning Classification:	Site A: Wine Country – Winery (WC-W) Site B: Rural Residential (R-R)
Proposed Zoning Classification:	Site A: Wine Country – Winery Existing (WC-WE) Site B: Wine Country – Equestrian (WC-E)
Surrounding Zoning Classifications	
North:	Site A: Wine Country – Winery Existing (WC-WE) Site B: Wine Country – Equestrian (WC-E)
East:	Site A: Residential Agricultural, 2 ½ acre minimum (R-A-2 ½) Site B: Rural Residential (R-R)



South:	Site A: Wine Country – Winery (WC-W) Site B: Rural Residential (R-R)
West:	Site A: Wine Country – Winery (WC-W) Site B: Wine Country – Equestrian (WC-E)
Existing Use:	Site A: Winery Site B: Single-family residential
Surrounding Uses	
North:	Site A: Winery and Residential Development Site B: Residential and Equestrian Uses
East:	Site A: Residential Developments and Wineries Site B: Residential
South:	Site A: Scattered Residential Development Site B: Residential and Equestrian Uses
West:	Site A: Vacant Land Site B: Residential and Equestrian Uses

**Located Within:**

City's Sphere of Influence:	Site A: No Site B: No
Community Service Area ("CSA"):	Site A: No Site B: No
Special Flood Hazard Zone:	Site A: No Site B: Yes
Agricultural Preserve:	Site A: No Site B: No
Liquefaction Area:	Site A: No Site B: Very High
Subsidence Area:	Site A: No Site B: Susceptible
Fault Zone:	Site A: No Site B: No
Fire Zone:	Site A: Yes – Very High Fire Hazard, SRA Site B: Moderate and High Fire Hazard, SRA
Mount Palomar Observatory Lighting Zone:	Site A: Yes – Zone B Site B: Yes – Zone A
WRCMSHCP Criteria Cell:	Site A: No Site B: Yes – 7184
CVMSHCP Conservation Boundary:	Site A: No Site B: No

Stephens Kangaroo Rat (“SKR”) Fee Area:	Site A: Yes Site B: Yes
Airport Influence Area (“AIA”):	Site A: No Site B: No

**Project Details: Site A**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.71 gross acres	N/A

**Project Details: Site B**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10.51 gross acres	N/A

**PROJECT LOCATION MAP**



Figure 1: Aerial – Site A.



Figure 2: Aerial – Site B.

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

On March 11, 2014, the Board of Supervisors adopted the Temecula Valley Wine Country Community Plan which consisted of revisions to the General Plan, updated design guidelines and a new set of zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Temecula Valley Wine Country Policy Area was not changed; therefore,

zoning consistency would have to occur as part of the development approval process on specific parcels. In order to streamline development within the Equestrian District and Winery District of the Policy Area, the County embarked on two separate zoning consistency efforts to apply the newly adopted Wine Country (WC) zones to parcels in these districts. Both zoning consistency programs allowed property owners within the districts to volunteer inclusion into the programs by submitting a Letter of Intent to Planning Staff.

On December 5, 2017, the Board of Supervisors adopted Ordinance No. 348.4870 pursuant to Change of Zone No. 7929 (CZ07929) to amend various zoning classifications within the Winery District to either the Wine Country-Winery (WC-W) or Wine Country-Winery Existing (WC-WE) Zone. The assignment of WC-W or WC-WE on a property is dependent on the existing use and the size of the parcel. CZ07929 included 156 parcels totaling approximately 2,104 acres. CZ07929 changed the zoning classification of Site A to WC-W. However, WC-W is not an appropriate zone for Site A. WC-WE is an appropriate zoning classification for this site because the existing winery is located on less than 20 gross acres. The WC-WE Zone allows existing wineries that are on less than 20 gross acres to expand its operations that otherwise cannot occur under the WC-W Zone. Therefore, Site A is included in CZ1900050 to correct the zoning classification to WC-WE.

On September 1, 2015, the Board adopted Ordinance No. 348.4813 pursuant to Change of Zone No. 7860 (CZ07860) to amend various zoning classifications within the Equestrian District to the Wine Country-Equestrian (WC-E) Zone. CZ07860 included 90 parcels totaling approximately 1,335 acres. Site B is included in CZ1900050 because the property owner provided proof that a Letter of Intent was submitted in 2015 and therefore should have been included in CZ07860.

CZ1900050 is a County initiated Change of Zone to correct these inaccuracies and to ensure that the properties of Sites A and B are appropriately zoned for overall consistency with the General Plan Policy Area.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

All of the properties participating in the Winery Country Consistency Zoning Programs were within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. Change of Zone No. 1900050 includes properties that are also within the boundary analyzed. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162.

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### **Land Use Findings:**

#### **Site A:**

1. The project site has a General Plan Land Use Designation of Agriculture (AG).
2. The project site is located within the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan (SWAP). The primary purpose of the Winery District is to promote the establishment of commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize and allow the expansions of existing wineries. SWAP Policy 1.10 is intended to allow the existing wineries that are located on less than 20 gross acres that were approved prior to March 11, 2014 to expand through the WC-WE Zone. This winery is identified on SWAP Figure 4B and Ordinance No. 348.4729 Figure 4A as one of the 31 wineries that is eligible to expand under the WC-WE Zone.
3. The project site currently has a zoning classification of Wine Country-Winery (WC-W), which is generally consistent with the Temecula Valley Wine Country Policy Area – Winery District of the Riverside County General Plan. At the time when the County adopted the Winery District Consistency Zoning Program in 2017, the Project site was changed to WC-W. However, WC-WE is a more appropriate zoning classification for this Site. WC-WE allows the existing winery that is located at this site to expand its operations that it otherwise could not under the WC-W Zone. The proposed Change of Zone will provide greater consistency with the General Plan and allow the existing winery to expand pursuant to Southwest Area Plan policy SWAP 1.10.

**Site B:**

1. The project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR).
2. The project site is located within the Temecula Valley Wine Country Policy Area – Equestrian District of the SWAP. The purpose of the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area. Pursuant to policies SWAP 1.3, 1.4, 1.17, and 1.18, the proposed change of zone to WC-E will enable uses such as Class I and Class II Equestrian Establishments and Class I and Class II wineries that are not allowed in the current R-R zoning classification. The proposed change of zone provides overall consistency with the Policy Area.
3. The project site currently has a zoning classification of Rural Residential (R-R), which is not consistent with the Temecula Valley Wine Country Policy Area – Equestrian District. However, when CZ07860 was adopted in 2015 the property was inadvertently left out of that Change of Zone when the Letter of Intent provided by the property owner was not included as one of the parcels 'opting-in' to this change of zone. The County has initiated CZ1900050 to modify the site's zoning classification from R-R to WC-E. The proposed change of zone will make the zoning of the site consistent with the General Plan, specifically the Temecula Valley Wine Country Policy Area – Equestrian District.

**Entitlement Findings:**

**Change of Zone:**

As detailed above in the Land Use Findings, the current zoning applied to the sites is not fully consistent with the General Plan. The proposed Change of Zone will correct prior inaccuracies that will provide for zoning consistency on the subject sites with the General Plan. The proposed zones

will accurately reflect the site's respective locations within the Winery and Equestrian Districts of the Temecula Valley Wine Country Policy Area of the General Plan.

**Other Findings:**

1. Site B is located within Western Riverside County Multiple Species Habitat Conservation Plan Cell Number 7184. This project is a County initiated action and is not required to complete the Habitat Acquisition and Negotiation Strategy (HANS) process.
2. Site A is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Site B is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Should the property owners of these APNs propose any type of new development compliance with all lighting standards specified within Ordinance No. 655, pursuant to Zones A and B.
3. The project sites are located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. Site A, an already developed site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. Site B, also a single-family residential developed site is located within a Cal Fire State Responsibility Area ("SRA") and is within a high and moderate fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Since this project is a County initiated change of zone and no development projects such as tentative maps, use permits or building permits are a part of this Project no notification is required. Should a development project, or building permits be required at a later time the Director of the Department of Forestry and Fire Protection or their designee would be notified.
  - a. Fire protection and suppression services will be available for the project sites through Riverside County Fire Department.
  - b. Sites A and B are developed sites, the proposed change of zone is not attached to a development project. Currently each site has available access for emergency vehicles. Should an expansion of the uses from what is currently existing on these sites be proposed the project would be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

**Conclusion:**

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

#### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

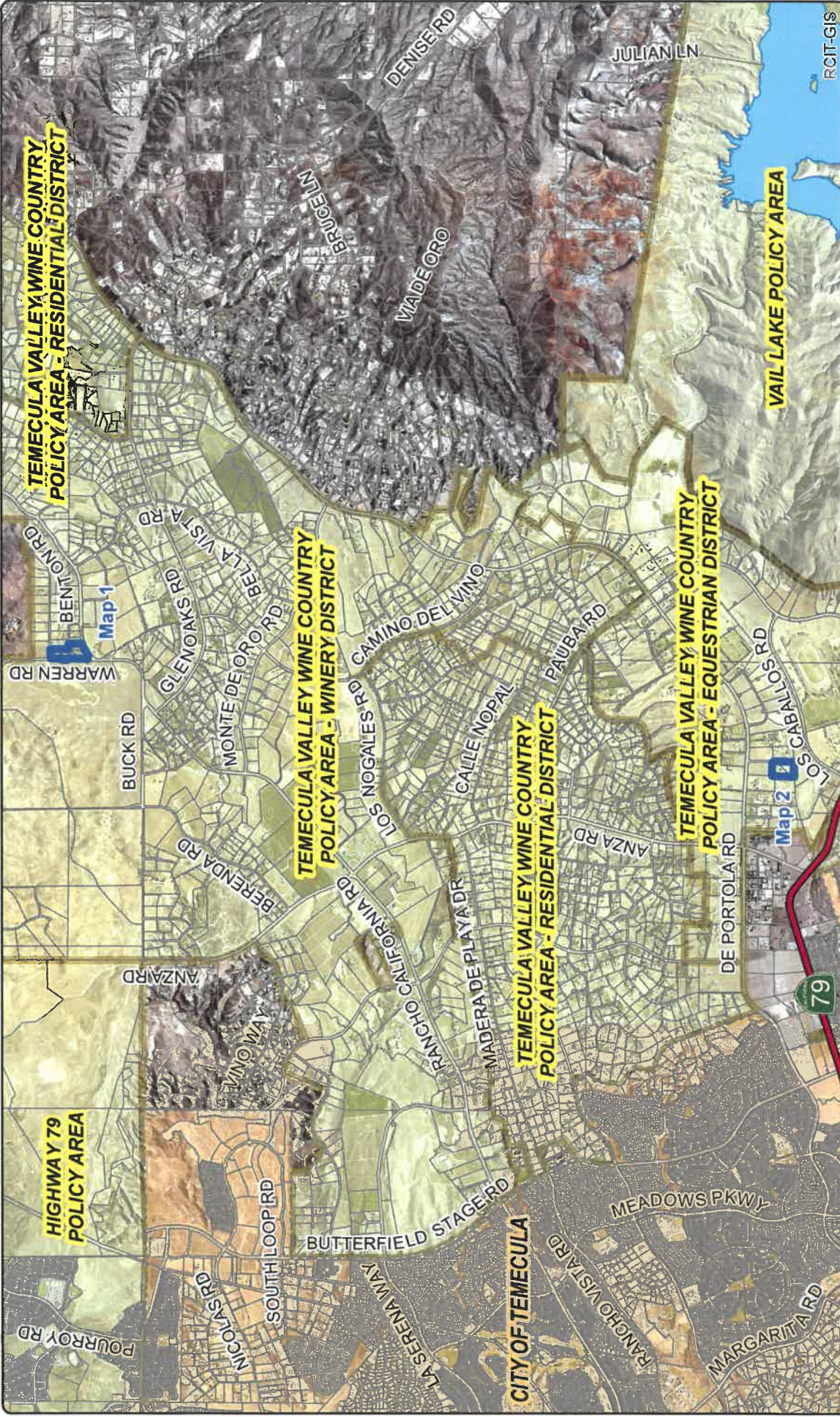
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from any person who indicated support or opposition to the proposed project.



# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ1900050 VICINITY/POLICY AREAS

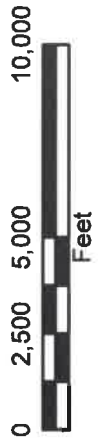
Supervisor: Washington  
District 3

Date Drawn: 06/10/2020  
Vicinity Map



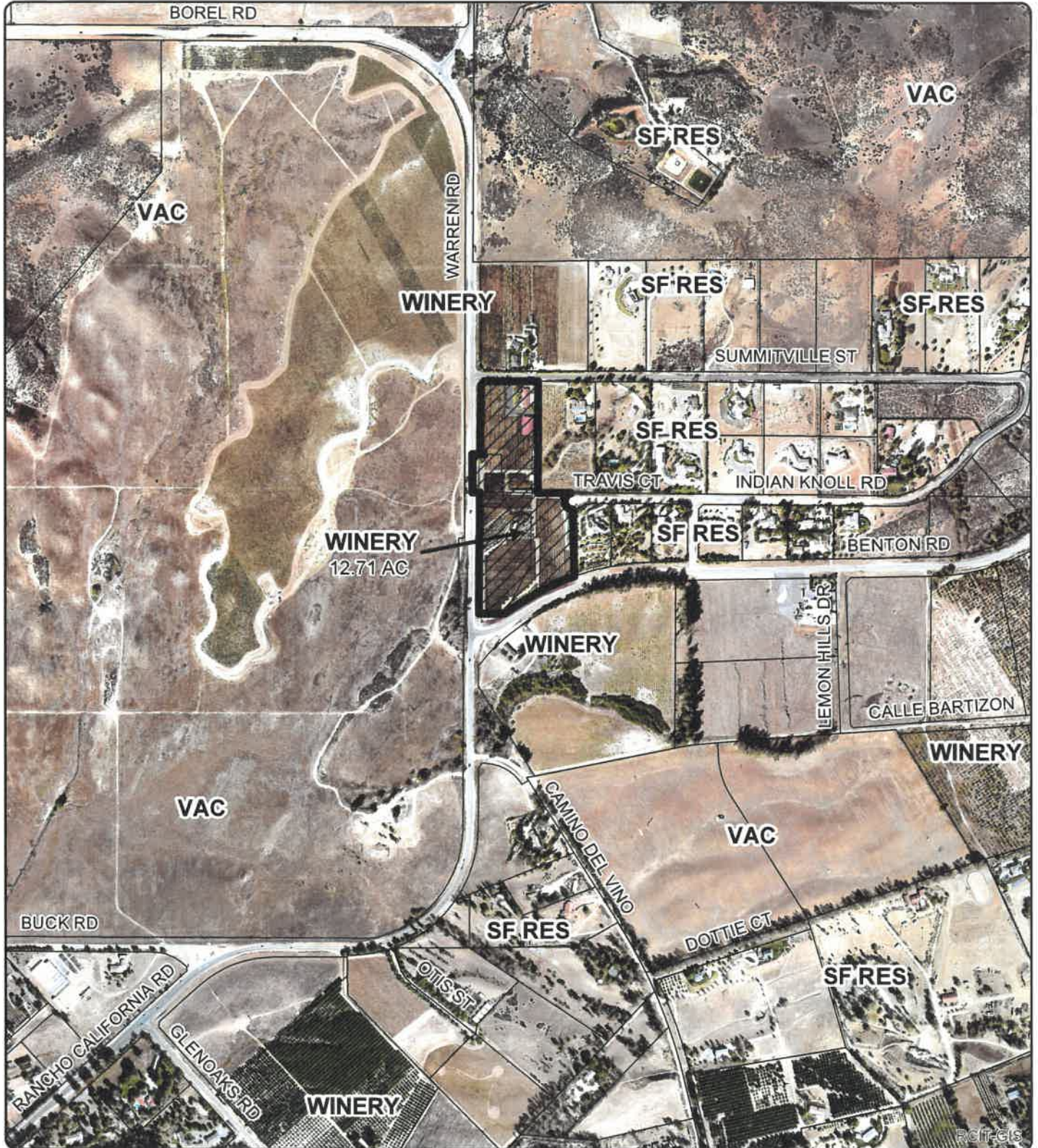
Zoning Area: Rancho California

Author: Vinnie Nguyen



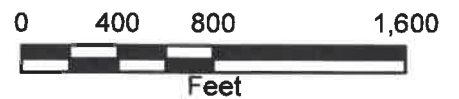
DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The County of Riverside is not responsible for the accuracy of the information for other existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)965-4277 (Eastern County) or Website: <http://www.riversideca.gov>





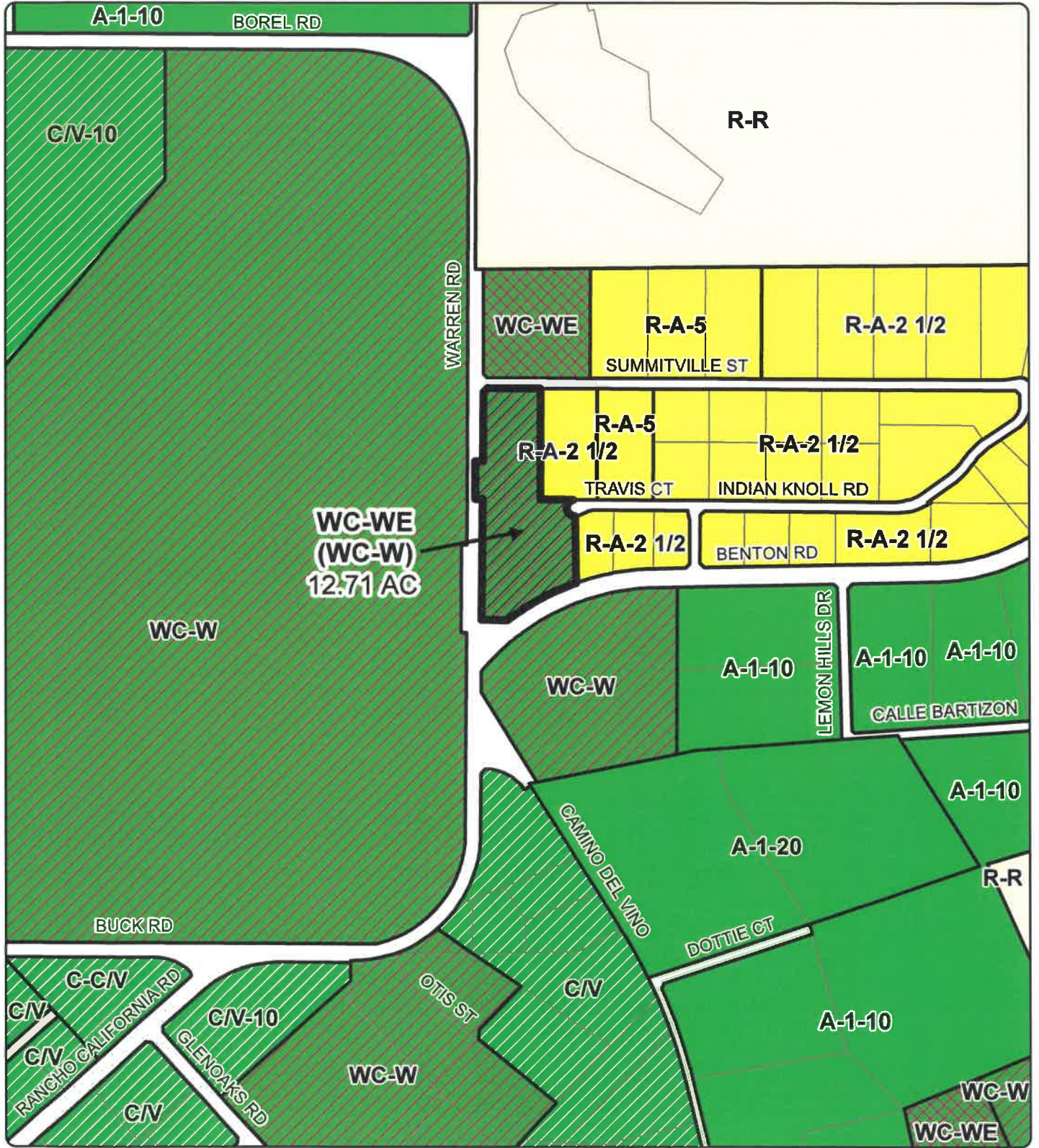
Zoning Area: Rancho California

Author: Vinnie Nguyen



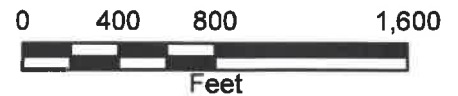
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>





Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>



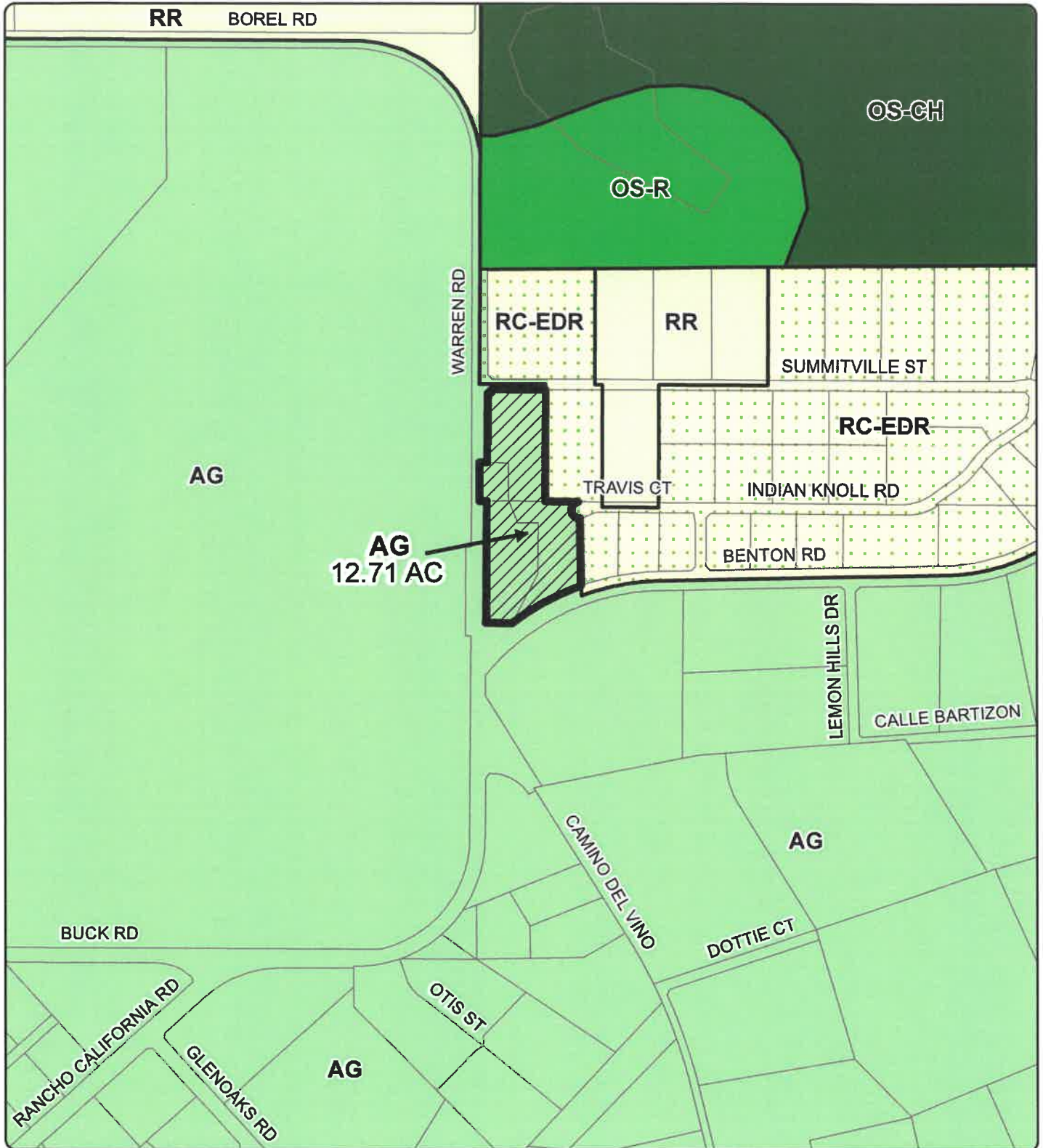
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900050

EXISTING GENERAL PLAN

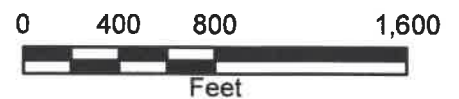
Supervisor: Washington  
District 3

Date Drawn: 06/10/2020  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

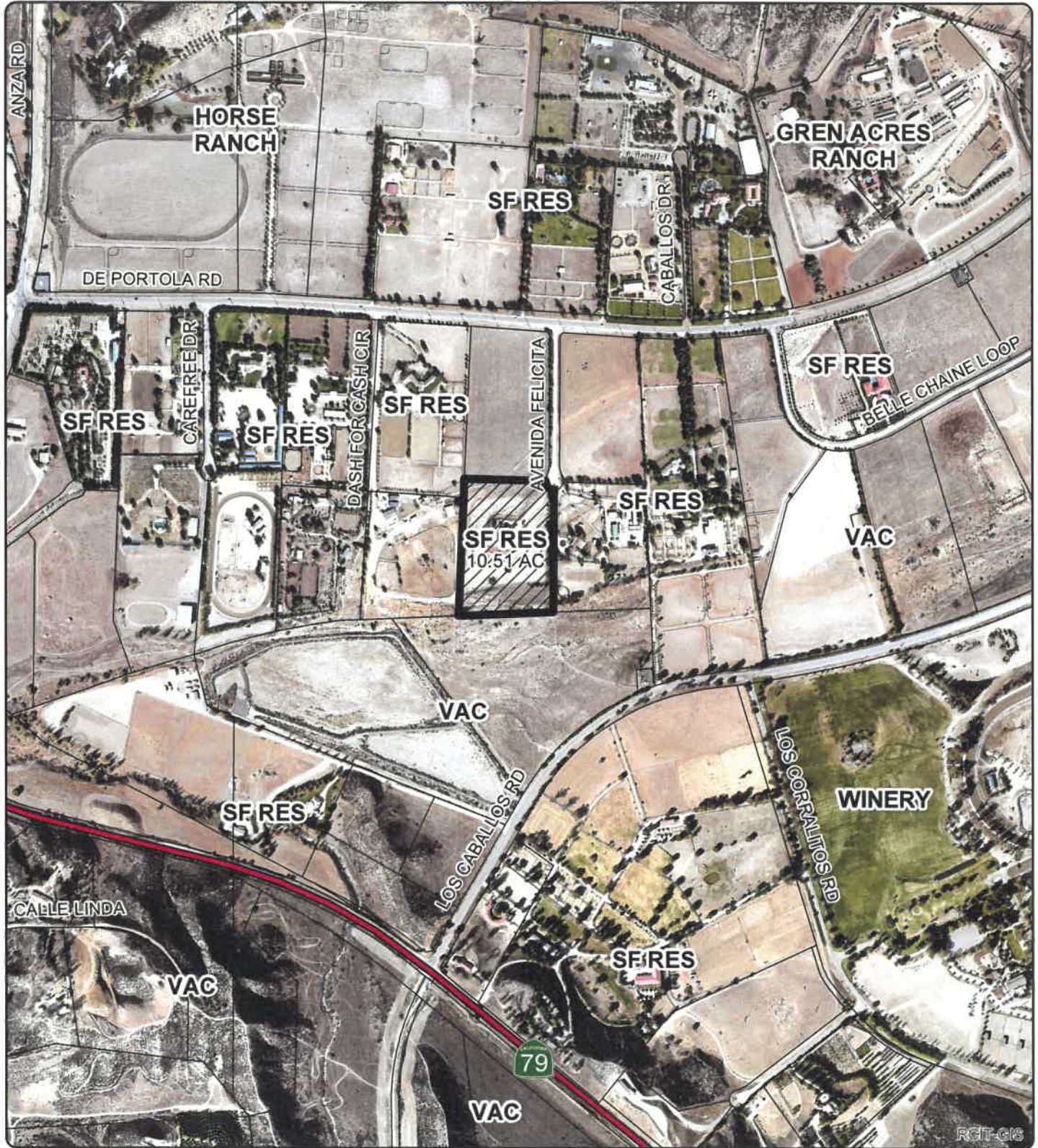
CZ1900050

LAND USE

Supervisor: Washington  
District 3

Date Drawn: 06/10/2020

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rcplms.org>





Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.rcslma.org>



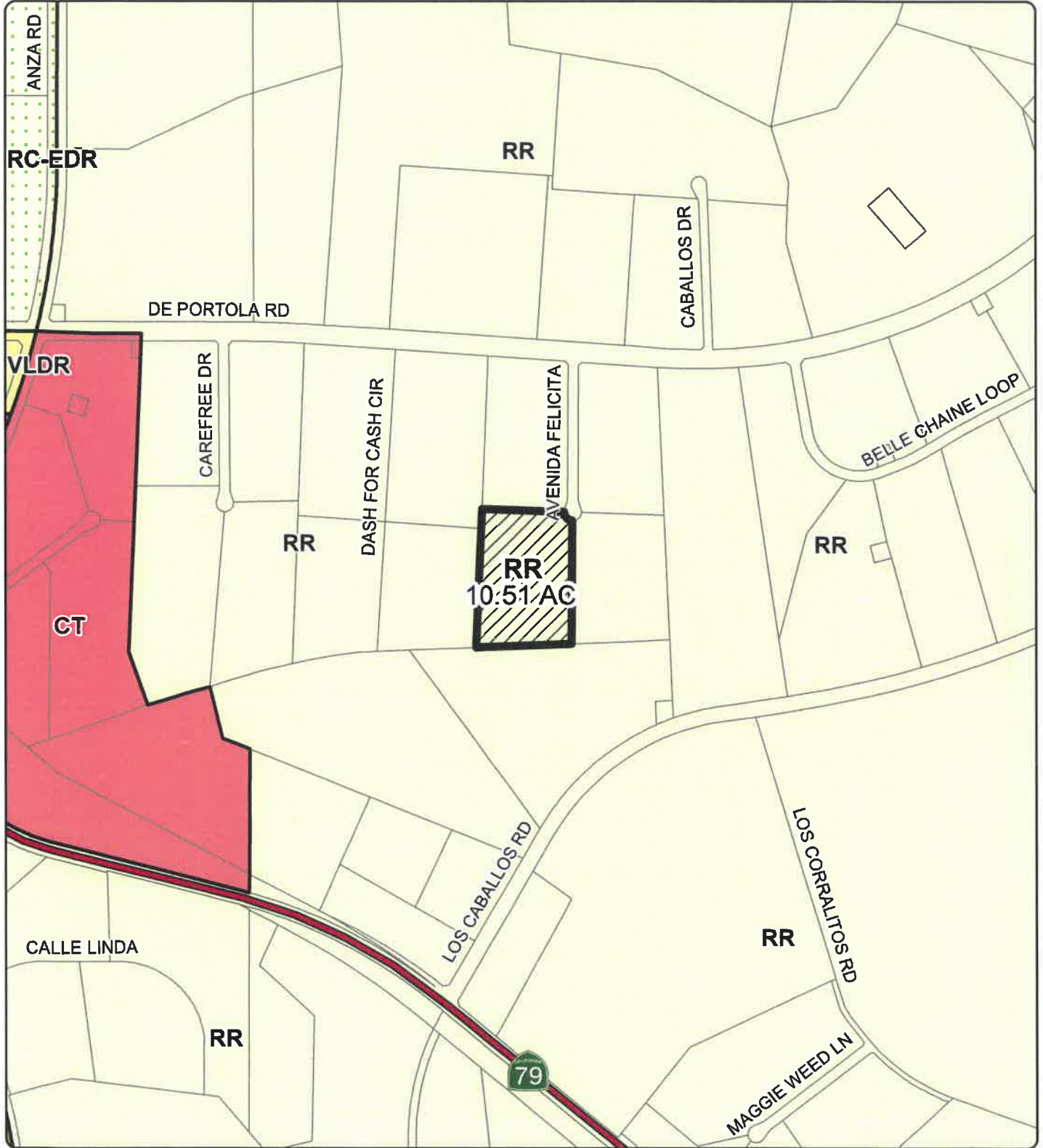
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900050

Supervisor: Washington  
District 3

EXISTING GENERAL PLAN

Date Drawn: 06/10/2020  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

## 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:

**CHANGE OF ZONE NO. 1900050 – No New Environmental Document Required – EIR524 – Applicant:** County of Riverside –Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Site A – Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Benton Road, easterly of Warren Road, southerly of Summitville Street, and westerly of Indian Knoll Road – 12.71 Gross Acres – Zoning: Wine Country – Winery (WC-W) – Site B – Rural: Rural Residential (R-RR) – Temecula Valley Wine Country Policy Area: Equestrian District – Location: Southerly of De Portola Road, northerly of Los Caballos Road, and southwesterly of Avenida Felicita – 10.51 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: Change of Zone No. 1900050** is a County initiated change of zone which is a proposal to change the zoning classification from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APN's 915-690-015, 915-690-016, 924-370-018, and 924-370-019 (Site A) which are comprised of approximately 12.71 acres and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011 (Site B), comprised of approximately 10.51 acres. The proposal includes a total of five (5) lots on approximately 23.22 gross acres.

TIME OF HEARING:	<b>9:00 a.m. or as soon as possible thereafter</b>
DATE OF HEARING:	<b>JULY 1, 2020</b>
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/>. Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@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 although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. 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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. 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 during or after 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: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on June 11, 2020,

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

APN (s) or case numbers CZ1900050 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS Mailing Labels

CZ1900050 ( 1600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes



0 6,019 12,037 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... 6/11/2020 1:31:32 PM

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915060010  
MWD  
P O BOX 54153  
LOS ANGELES CA 90054

915690003  
DOFFO MARCELO LUIS FAMILY TRUST DATED  
36246 SUMMITVILLE ST  
TEMECULA CA 92592

915690004  
SANDERS FAMILY TRUST DATED 3/17/2007  
PO BOX 890313  
TEMECULA CA 92589

915690005  
STEPHEN K. MOSS  
36370 SUMMITVILLE ST  
TEMECULA CA 92592

915690006  
MINHNAM CONTANG HO  
2113 GRAHAM AVE  
REDONDO BEACH CA 90278

915690012  
JOHN MICHAEL BARRY  
44193 REIDEL ST  
TEMECULA CA 92592

915690013  
ROBERT S. RADICAN  
36161 SUMMITVILLE ST  
TEMECULA CA 92592

915690015  
SAMBRIDA  
36083 SUMMITVILLE ST  
TEMECULA CA 92592

915690018  
MICHAEL UVA  
36309 SUMMITVILLE  
TEMECULA CA 92592

915690019  
JAMES R. PARADISO  
36373 SUMMITVILLE ST  
TEMECULA CA 92592

915690020  
MARCELO DOFFO  
36083 SUMMITVILLE ST  
TEMECULA CA 92592

915690021  
MARCELO LUIS DOFFO  
36083 SUMMITVILLE ST  
TEMECULA CA 92592

915690022  
MICHAEL T. CADY  
36433 SUMMITVILLE ST  
TEMECULA CA 92592

915690023  
GUY P. RENEAU  
36432 INDIAN KNOLL RD  
TEMECULA CA 92592



915690026  
CHAPIN FAMILY INV  
2381 MARCA PL  
CARLSBAD CA 92009

924360003  
TEMECULA PUBLIC CEMETERY DIST  
41911 C ST  
TEMECULA CA 92592

924370005  
CLEVELAND INV CO INC  
28046 DEL RIO RD STE C  
TEMECULA CA 92590

924370007  
ALBERT SALAZAR  
36305 E BENTON RD  
TEMECULA CA 92592

924370010  
DAVID A. ORTIZ  
36285 INDIAN KNOLL DR  
TEMECULA CA 92592

924370011  
DAMIAN DOFFO  
36325 INDIAN KNOLL RD  
TEMECULA CA 92592

924370012  
PAUL BERINSON  
36395 INDIAN KNOLL RD  
TEMECULA CA 92592

924370014  
CHARLES RICHARD PITKIN  
P O BOX 2107  
TEMECULA CA 92593

924370015  
JASON PAINE  
36195 TRAVIS CT  
TEMECULA CA 92592

924370016  
NATAHA LIGHTFOOT  
36125 TRAVIS CT  
TEMECULA CA 92592

927100024  
E COLE BURR  
35560 DE PORTOLA RD  
TEMECULA CA 92592

927100055  
WESTFIELD HILLS  
233 S BEAUDRY AVE NO 1100  
LOS ANGELES CA 90012

927100057  
COLE BURR  
35560 DE PORTOLA RD  
TEMECULA CA 92592

927100071  
DE PORTOLA FARMS  
2 RAEBURN LN  
COTO DE CAZA CA 92679

927100072  
MEGNA TEMECULA HACIENDA DE ENDAR INN  
8740 WINNETKA AVE  
NORTHRIDGE CA 91324

927160002  
SFT REALTY GALWAY DOWNS  
27711 DIAZ RD  
TEMECULA CA 92590

927160041  
BRAD D. SMITH  
43980 LOS CABALLOS RD  
TEMECULA CA 92592

927160042  
TERREL E. PAINE  
43750 LOS CABALLOS  
TEMECULA CA 92592

927570005  
JUAN D. RODRIGUEZ  
35536 BELLE CHAINE LOOP  
TEMECULA CA 92592

927570006  
LARRY KEITH ROGERS  
35394 DE PORTOLA  
TEMECULA CA 92592

927570007  
DEPORTOLA DASH  
1043 COAST BLV SOUTH  
LA JOLLA CA 91037

927570008  
LAFE A. BALL  
43419 BREWSTER CT  
TEMECULA CA 92592

927570009  
STATE OF CALIF  
707 THIRD ST # 5TH FLOOR  
WEST SACRAMENTO CA 95605

927570010  
SHARROW CHUANG  
13552 BRANDON CT  
FONTANA CA 92336

927570011  
MARK J. WINKLER  
43453 AVENIDA FELICITA  
TEMECULA CA 92592

927570012  
M T LAW GROUP INC  
11012 VENTURA BL STE 253  
STUDIO CITY CA 91604

927570013  
PAUL C. JONES  
5871 MAXSON DR  
CYPRESS CA 90630

927570014  
JONES TRUST DATED 02/24/2005  
5871 MAXSON DR  
CYPRESS CA 90630

927580003  
KENNETH C. SMITH  
44040 JERAMIE DR  
TEMECULA CA 92592

927580007  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

927590002  
DALE EARVIN CHAVEZ  
P O BOX 468  
TEMECULA CA 92593

927690005  
RICKIE E. TAYLOR  
35325 DE PORTOLA RD  
TEMECULA CA 92592

927690006  
CHERYL TAYLOR BELL  
35355 LINDA ROSEA RD  
TEMECULA CA 92592

927690007  
LANCE STEINMANN  
41305 CRESTA VERDE CT  
TEMECULA CA 92592

942020001  
CASERMAN DORIS K REVOCABLE LIVING  
4170 ELM NO 213  
LONG BEACH CA 90807

964160004  
STANDARD TEMECULA  
1250 MOUNTAIN VIEW CIR  
AZUSA CA 91702

Visit Temecula Valley Wine Country  
28690 Mercedes Ave., Suite A  
Temecula, CA 92590

Visit Temecula Valley Wine Country  
28690 Mercedes Ave., Suite A  
Temecula, CA 92590

Temecula Valley Winegrowers Assoc.  
P.O. Box 1601  
29377 Rancho Californian Rd., Suite 203  
Temecula, CA 92593

Temecula Valley Winegrowers Assoc.  
P.O. Box 1601  
29377 Rancho Californian Rd., Suite 203  
Temecula, CA 92593

Lorraine F. Harrington  
35820 Pauba Road  
Temecula, CA 92592

Lorraine F. Harrington  
35820 Pauba Road  
Temecula, CA 92592

RCHA (Rancho California Horseman  
Association)  
P.O. Box 1622  
Temecula, CA 92593

RCHA (Rancho California Horseman  
Association)  
P.O. Box 1622  
Temecula, CA 92593

Pechanga Band of Luiseño Mission Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

Pechanga Band of Luiseño Mission Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

The GlenOaks Hills HOA  
Avalon Management Group, John Ellett  
43529 Ridge Park Drive  
Temecula, CA

The GlenOaks Hills HOA  
Avalon Management Group, John Ellett  
43529 Ridge Park Drive  
Temecula, CA

Terilee Hammett  
40540 Chaparral Drive  
Temecula, CA 92592

Terilee Hammett  
40540 Chaparral Drive  
Temecula, CA 92592

Rancho Calif. Water Dist.  
Atten: Jeff Kirshberg, Ph. D., P.E.  
42135 Winchester Road  
Temecula, CA 92590

Rancho Calif. Water Dist.  
Atten: Jeff Kirshberg, Ph. D., P.E.  
42135 Winchester Road  
Temecula, CA 92590

Eastern Municipal Water Dist.  
Atten: Joe Mouawad  
P.O. Box 8300  
Perris, CA 92572-8300

Eastern Municipal Water Dist.  
Atten: Joe Mouawad  
P.O. Box 8300  
Perris, CA 92572-8300

Larry Smalley  
35725 Los Nogales Rd.  
Temecula, CA 92592

Larry Smalley  
35725 Los Nogales Rd.  
Temecula, CA 92592



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E**  
**Assistant TLMA Director**

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**  
**CZ1900050**

*Project Title/Case Numbers*

**Deborah Bradford**  
*County Contact Person*

**951.955.6646**  
*Phone Number*

**N/A**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**County of Riverside**  
*Project Applicant*

**4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501,**  
*Address*

**Site A (APN's 915-690-015, 915-690-016, 924-370-018 and 924-370-019) N/ Benton Road, E/ Warren Road, S/ Summitville Street, and W/ Indian Knoll Road.**  
**Site B (APN 927-570-011) S/ De Portola Road, N/ Los Caballos Road, and SW/ Avenida Felicita.**

*Project Location*

**Change of Zone No. 1900050 (CZ1900050) is a County initiated change of zone which is a proposal to change the zone from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APNs 915-690-015- 915-690-016, 924-370-018 and 924-370-019 which are comprised of approximately 12.71 acres (Site A.) and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011, comprised of approximately 10.51 acres (Site B). The proposal includes a total of five lots on approximately 23.22 gross acres. No new environmental document is required because all of the properties participating in the Winery Country Consistency Zoning Programs were included in the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. Change of Zone No. 1900050 was a part of the boundary analyzed. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162.**

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to the Mitigated Negative Declaration for Environmental Assessment No. 39682 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

**Deborah Bradford, Project Planner**

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERKS'S USE ONLY**





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


**Agenda Item No.**

**4 . 3**

**Planning Commission Hearing: July 1, 2020**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CZ2000005	<b>Applicant(s):</b>	Shaden Salah
<b>CEQA Exempt</b>	Section 15061(b)(3)	<b>Representative(s):</b>	K&A Engineering,
<b>Area Plan:</b>	Harvest Valley/Winchester		Inc.
<b>Zoning Area/District:</b>	Homeland Area		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Rob Gonzalez		
<b>Project APN(s):</b>	458-224-010		




---

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 2000005** is a proposal to change the existing zoning classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) on the 0.39-acre site. The proposal would provide consistency with the existing General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) that exists for the Project site.

The above shall herein after be referred to as “the Project.”

The Project site is located north of El Centro Avenue, west of Truelson Avenue, and south of State Highway 74/Florida Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions in the staff report; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000005**, to amend the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) based upon the findings and conclusions provided in this staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area, Green Acres Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Commercial Retail (CR)
South:	Rural Community - Low Density Residential (RC:LDR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R), Scenic Highway Commercial (C-P-S)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Commercial building
Surrounding Uses	
North:	Vacant Land
East:	Restaurant
South:	Residential
West:	Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	0.39 acres	N/A

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	CSA 80 *
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes - Hemet-Ryan Airport Influence Area

**PROJECT LOCATION MAP**



Figure No. 1: Project Location Map



## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

On January 22, 2020, the applicant, Shaden Salah, submitted Change of Zone No. 2000005 (CZ2000005) which proposes to change the project site's existing zoning classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). The applicant does not propose any alterations to the exterior of the site. The applicant intends to continue the use of the property for commercial purposes.

The 0.39-acre property is currently developed with an existing 1,848 square-foot commercial building. On September 9<sup>th</sup>, 1980, the County of Riverside approved CUP02384 which authorized an antique store on the site. Historically, the site has been operating per the description of the original entitlement. Currently, no tenant occupies the site as the original entitlement has expired.

The site has existing improvements that consist of paved parking and perimeter chain-link fencing toward the sides and rear of the property. The existing right-of-way improvements include sidewalk, curb and gutter, and a driveway approach accessed from Florida Avenue. The vicinity/aerial map, Figure No. 1, shows the location of the project site and the surrounding area.

Surrounding land uses in the area are primarily residential, with scattered commercial and vacant properties. There is an existing restaurant east of the site. There are vacant lots west and north of the site, and residential to the south.

### **General Plan Consistency**

The existing zoning classification of Rural Residential (RR) is generally inconsistent with the existing General Plan Land Use Designation of Commercial Retail (CR). Changing the property's zoning classification to Scenic Highway Commercial (C-P-S) creates consistency with the underlying land use designation and will contribute to intended uses, policies, vision, and objectives of the General Plan.

### **Development Code Consistency**

Staff reviewed the project site per the development standards outlined in the proposed C-P-S Zone. Staff determined that approval of the proposed change of zone does not result in a situation where the existing site structures or development would become non-conforming. All future development on the property will need to conform to the C-P-S zone development standards and land use requirements.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

The proposed Change of Zone is exempt from further California Environmental Quality Act (CEQA) review as the project is covered by CEQA Guidelines Section 15061(b)(3).

The project is covered by the Common Sense Exemption, CEQA Guidelines Section 15061(b) (3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project meets these criteria since it is a stand-alone Change of Zone application requesting zoning consistency with the underlying land use designation. The subject property is improved with an existing commercial building historically used as a retail gift shop and it is likely that the project will continue operating as retail use. Currently, there are no plans to modify the existing structure or site. The Project does not approve any development of the site, nor does it disturb the existing physical environment. Therefore there is no possibility that the activity in question may have a significant effect on the environment. Any future development requiring a discretionary review will be subject to further CEQA review. Therefore, no further environmental review is required at this time.

The project will not have a significant effect on the environment due to an unusual circumstance. The project does not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The site is not considered an environmentally sensitive site. The project will not have a cumulative impact as its site and general area. The project would not have a significant effect on the environment due to unusual circumstances. The project is located within a scenic highway nor will it result in the damage to scenic resources. The project is not located within a hazardous waste site identified on a list compiled pursuant to Section 65962.5 of the Government Code. And, the project will not have a substantial adverse change in the significance of a historical resource.

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR). The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Floor area ratios range from 0.2 to 0.35. The current improvements are consistent with the floor area ratio range, as the site currently has a floor area ratio of 0.2.
2. The project site currently has a Zoning Classification of Rural Residential (R-R), which is generally inconsistent with the Riverside County General Plan Land Use Designation of Commercial Retail (CR). The proposed zoning classification is Scenic Highway Commercial (C-P-S), which is consistent with the General Plan Land Use Designation of Commercial Retail (CR) because the land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory.
3. The existing zoning classification of Rural Residential (RR) is generally inconsistent with the existing General Plan Land Use Designation of Commercial Retail (CR). Changing the property's zoning classification to Scenic Highway Commercial (C-P-S) creates consistency with the underlying land use designation and will contribute to intended uses, policies, vision, and objectives of the General Plan.
4. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed change of zone will not result in a physical change to the property. The site is currently developed with a commercial building and paved parking lot. No new land uses, development, or physical change is proposed for the site.
5. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project will change the zoning on the project

site. There are no physical changes to the site or environmental proposed. Any future discretionary projects will be reviewed in accordance to Ordinance No. 348 and would be subject to CEQA.

6. The proposed project is compatible with the existing surrounding land uses, as the surrounding land uses consist of vacant lots with interspersed residential, commercial and institutional uses along Highway 79. Commercial uses along Highway 79 include gas stations, convenience stores, and restaurants. Institutional uses include a house of worship. There are vacant lots to the north and west of the site, a restaurant to east of the site and single family residential to the south of the site.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP).
2. Since the Project is exempt from CEQA, AB 52 notification is not required. Additionally, SB 18 is required only for the adoption or amendment of General Plans, or Specific Plans. At this time the proposed Project does not include any type of development plan; however, future development projects would determine which type of notification would be required.
3. The project site is located within Zones B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zones B.
4. The project site is not located within a City Sphere of Influence.
5. The project site is located within the Airport Influence Area ("AIA") boundary for Hemet-Ryan Airport Influence Area, Zone E. On May 14, 2020, the Riverside County Airport Land Use Commission (ALUC) found that the proposed Project is consistent with the Hemet-Ryan Airport Area Compatibility Plan.

**Conclusion:**

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

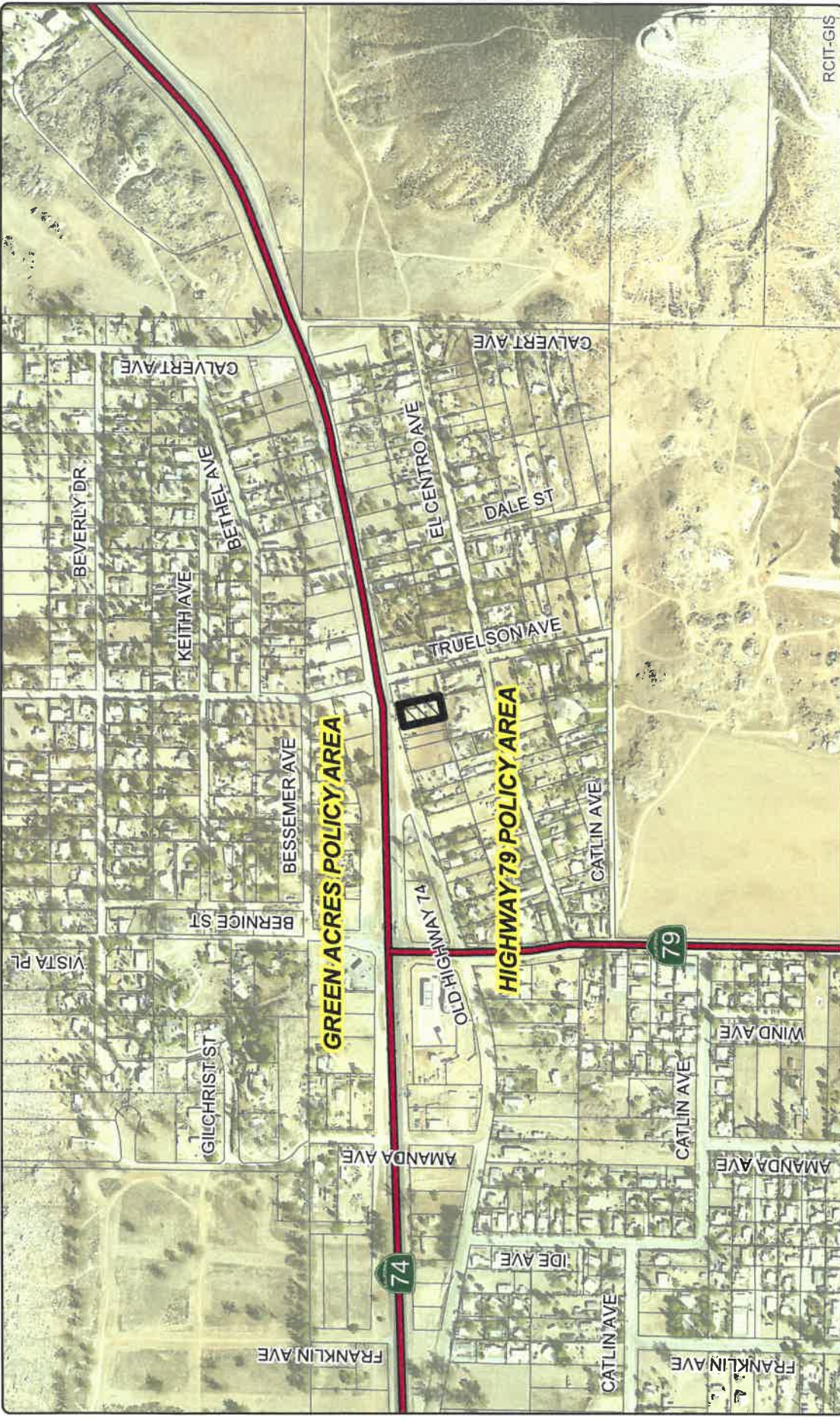
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any persons indicating support/opposition to the proposed project.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ2000005**  
**VICINITY/POLICY AREAS**

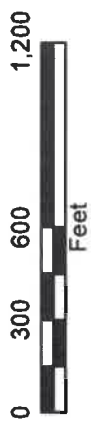
Supervisor: Washington  
 District 3

Date Drawn: 04/30/2020  
 Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may present different types of land use designations than those shown on previous maps. For more information, please contact the Planning Department offices in Riverside at (951) 955-5250 (Western County) or in Palm Desert at (760) 663-4277 (Eastern County) or Website: <http://planning.rctd.ca.gov>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ2000005

Supervisor: Washington  
District 3

### PROPOSED ZONING

Date Drawn: 04/30/2020  
Exhibit 3



Zoning Area: Homeland

Author: Vinnie Nguyen



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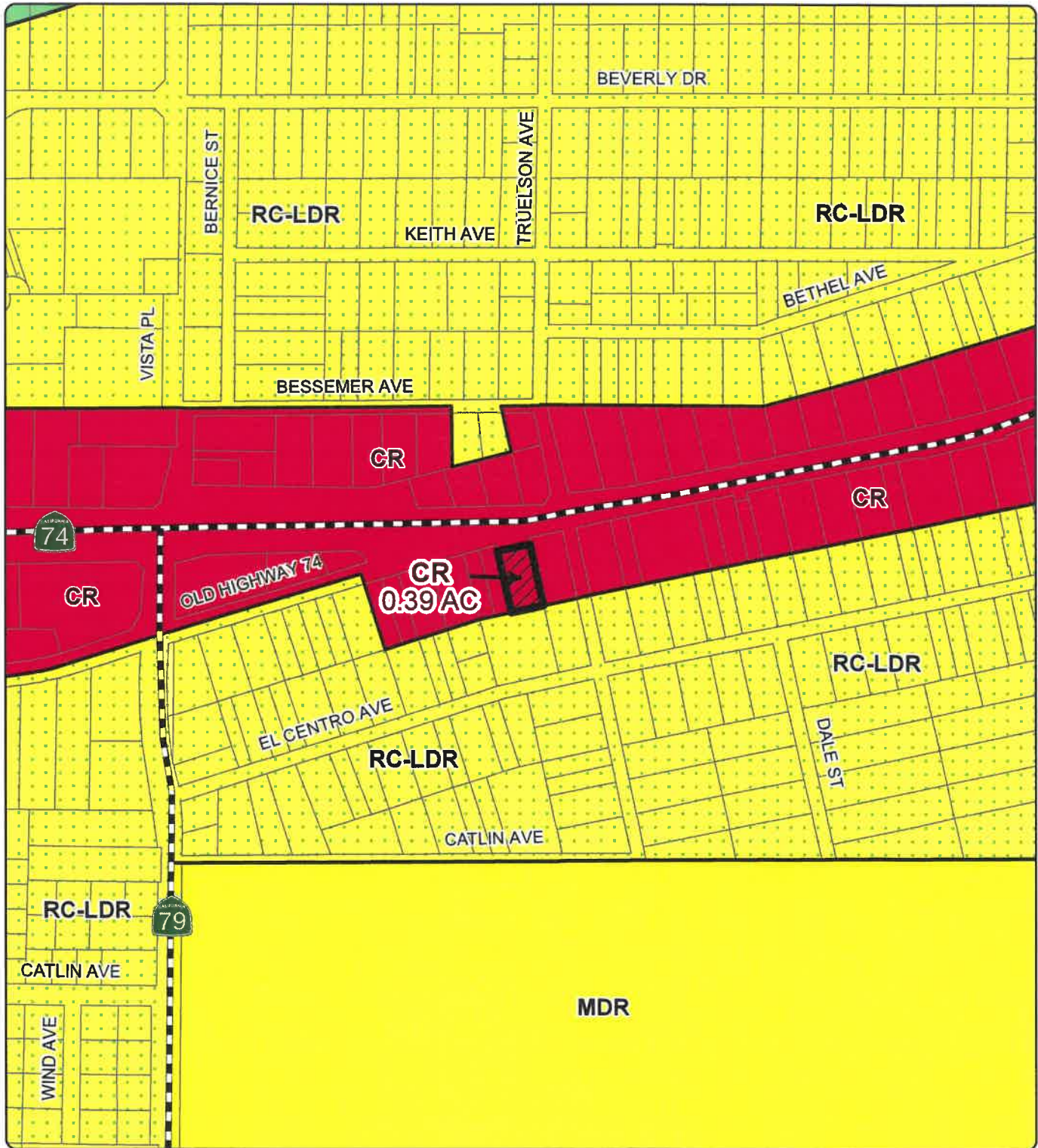
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000005

Supervisor: Washington  
District 3

EXISTING GENERAL PLAN

Date Drawn: 04/30/2020  
Exhibit 5



Zoning Area: Homeland



Author: Vinnie Nguyen



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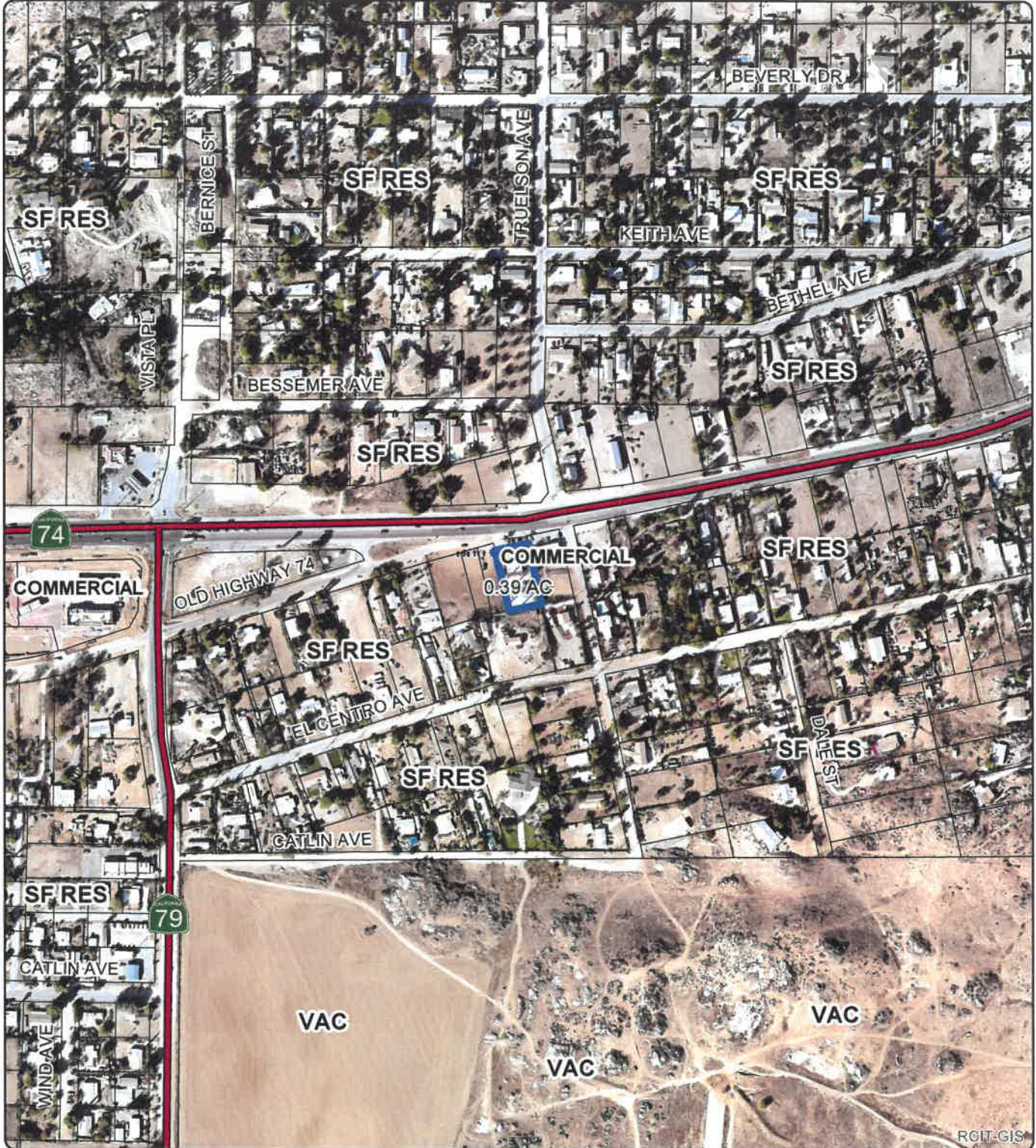
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ2000005

### LAND USE

Supervisor: Washington  
District 3

Date Drawn: 04/30/2020  
Exhibit 1



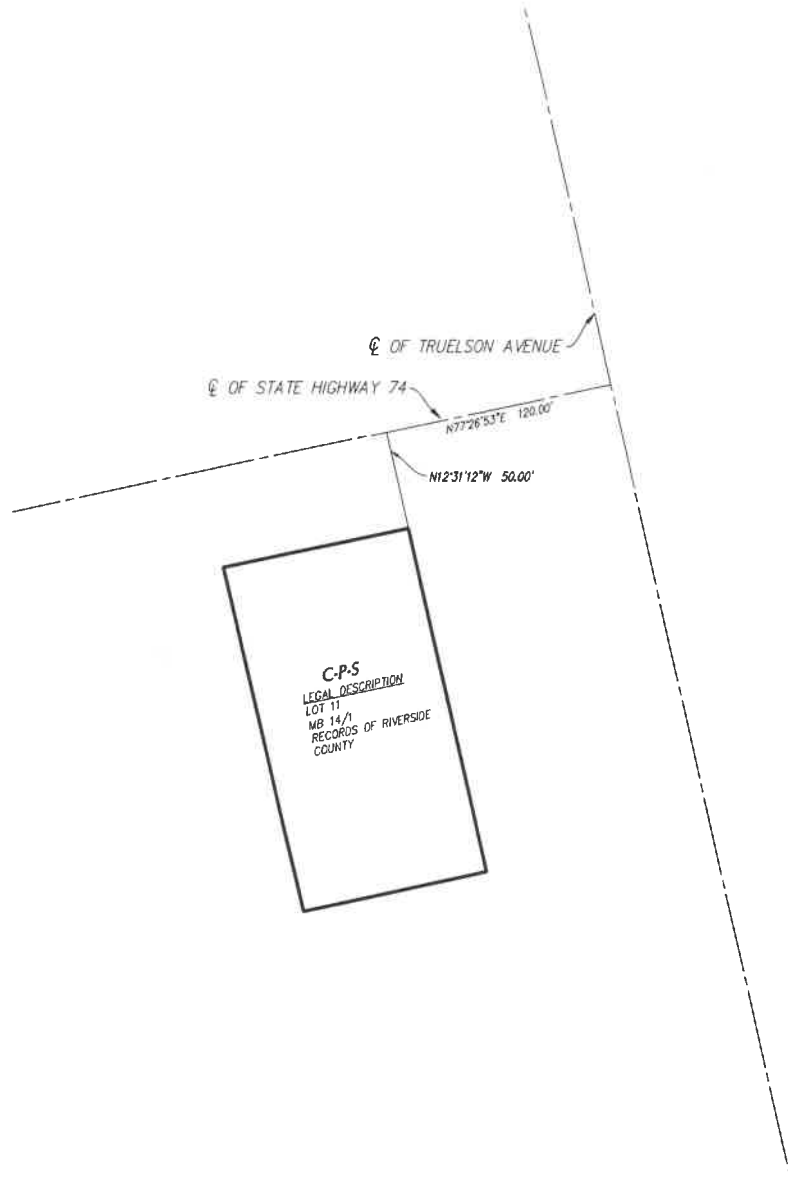
Zoning Area: Homeland

Author: Vinnie Nguyen



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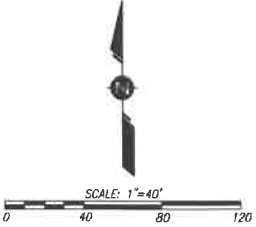
HOMELAND AREA  
SEC. 15, T.5S., R.2W. & S.B.M.



**C-P-S**

SCENIC HIGHWAY COMMERCIAL

MAP NO. XXXX  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 2000005  
ADOPTED BY ORDINANCE NO. XXXXX  
DATE \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS PARCEL NO. 458-224-010



**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.6

**HEARING DATE:** May 14, 2020

**CASE NUMBER:** ZAP1062HR20 – Paradise Smoke Shop/Shaden Salah  
(Representative: Patti Nahill, PGN)

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NO:** CZ2000005 (Change of Zone)

**LAND USE PLAN:** 2017 Hemet-Ryan Airport Land Use Compatibility Plan

**Airport Influence Area:** Hemet-Ryan Airport

**Land Use Policy:** Airport Compatibility Zone E

**Noise Levels:** Outside 55 CNEL contour

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends that the proposed Change of Zone be found **CONSISTENT** with the 2017 Hemet-Ryan Airport Land Use Compatibility Plan.

**PROJECT DESCRIPTION:** A proposal to change the zoning of 0.39 net acre (0.48 gross acre) (Assessor's Parcel Number 458-224-010) from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). The site is designated Commercial Retail on the Harvest Valley/Winchester Area Plan.

**PROJECT LOCATION:** The proposed project is located at 33671 Highway 74 (on the southerly side of Highway 74, westerly of Truelson Avenue and easterly of Winchester Road) in the unincorporated community of Green Acres, approximately 13,390 feet northwesterly of the southwesterly terminus of Runway 5-23 at Hemet-Ryan Airport.

**BACKGROUND:**

**Residential Density/Non-Residential Intensity:** The site is located within Zone E of the Hemet-Ryan Influence Area, where residential density and non-residential intensity are not restricted.

Prohibited and Discouraged Uses: Compatibility Zone E prohibits hazards to flight, and no hazards to flight are proposed by the project.

Noise: The site is located outside the 55 CNEL aircraft noise contour.

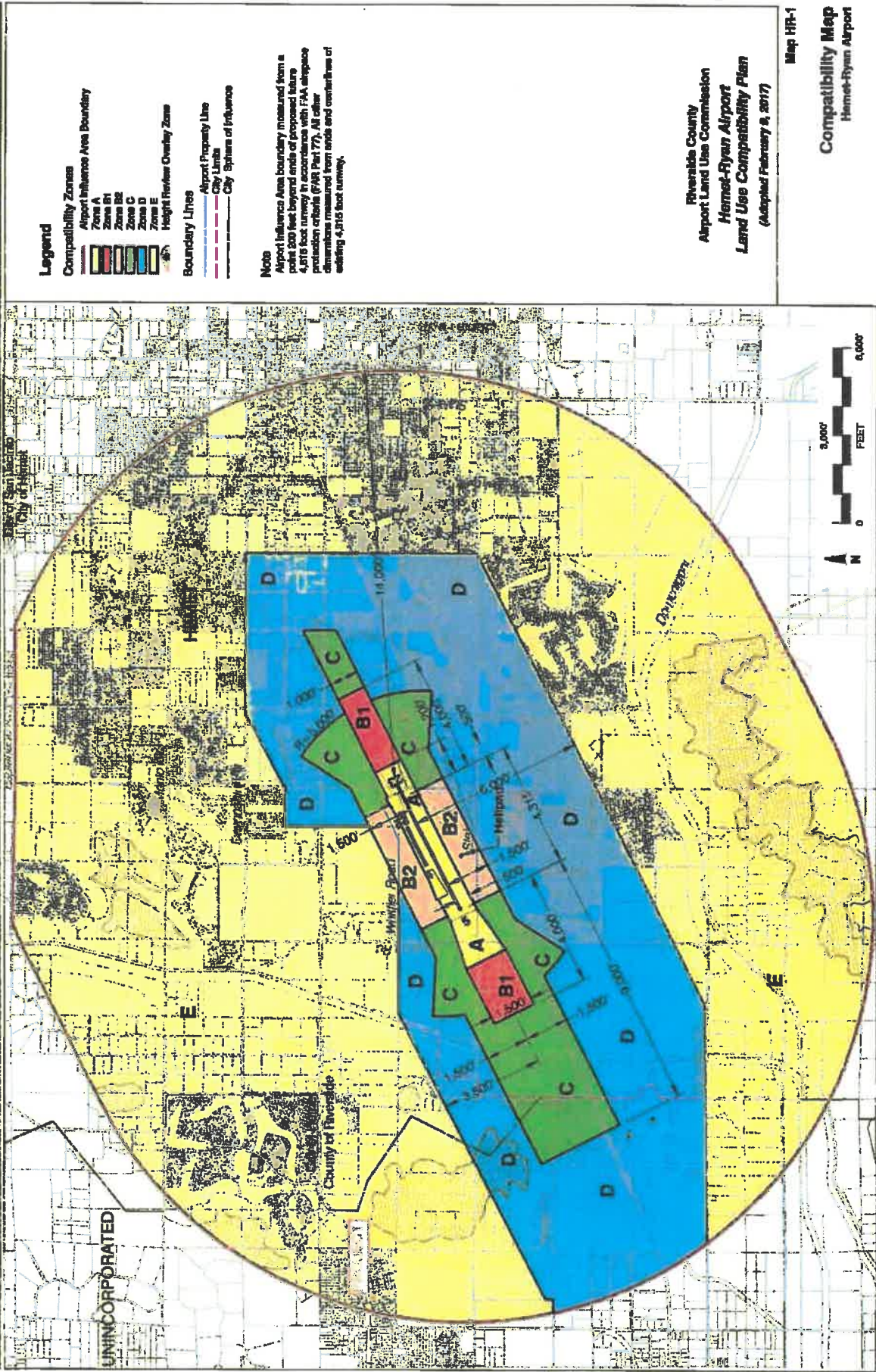
PART 77: The elevation of Hemet-Ryan Airport's Runway 5-23 at its southwesterly terminus is 1,499 feet above mean sea level (1,499 feet AMSL). At a distance of 13,390 feet from the runway to the site, any structure with a top point elevation exceeding 1,632 feet AMSL would require notice to, and review by, the Federal Aviation Administration Obstruction Evaluation Service (FAA OES). The site has an elevation of 1,610 feet AMSL. There is an existing commercial building on the property, and no new buildings are proposed.

Open Area: Compatibility Zone E does not require land to be set aside as open areas, and the site is less than 10 acres in area.

Y:\AIRPORT CASE FILES\Hemet-Ryan\ZAP1062HR20\ZAP1062HR20sr

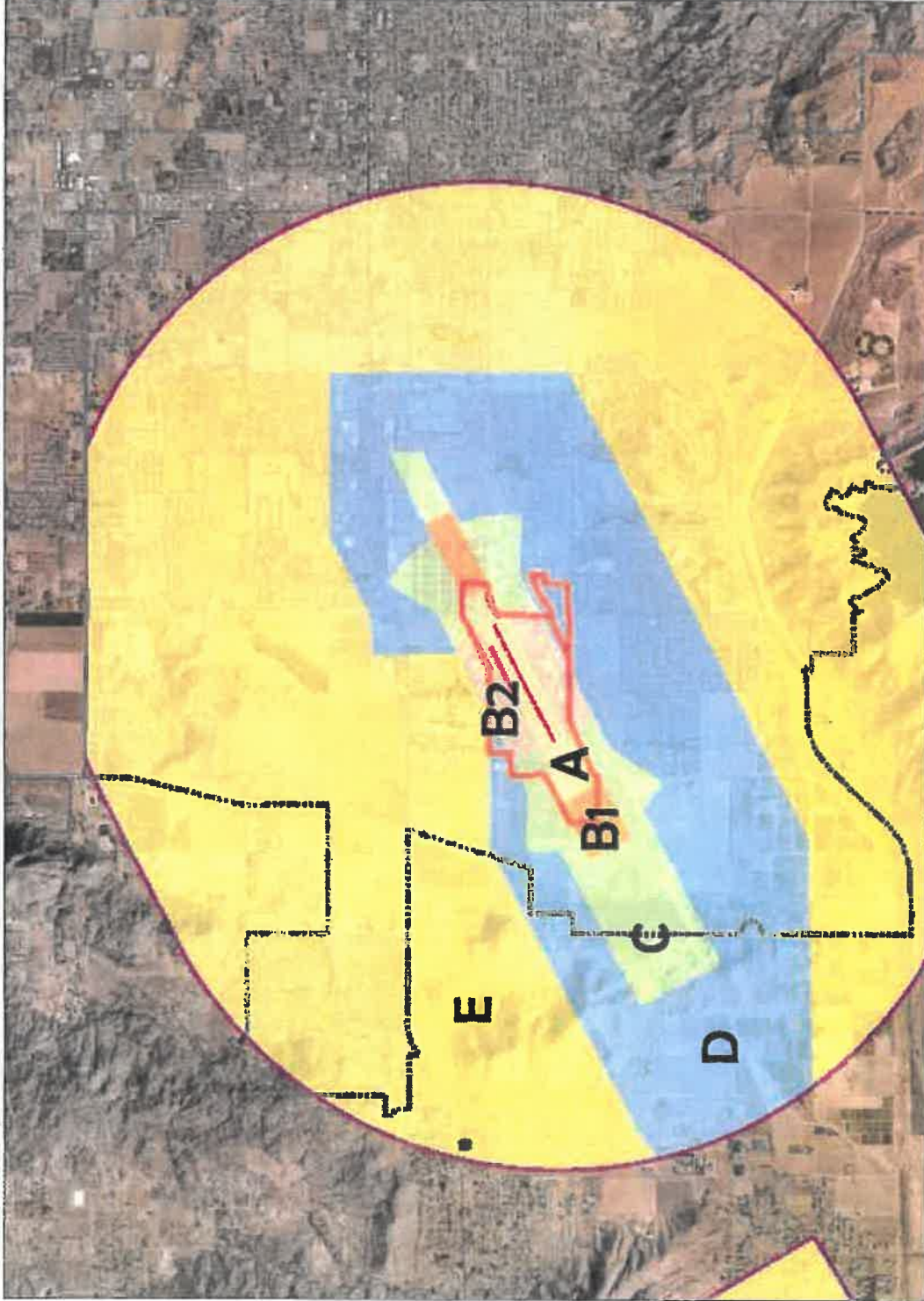
# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)





# Map My County Map



**Legend**

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

A	A-EXC1
B1	B1-APZ I-EXC1
B1-APZ I	B1-APZ II-EXC1
B1-APZ II	B1-EXC1
B1-APZ II-EXC1	B2
B1-EXC1	B2-EXC1
B2	C
B2-EXC1	C1
C	C1-EXC1
C1	C1-EXC3
C1-EXC1	C1-EXC4
C1-EXC3	C1-HIGHT
C1-EXC4	C2
C1-HIGHT	C2-EXC1
C2	C2-EXC2
C2-EXC1	C2-EXC3
C2-EXC2	C2-EXC5
C2-EXC3	C2-EXC8
C2-EXC5	
C2-EXC8	

**Notes**

"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... 4/2/2020 7:52:37 AM

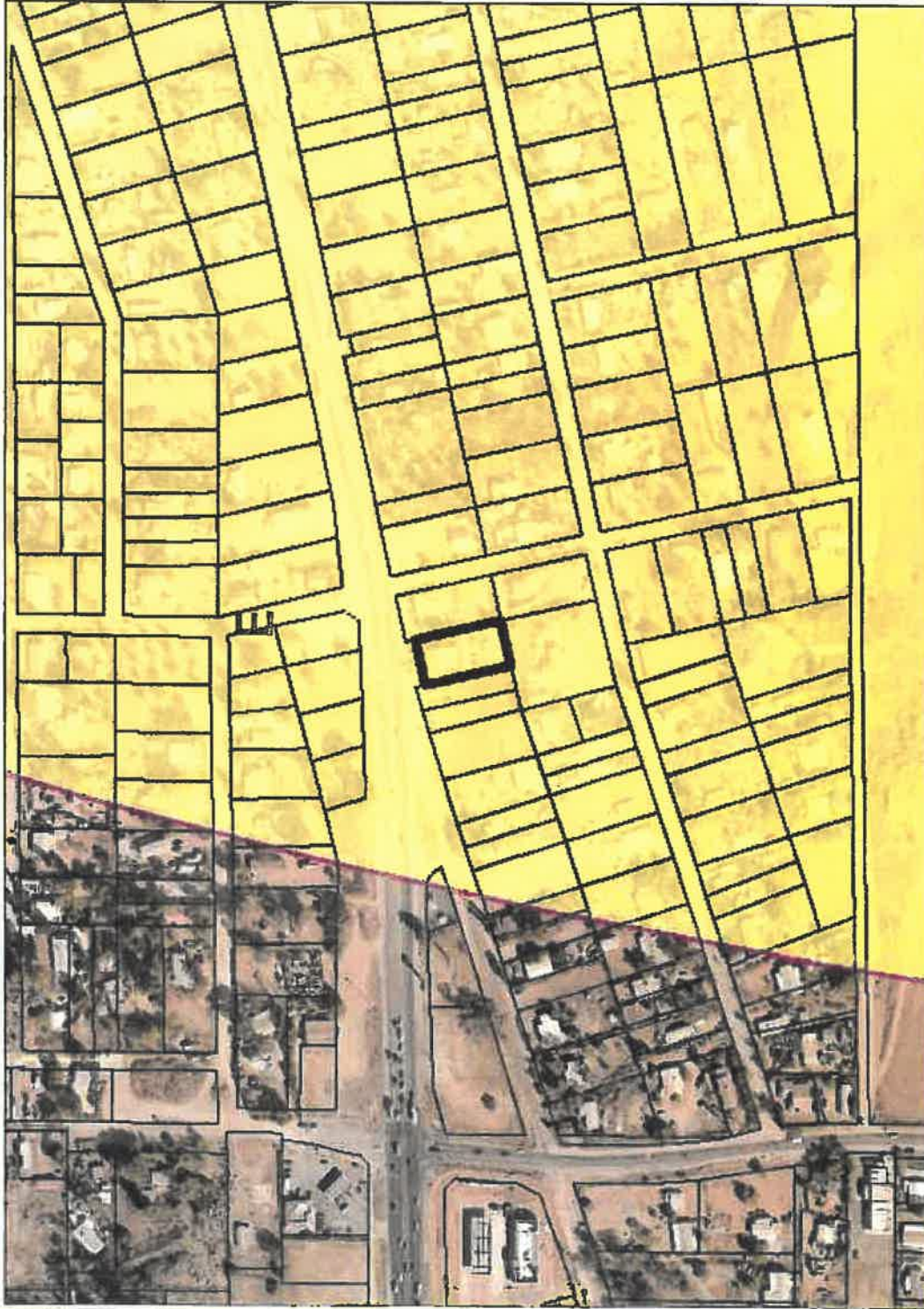
12,314 Feet



© Riverside County GIS



# Map My County Map



- Legend**
- Parcels
  - Runways
  - Airports
  - Airport Influence Areas
  - Airport Compatibility Zones
  - ▨ OTHER COMPATIBILITY ZONE

- A**
- A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5

**Notes**

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770 Feet

REPORT PRINTED ON... 4/2/2020 7:50:01 AM

© Riverside County GIS



385



# Map My County Map



## Legend

- Runways
- Airports
- City Areas
- World Street Map



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0 3 6,019 Feet

REPORT PRINTED ON... 4/17/2020 4:05:20 PM

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## Notes



# Map My County Map



## Legend

- Parcels
- World Street Map



0 385

770 Feet



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REPORT PRINTED ON... 4/2/2020 7:50:28 AM

© Riverside County GIS

## Notes



# Map My County Map



- Legend**
- Parcels
  - World Street Map

## Notes

**"IMPORTANT"** Maps and data are to be used for reference purposes only. Map features are approximations, 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.



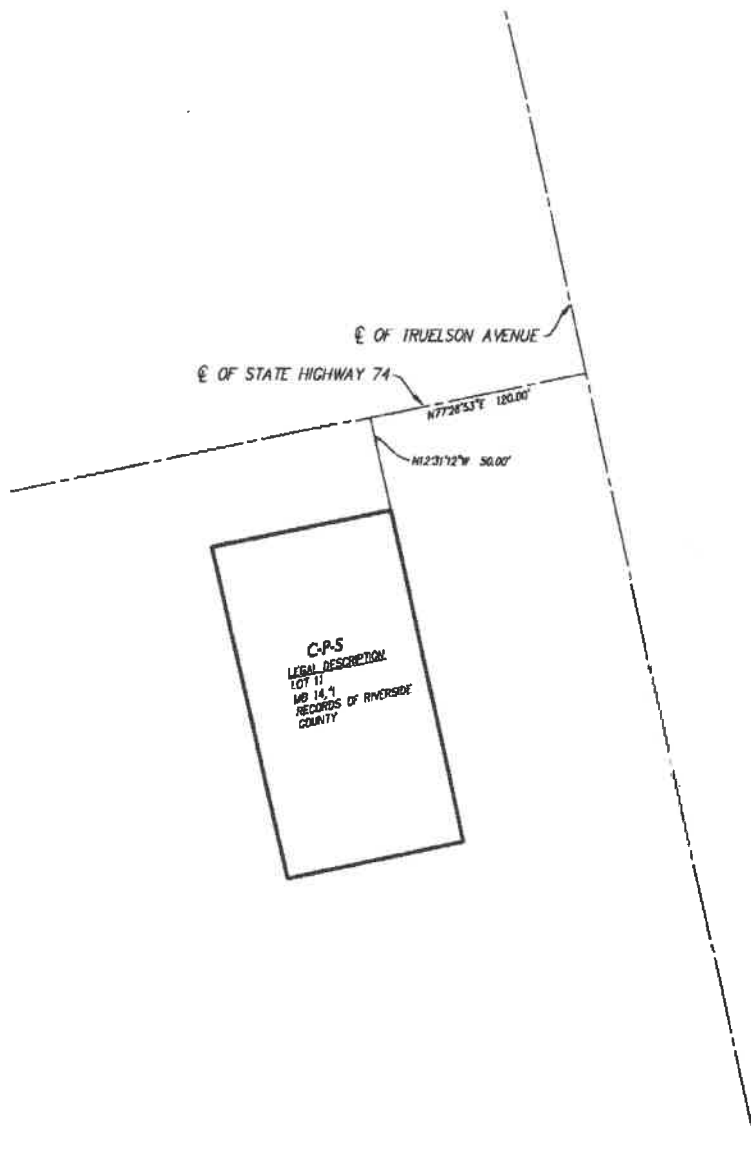
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192 Feet

0 96

© Riverside County GIS

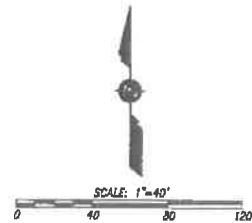
HOMELAND AREA  
SEC. 15, T.5S., R.2W. & S.B.M.



**RURAL RESIDENTIAL - EXISTING**  
**C-P-S** **SCENIC HIGHWAY COMMERCIAL - PROPOSED**

MAP NO. XXXX  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 2000005  
ADOPTED BY ORDINANCE NO. XXXXX  
DATE \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS PARCEL NO. 458-224-010



# Map My County Map

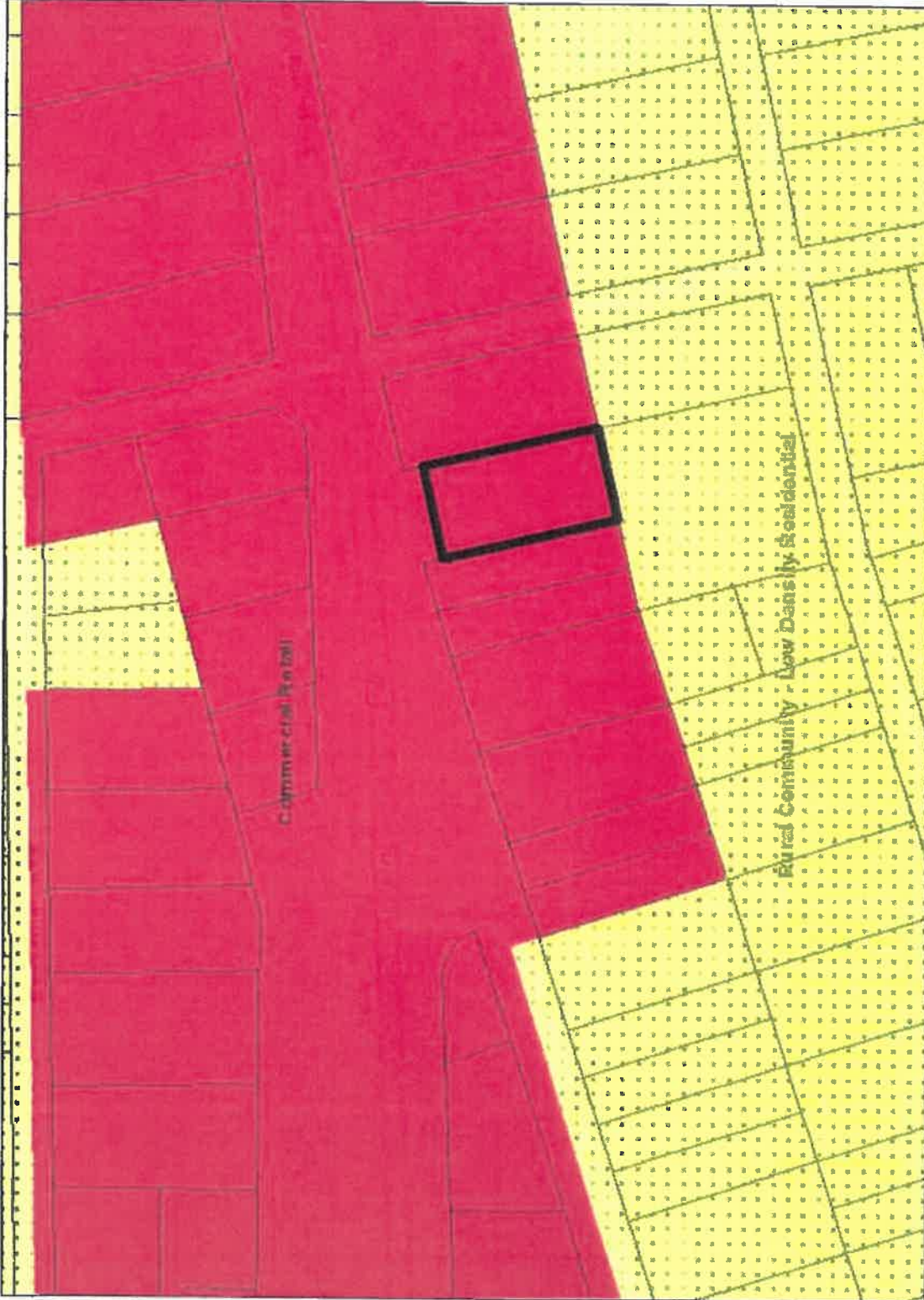


## Legend

- Parcels
- Runways
- Airports

## General Plan Land Use

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountshous
- Rural Desert



## Notes

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376 Feet

188

0

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact ALUC Planners John Guerin at (951) 955-0982 or Paul Rull at (951) 955-6893. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The County of Riverside Planning Department may hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact County of Riverside Planner Mr. Rob Gonzalez at (951) 955-9549.

The proposed project application may be viewed at [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted to the Riverside County ALUC by e-mail to [jguerin@rivco.org](mailto:jguerin@rivco.org) or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, California 92501. Individuals with disabilities requiring reasonable modifications or accommodations, please telephone Barbara Santos at (951) 955-5132.

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon Street, 1<sup>st</sup> Floor Board Chambers  
Riverside California

**DATE OF HEARING:** May 14, 2020

**TIME OF HEARING:** 9:30 A.M.

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Residents are encouraged to view the Airport Land Use Commission meeting via Livestream on our website at [www.rcaluc.org](http://www.rcaluc.org) or on channels Frontier Fios channel 36 and AT&T U-Verse channel 89. The public may join and speak by telephone conference. Toll free number at (669) 900-6833, Zoom Meeting ID. 948 2720 1722. Passcode 011630. Zoom participants are requested to log-in 30 minutes before the meeting. Further information on how to participate in the hearing will be available on the ALUC website listed above.

**CASE DESCRIPTION:**

ZAP1062HR20 – Paradise Smoke Shop/Shaden Salah (Representative: Patty Nahill, PGN) – County of Riverside Case No. CZ2000005 (Change of Zone). A proposal to change the zoning of 0.39 net acre (0.48 acre gross) (Assessor's Parcel Number 458-224-010) located at 33671 Highway 74 (on the south side of Highway 74, westerly of Truelson Avenue and easterly of Winchester Road) in the community of Green Acres from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). The site is designated Commercial Retail on the Harvest Valley/Winchester Area Plan (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area).



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION REVIEW

ALUC CASE NUMBER: ZAP1062HR20 DATE SUBMITTED: 4-1-20

### APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	Shaden Salah	Phone Number	951-956-5162
Mailing Address	2281 West Esplanade Avenue, Suite 102B San Jacinto, CA 92582	Email	shadensalah2016@gmail.com

Representative	PGN	Phone Number	951-301-7114
Mailing Address	PO Box 2473 Menifee, CA 92586-1473	Email	pgn.mail@verizon.net

Property Owner	Fivyan Fathy Qasem	Phone Number	951-956-5162
Mailing Address	33671 Highway 74 Hemet, CA 92545	Email	shadensalah2016@gmail.com

H. Ryan  
E

### LOCAL JURISDICTION AGENCY

Local Agency Name	County of Riverside, TLMA, Planning	Phone Number	951-955-9549
Staff Contact	Rob Gonzalez	Email	rgonzalez@rivco.org
Mailing Address	4080 Lemon Street, 12th Floor Riverside, CA 92501	Case Type	Consistency Zone Change
Local Agency Project No	<del>62200006</del> C22000005	<input type="checkbox"/>	General Plan / Specific Plan Amendment
		<input checked="" type="checkbox"/>	Zoning Ordinance Amendment
		<input type="checkbox"/>	Subdivision Parcel Map / Tentative Tract
		<input type="checkbox"/>	Use Permit
		<input type="checkbox"/>	Site Plan Review/Plot Plan
		<input type="checkbox"/>	Other

### PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways.

Street Address	33671 Highway 74, Hemet, CA 92545		
Assessor's Parcel No.	458-224-010	Gross Parcel Size	0.48 acre
Subdivision Name	Valley Vista Acres	Nearest Airport and distance from Airport	Hemet-Ryan - 4 miles SE Valley Vista Ac
Lot Number	11 in Block B		

### PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed.

Existing Land Use (describe) Single-story, 1,858 square foot commercial building with asphalt parking lot.

Proposed Land Use (describe)	Same as existing.		
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)		
For Other Land Uses (See Appendix C)	Hours of Operation	9 am to 10 pm	
	Number of People on Site	2	Maximum Number 27
	Method of Calculation	ICC Section 1004	
Height Data	Site Elevation (above mean sea level)	1596-1624	ft.
	Height of buildings or structures (from the ground)	12	ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?		<input type="checkbox"/> Yes
	If yes, describe		<input checked="" type="checkbox"/> No

- A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.
- B. REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.
- C. SUBMISSION PACKAGE:**
1. . . . . Completed ALUC Application Form
  1. . . . . ALUC fee payment
  1. . . . . Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
  1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
  1. . . . . CD with digital files of the plans (pdf)
  1. . . . . Vicinity Map (8.5x11)
  1. . . . . Detailed project description
  1. . . . . Local jurisdiction project transmittal
  3. . . . . Gummed address labels for applicant/representative/property owner/local jurisdiction planner
  3. . . . . Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. (Only required if the project is scheduled for a public hearing Commission meeting)





Charissa Leach, P.E.  
Assistant TLMA Director

CZ2000005

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Shaden Salah

Contact Person: Shaden Salah E-Mail: shadensalah2016@gmail.com

Mailing Address: 2281 West Esplanade Avenue, Suite 102B  
San Jacinto Street 92582  
City CA State ZIP

Daytime Phone No: (951) 956-5162 Fax No: ( ) N/A

Engineer/Representative Name: K& A Engineering, Inc.

Contact Person: Jim Bolton, P.E. E-Mail: JamesB@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117  
Corona Street 92880  
City CA State ZIP

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner Name: Fivyan Fathy Qasem

Contact Person: Shaden Salah E-Mail: shadensalah2016@gmail.com

Mailing Address: 33671 Highway 74  
Street

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1814

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR CHANGE OF ZONE**

Hemet  
City

CA  
State

92545  
ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Fivyan Fathy Qasem  
\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

  
\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 458-224-010

Approximate Gross Acreage: 0.48 acre

General location (nearby or cross streets): North of El Centro Avenue, South of \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

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Highway 74 \_\_\_\_\_, East of Winchester Road \_\_\_\_\_, West of Truelson Avenue \_\_\_\_\_.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Consistency zoning request - to change the zoning classification from R-R (Rural Residential) to C-P-S

(Scenic Highway Commercial) in order to be consistent with the General Plan Land Use Designation of

CR - Commercial Retail on 0.48 acres located at 33671 Highway 74 in the Homeland Zoning District.

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Related cases filed in conjunction with this request:

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**This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 07/30/2018



[← BACK](#) [VIEW VALUATION INFO](#) [ENROLL PIN FOR E-BILLING](#) [MANAGE E-BILLING SUBSCRIPTIONS](#)

**PLEASE NOTE**

Please click "PAY" to add unpaid tax bills to your Cart.  
If your Assessment has both current and defaulted tax years due, you will need to add each of these to your check out cart individually.  
All secured defaulted tax years must be paid together (adding one will add all prior year items to your Cart).

Account Information

PARCEL NUMBER	PROPERTY TYPE	STATUS	LAST UPDATE
458224010	Real	Active	1/22/2020 9:21:24 AM

**Current Owner:**  
QASEM FIVYAN FATHY

**Tax Rate Area**  
071-319 HEMET USD

**Class Code**  
Retail - General

**Legal Description**  
LOT 11 BLK.B MB 014/001 VALLEY VISTA AC

Secured Property Tax

BILL NUMBER: 2019001839872 - ANNUAL						<a href="#">VIEW BILL DETAIL</a>
TAX YEAR : 2019	TAX	OTHER CHARGES	TOTAL PAID	TOTAL	DUE DATE	STATUS
Installment #2	\$1,392.48	\$0.00	\$0.00	\$1,392.48	4/10/2020	<a href="#">PAY</a>
<b>Total Bill</b>	<b>\$1,392.48</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,392.48</b>		<a href="#">PAY TOTAL BILL</a>

Total Secured Tax

	TAX	OTHER CHARGES	TOTAL PAID	TOTAL
Grand Total	\$1,392.48	\$0.00	\$0.00	\$1,392.48

... ..

Paid Tax Bills

[Click here to view previously paid tax bills.](#)



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*Juan C. Perez  
Agency Director*

*Patricia Romo  
Assistant Director  
Transportation Department*

*Juan C. Perez  
Interim Planning Director  
Planning Department*

*Mike Lara  
Building & Safety Official  
Building & Safety Department*

*Greg Flannery  
Code Enforcement Official  
Code Enforcement Department*

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT  
Agreement for Payment of Costs of Application Processing**

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Shaden Salah hereafter "Applicant" and Flyyan Fathy Qasem "Property Owner".

**Description of application/permit use:**

Consistency zoning request - to change the zoning classification from R-R (Rural Residential) to C-P-S (Scenic Highway Commercial to be consistent with the General Plan Land Use

Designation of CR - Commercial Retail.

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.  
F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 458-224-010  
Property Location or Address: 33671 Highway 74, Hemet, CA 92545


**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Fivyan Fathy Qasem Phone No.: 951-956-5162  
Firm Name: N/A Email: shadensalah2016@gmail.com  
Address: 33671 Highway 74, Hemet, CA 92545

**3. APPLICANT INFORMATION:**

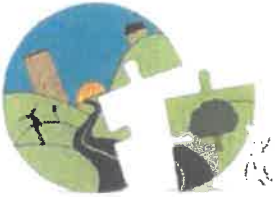
Applicant Name: Shaden Salah Phone No.: 951-956-5162  
Firm Name: N/A Email: shadensalah2016@gmail.com  
Address (if different from property owner) 2281 West Esplanade Avenue, Suite 102B  
San Jacinto, CA 92582

**4. SIGNATURES:**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: Fivyan Fathy Qasem, Owner c/o Shaden Salah  
Signature of Property Owner:  \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Signature of the County of Riverside, by _____	Date: _____
Print Name and Title: _____	
Application or Permit #(s) _____	
Set#: _____	Application Date _____





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

Fivyan Fathy Qasem

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

"Planning Our Future... Preserving Our Past"

**INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

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- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

## 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:

**CHANGE OF ZONE NO. 2000005** – Applicant: Shaden Salah – CEQA Exempt - Engineer/Representative: K&A Engineering, Inc. – Third Supervisorial District – Homeland Area – Harvest Valley/ Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of El Centro Avenue, West of Truelson Avenue, and South of State Highway 74 – 0.39 gross acre – Existing Zoning: Rural Residential (R-R) – **REQUEST**: A change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to provide zoning consistency with the site's underlying General Plan Land Use designation of Community Development: Commercial Retail (CD:CR). – APN: 458-224-010 – Related Cases: N/A – Concurrent Cases: N/A

TIME OF HEARING:	<b>9:00 a.m. or as soon as possible thereafter</b>
DATE OF HEARING:	<b>JULY 1, 2020</b>
PLACE OF HEARING:	<b>RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501</b>

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/>. Project Planner Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@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 project is covered by the Common Sense Exemption, CEQA Guidelines Section 15061(b) (3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project meets these criteria since it is a stand-alone Change of Zone application requesting zoning consistency with the underlying land use designation. The subject property is improved with an existing commercial building historically used as a retail gift shop and it is likely that the project will continue operating as retail use. Currently, there are no plans to modify the existing structure or site. The Project does not approve any development of the site, nor does it disturb the existing physical environment. Therefore there is no possibility that the activity in question may have a significant effect on the environment. Any future development requiring a discretionary review will be subject to further CEQA review. **Therefore, no further environmental review is required at this time.**

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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. 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 during or after 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: Rob Gonzalez, P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 30, 2020,

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

APN (s) or case numbers CZ2000005 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

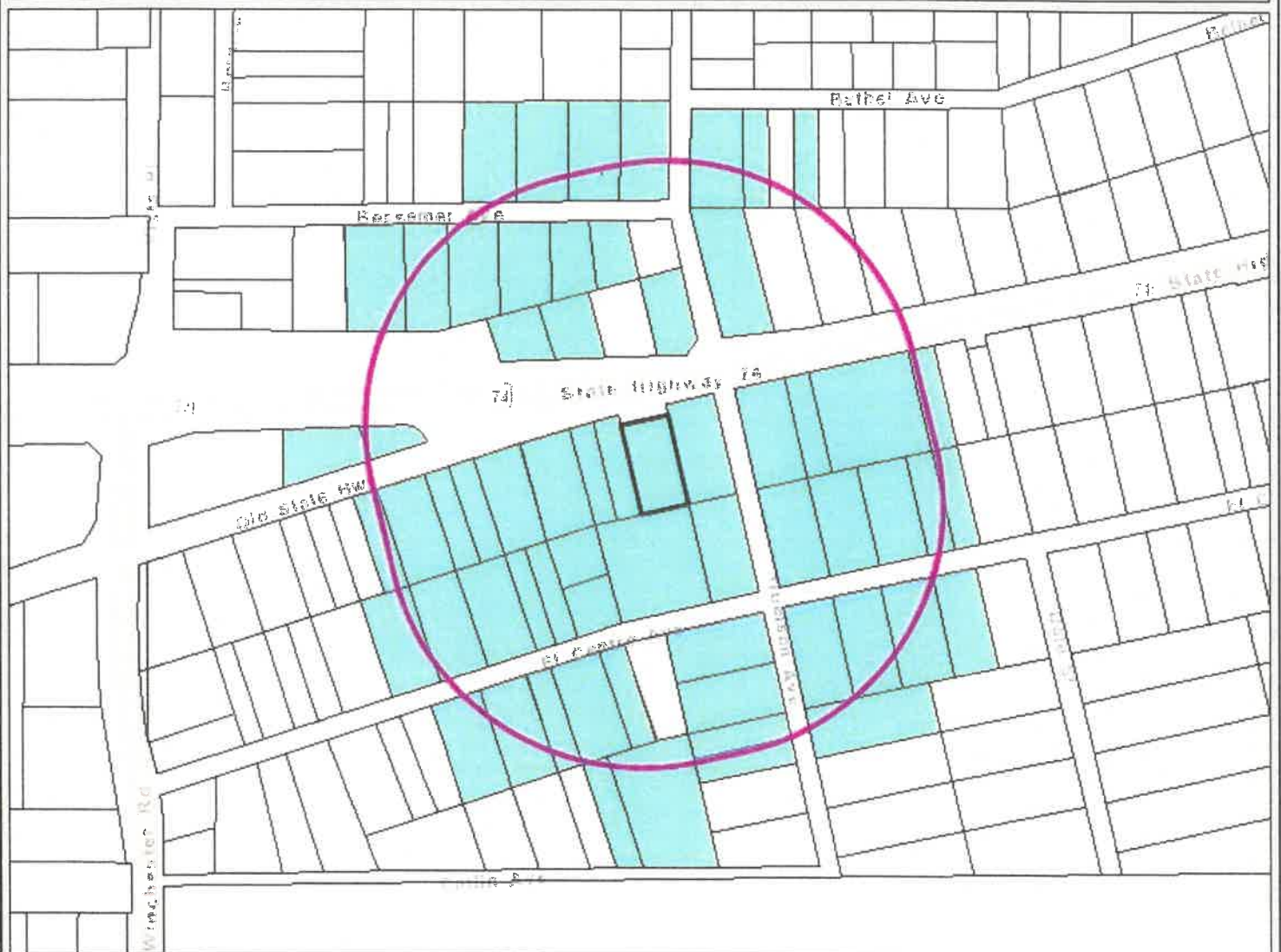
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ2000005 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

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

REPORT PRINTED ON... 4/30/2020 12:52:30 PM

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1505 CARON CT  
PERRIS CA 92571458203011  
ROBERT ANTHONY GARRISON  
33664 BESSEMER AVE  
HEMET CA 92545458203012  
RONALD G. BOYER  
33640 BESSEMER AVE  
HEMET CA 92545458203013  
SANDRA M. ESCOBAR  
33625 BESSEMER AVE  
HEMET CA 92545458206001  
STUART C. WILSON  
33775 BETHEL AVE  
HEMET CA 92545458206002  
GUILLERMO OROZCO  
33733 BETHEL AVE  
HEMET CA 92545458206004  
FRANK CARRILLO  
33745 BETHEL AVE  
HEMET CA 92545458211005  
MARIA E. LOPEZ  
451 COBERTA AVE  
LA PUENTE CA 91746458211006  
AUSENCIO OLIVARES  
33611 BESSEMER AVE  
HEMET CA 92545458211007  
EDITH M. MITCHELL  
33619 BESSEMER AVE  
HEMET CA 92545458211008  
ALBERT L. SEIP  
33627 BESSEMER AVE  
HEMET CA 92545458211009  
MANUEL F. RUIZ  
33069 FAIRWAY DR  
YUCAIPA CA 92399458212002  
HEMET 74/79  
P O BOX 1958  
CORONA CA 92878458212003  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572



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458213007  
JOSE L. MUJICA  
33585 OLD HIGHWAY 74  
HEMET CA 92545

458213008  
AMAVEL R. ENOS  
33602 EL CENTRO AVE  
HEMET CA 92545

458213009  
GUADALUPE MORQUECHO  
33605 OLD STATE HWY  
HEMET CA 92545

458213010  
GERMAN VAZQUEZ PEREZ  
33617 OLD HIGHWAY 74  
HEMET CA 92545

458213011  
ANA N. AGUILAR  
33661 OLD HIGHWAY 74  
HEMET CA 92545

458213013  
ANAHI RETANA AVALOS  
33626 EL CENTRO AVE  
HEMET CA 92545

458213014  
JORGE ORNELAS  
33626 EL CENTRO AVE  
HEMET CA 92545

458213017  
AMAVEL R. ENOS  
33602 EL CENTRO AVE  
HEMET CA 92545

458213018  
SATURNIMO MONROY  
33594 EL CENTRO AVE  
HEMET CA 92545

458213026  
CRYSTAL ALVARADO  
33620 EL CENTRO AVE  
HEMET CA 92545

458214009  
FIDEL MAGALLANES  
33593 EL CENTRO AVE  
HEMET CA 92545

458214010  
GABRIEL ZAVALA  
4335 HOLLYVALE LN  
HEMET CA 92545

458221002  
MORTEZA EGHBAL  
8023 JANNET ST  
RANCHO CUCAMONGA CA 91701

458221005  
JOSE A. FLORES  
33635 BESSEMER AVE  
HEMET CA 92545



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458221007  
SURJIT BUTTAR  
45029 PROMISE RD  
LAKE ELSINORE CA 90248

458221009  
ISABEL BOSTON  
33665 BESSEMER AVE  
HEMET CA 92545

458222005  
DONALD M. CLARKE  
P O BOX 1674  
LAGUNA BEACH CA 92652

458223001  
BLANCA E. VOIT  
35154 GOLDTHREAD LN  
MURRIETA CA 92563

458223002  
MCKEENA TAYLOR  
1524 BIG BEND  
BEAUMONT CA 92223

458223006  
ROBERTO MENDOZA  
1798 FITZGERALD AVE  
SAN JACINTO CA 92583

458223007  
NAASZ FAMILY LIVING TRUST 1/31/19  
32631 GRAND AVE  
WINCHESTER CA 92595

458223008  
W DONALD SAUNDERS  
33808 EL CENTRO AVE  
HEMET CA 92545

458223009  
ERNESTO M. BARRERA  
33800 EL CENTRO AVE  
HEMET CA 92545

458223010  
CARLOS ORTIZ TRUJILLO  
378 KNOLLGLEN  
IRVINE CA 92614

458223011  
DOROTHY DORIS KUMKE  
33710 EL CENTRO AVE  
HEMET CA 92545

458223012  
DANIEL B. STEWART  
33755 HIGHWAY 74  
HEMET CA 92545

458224001  
RICHIE CHAN  
41735 LOMAS  
HEMET CA 92544

458224002  
RICHIE CHAN  
P O BOX 2177  
HOMELAND CA 92548

458224003  
BARIALAI JAWHARZAI  
91400 SEVENTH ST # H102  
MECCA CA 92254

458224005  
LEABIN MENDOZA  
33668 HIGHWAY 74  
HEMET CA 92545

458224006  
MARGARET ISABELLE SPENCER  
26359 TRUELSON AVE  
HEMET CA 92545

458224007  
JAMES A. SHERIDAN  
1527 MARIA AVE  
SPRING VALLEY CA 91977

458224008  
3 T PROP  
146 S HARVARD ST  
HEMET CA 92543

458224009  
MARK D. ACKERMAN  
33640 EL CENTRO AVE  
HEMET CA 92545

458224010  
FIVYAN FATHY QASEM  
250 N COLLEGE PARK DR  
UPLAND CA 91786

458225001  
JORGE ORNELAS  
33625 EL CENTRO AVE  
HEMET CA 92545

458225004  
JOHNNY CORNING  
33649 EL CENTRO AVE  
HEMET CA 92545

458225006  
MICHAEL S. WINGE  
26371 TRUELSON AVE  
HEMET CA 92545

458225007  
GABRIEL ROMERO MEDINA  
26385 TRUELSON AVE  
HEMET CA 92545

458225008  
CANDICE FAITH NUGENT  
26395 TRUELSON AVE  
HEMET CA 92545

458225009  
MARTIN LAGUNA  
26405 TRUELSON AVE  
HEMET CA 92545

458225012  
CALIFORNIA HOUSING FOUNDATION  
1200 CALIFORNIA ST NO 104  
REDLANDS CA 92374

458225013  
SAMUEL HARRIS  
33632 CATLIN AVE  
HEMET CA 92545

458225015  
JOSE HUERTA  
28080 PATTERSON AVE  
WINCHESTER CA 92596

458226001  
LUCINO UGALDE  
33701 EL CENTRO  
HEMET CA 92545

458226002  
RICHARD SARENANA  
33745 EL CENTRO AVE  
HEMET CA 92545

458226003  
TAMMY SUE COX  
33805 EL CENTRO AVE  
HEMET CA 92545

458226004  
JESUS E. MARTINEZ  
26380 TRUELSON AVE  
HEMET CA 92545

458241001  
ROSENDO LOPEZ  
33809 EL CENTRO  
HEMET CA 92545





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: CZ2000005

Project Location: North of El Centro Avenue, West of Truelson Avenue, And South of State Highway (APN: 458-224-010).

Project Description: Change of Zone No. 2000005 a proposal to change the existing zoning classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) on the 0.39-acre site. The proposal would provide consistency with the existing General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) that exists for the Project site.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Project Address: Shaden Salah, 33671 Highway 74, Hemet CA 92545 (APN: 458-224-010)

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption Section 15061(b) (3)
- Statutory Exemption (\_\_\_\_\_)
- Other:

**Reasons why project is exempt:** The project is covered by the Common Sense Exemption, CEQA Guidelines Section 15061(b) (3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project meets these criteria since it is a stand-alone Change of Zone application requesting zoning consistency with the underlying land use designation. The subject property is improved with an existing commercial building historically used as a retail gift shop and it is likely that the project will continue operating as retail use. Currently, there are no plans to modify the existing structure or site. The Project does not approve any development of the site, nor does it disturb the existing physical environment. Therefore there is no possibility that the activity in question may have a significant effect on the environment. Any future development requiring a discretionary review will be subject to further CEQA review. Therefore, no further environmental review is required at this time.

Rob Gonzalez County Contact Person (951) 951-9549 Phone Number

\_\_\_\_\_  
Signature Project Planner Title June 15, 2020 Date

Please charge deposit fee case#: ZEA No.42996 ZCFW No. 6364- County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

