

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 the following:

CONDITIONAL USE PERMIT NO. 210130 and DEVELOPMENT AGREEMENT NO. 2100115 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) – Applicant: Sean St. Peter – Engineer/Representative: Caryn Bailey – Third Supervisorial District – REMAP – Community Development: Commercial Retail (CD:CR) – Anza Valley Policy Area – Location: north of Cahuilla Road, east of Bautista Road, and south of Mitchell Road – 1.74 net acres – Zoning: General Commercial (C-1/C-P). **REQUEST: CONDITIONAL USE PERMIT NO. 210130** is a proposal to use an existing 3,966 square foot structure as a storefront cannabis retailer to operate seven (7) days a week between the hours of 8:00 A.M. and 10:00 P.M. The alterations to the existing building would include interior demolition and replacement of existing walls and fixtures, as well as exterior façade improvements. Mobile deliveries are also proposed seven (7) days a week between the hours of 8:00 A.M. and 9:00 P.M., with the stipulation that no mobile deliveries will be scheduled after 9:00 P.M. as it is not permitted per Ordinance No. 348. The project would provide 30 vehicle parking spaces, including two (2) accessible spaces for persons with disabilities, one (1) van accessible EV parking space, a secured bike rack area, and a gate-secured loading area located at the rear of the building. Landscaping and a trash enclosure are also proposed. **DEVELOPMENT AGREEMENT NO. 2100115** is the associated development agreement to CUP210130 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2100115 and CUP210130.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **APRIL 6, 2022**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>.

For further information regarding this project, please contact Project Planner Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <https://planning.rctlma.org>.

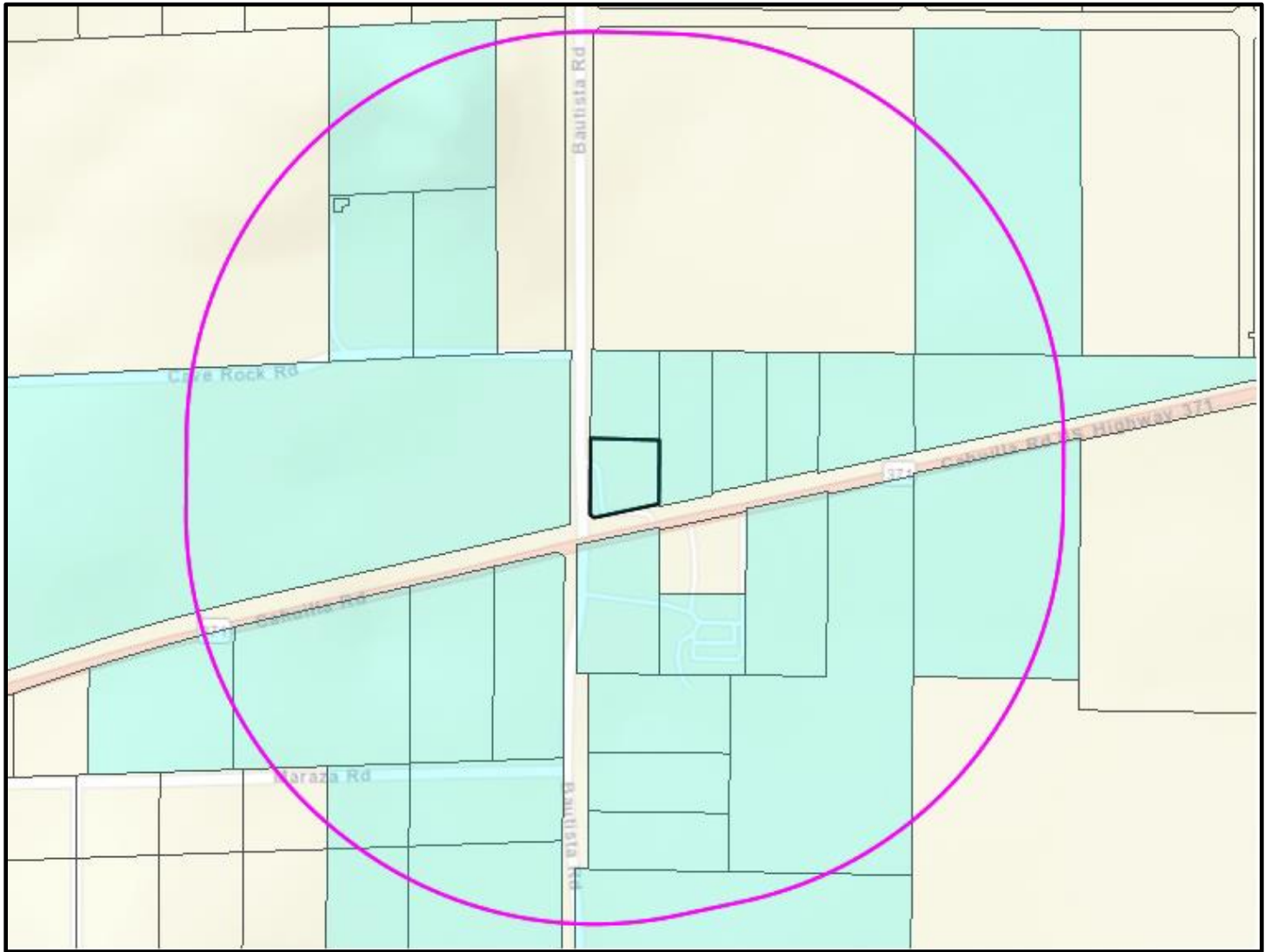
The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed amendment at the public hearing. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings/Planning-Commission/2022-Planning-Commission-Meetings>.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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: KATHLEEN MITCHELL
P.O. Box 1409, Riverside, CA 92502-1409

**PROJECT: CONDITIONAL USE PERMIT NO. 210130
and DEVELOPMENT AGREEMENT NO. 2100115**



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.