

September 1, 2021

County of Riverside, Planning Commission
c/o Gabriel Villalobos
First Floor - Board Chambers
4080 Lemon Street
Riverside, CA 92501

RE: City of Corona Opposition to Higher Point Cannabis (CUP 200032)

Dear County Commissioners:

The City of Corona is writing to respectfully oppose the issuance of a proposed Conditional Use Permit (No. 200032) at 646 Paseo Grande, Corona, CA 91720 for the Higher Point Cannabis Project due to the follow areas of concern: location, parking, and public safety. The project is immediately adjacent to the City of Corona's jurisdictional boundary and within the City's sphere of influence.

The City is concerned that the project's location is not compatible with high traffic retail, with streets located on three sides and a gas station. This is a unique location, which requires a better design to maintain safe accessibility. This location is a remnant parcel created by Frontage Road's realignment as part of the 91-project. There were three commercial buildings there before 2015. With the realignment of Frontage Road, it completely eliminated one address at the location and created the island situation that exists now. Even though this parcel of land is zoned for commercial, the City believes that the proposed establishment is the wrong use for this location. The intersection is complicated with one-way in and out with a right-turn being the only option for ingress and egress at a bustling three-way intersection. This intersection will cause many U-turns at an already complex, oddly shaped intersection with blind spots on Frontage Road heading east and on Paseo Grande heading North.

The applicant has stated that it plans to serve several hundred clients a day and utilize a parking attendant/security guard to ensure legal parking. There is no street parking available around the site except at the center across the street; currently, no crosswalk or ADA access is available that connects to this location. The City has concerns as to where people are going to park to access the facility when the lot is full, and where employees will park. Even with the planned parking attendant/security guard and parking requirements being met, there will be overflow parking needs in practice, leading the City to have significant concerns about how this will be handled. The applicant stated that it would utilize a vanpool to alleviate employee parking issues. While the idea of having all employees use the vanpool sounds adequate, there is no mechanism to ensure this actually happens. In practice, customers and staff will park across Paseo Grande and must jaywalk across a busy street.

Regarding public safety, the proposed location only offers one way in and out. This makes access for fire or medical an issue. Also, the proposed block wall and wrought iron fence will block access to the fire hydrant. These are significant issues that need to be addressed.

The Corona City Council would like to express its thanks to the Commission for the opportunity to share the City's concerns. For the reasons stated above, the City respectfully opposes issuance of a CUP for the location of Higher Point Cannabis at 646 Paseo Grande, Corona, CA 91720.

Sincerely,

Mayor Jacque Casillas

cc: John Hildebrand, Planning Director, County of Riverside Via Email

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