

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 200027 and DEVELOPMENT AGREEMENT NO. 2000012 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ200063 – Applicant: I. E. Gardens 2, Inc. c/o Nader Awad and Joshua Naggar – Engineer/Representative: Joshua Naggar and Shade Awad – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Grand Avenue, westerly of Corydon Road, southerly of Union Street, and easterly of Gill Lane – 2.97 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200027 is a proposal for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and storefront Retail Sales within an existing shopping center. The Cannabis Microbusiness would reside within Units B and G, totaling 9,875 sq. ft., within the existing 24,213 sq. ft. commercial building for the shopping center. Unit B would consist of 2,325 sq. ft. for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300 sq. ft. with flower rooms, a hanging room, and a veg room and the distribution area at 250 sq. ft. for packaging and deliveries; all totaling 7,550 sq. ft. The existing shopping center provides adequate parking spaces for the proposed facility and the remaining commercial units that are not a part of this project. The facility requires 14 of the existing 180 parking spaces. The project includes improvement to the site's landscaping, parking surface, signage, entrance monument, and exterior building paint. The associated Development Agreement No. 2000012 (DA2000012), has a term of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027 and will provide community benefits to the Elsinore Area. APN: 370-310-007.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 24, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner: Tim Wheeler at (951) 955-6060 or email at 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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

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

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

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