

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED 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:

CONDITIONAL USE PERMIT NO. 190059, CHANGE OF ZONE NO. 1800022, and DEVELOPMENT AGREEMENT NO. 1900050 – Intent to Adopt a Mitigated Negative Declaration – CEQ180108 – State Clearinghouse No.: SCH2022060471 – Applicant: Isen Garden, LLC. – Third Supervisorial District – Rancho California Area – Riverside Extended Mountain Area Plan (REMAP) – Rural: Rural Residential (R:RR) – Location: easterly of Willow Creek Road and south-westerly of Red Mountain Road – 5.03 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: Change of Zone No. 1800022** (CZ1800022) is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5). The applicant is requesting a change of zone to bring the subject site into compliance with the requirements for operating a Small Mixed Light Cannabis Cultivation facility. **Conditional Use Permit No. 190059** (CUP190059) is a proposal for a two-story, 18,070 sq. ft. Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres. The first floor of the structure would consist of indoor grow rooms, processing rooms, and business operations spaces. The second floor includes three (3) fully enclosed greenhouses adjacent to one another for cultivation of sun-grown, flowering cannabis. The total square footage of the mature/flowering cannabis would be 6,477 sq. ft., which is within the 10,000 sq. ft. canopy limit for Small Mixed Light Cannabis facilities. The existing single-family residence is to remain on-site to serve as the caretaker's unit for the property. Other site improvements include 16 solar arrays to support operations, a secure and screened trash enclosure, 6-foot-tall security fencing, and landscaping. Ten (10) covered parking spaces, including two (2) ADA spaces, will be provided on-site for employee use. Facility operations would be 24 hours a day, 7 days a week, with 10 employees serving the site. Staff includes a security guard on-site 24 hours a day, 7 days a week. Transport of the product off-site would occur Monday through Friday, between 8 a.m. to 5 p.m. **Development Agreement No. 1900050** (DA1900050) is associated with the proposed Conditional Use Permit and will impose a lifespan of 10 years on the proposed cannabis project, will grant the applicant vesting rights to develop the project in accordance with the terms of CUP190059 and DA1900050, and will provide community benefits to the Rancho California Area.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	AUGUST 3, 2022
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 ST 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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The mitigated negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. 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>.

Public Review Period: The public review period to comment on the environmental document is from July 1, 2022, to August 2, 2022. 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.

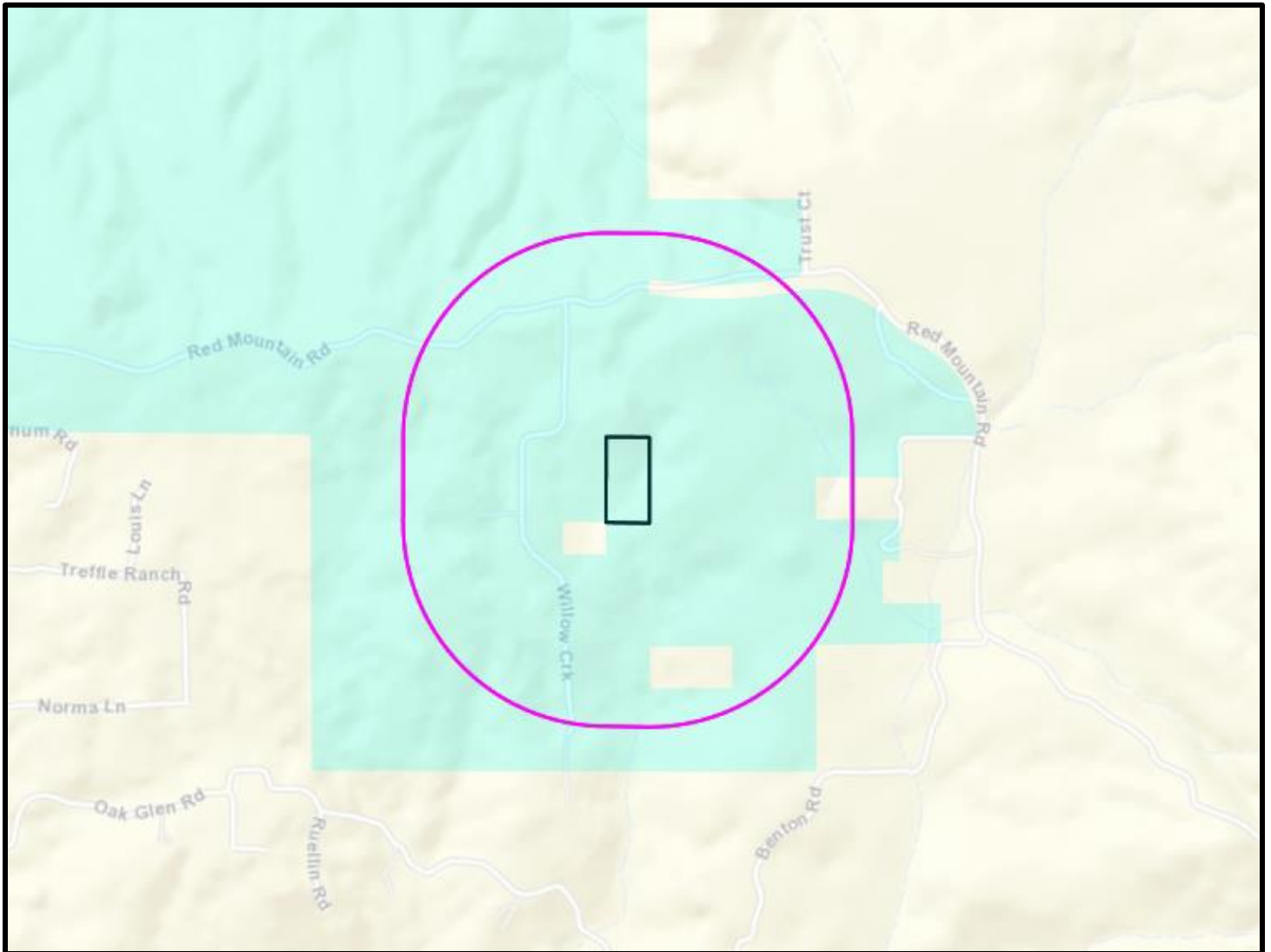
If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning 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. 190059 / CHANGE OF ZONE NO. 1800022 /
DEVELOPMENT AGREEMENT NO. 1900050**



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.