

**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. 200014 and DEVELOPMENT AGREEMENT NO. 2000004 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ200042) - Applicant: Vortex Farms, c/o Judy Lee Bailey-Savage and Brett Bailey – Third Supervisorial District – San Jacinto District/San Jacinto Valley Area Plan – Agricultural (AG) – Location: north of Benji Lane, southwest of Minto Way, east of Sage Road – 10.40 Gross Acres – Zoning: Heavy Agriculture (A-2-10) - **REQUEST: CONDITIONAL USE PERMIT NO. 200014** is a proposal for a Small Mixed Light Cannabis Cultivation on 10.40 gross acres. The facility would include: two (2) 3,000 sq. ft. greenhouses; one (1) 1,500 sq. ft. greenhouse; two (2) 1,200 sq. ft. greenhouses for mature/flowering cannabis cultivation (totaling 9,900 sq. ft. of mature canopy); two (2) 1,000 sq. ft. greenhouses for cloning, vegetation, or seed production (propagation cultivation), all newly constructed. All greenhouses for the facility would total 11,900 sq. ft. The facility would include one (1) trailer for office/storage/security purposes and a bathroom structure for employees. Security will be onsite 24 hours a day, 7 days a week. The cultivation facility shall be accessed via a newly constructed driveway from Minto Way with two (2) parking spaces (one for ADA) and include covered trash bins enclosed by a chain-link fence. A new six-foot-high chain-link fence with vertical privacy slats, plus a six-foot-high redwood fence would surround the facility with existing landscaping to provide overall screening. The facility would include a basin and solar panels to serve the operation. The remainder of the project site, approximately 6.78 acres, would be dedicated to MSHCP Conservation. There is no caretaker's unit on site. **DEVELOPMENT AGREEMENT NO. 2000004** 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 CUP200014 and DA2000004, and provides community benefits to the San Jacinto Valley Area. APN: 470-070-043.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **SEPTEMBER 21, 2022**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1<sup>ST</sup> 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 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 <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>.

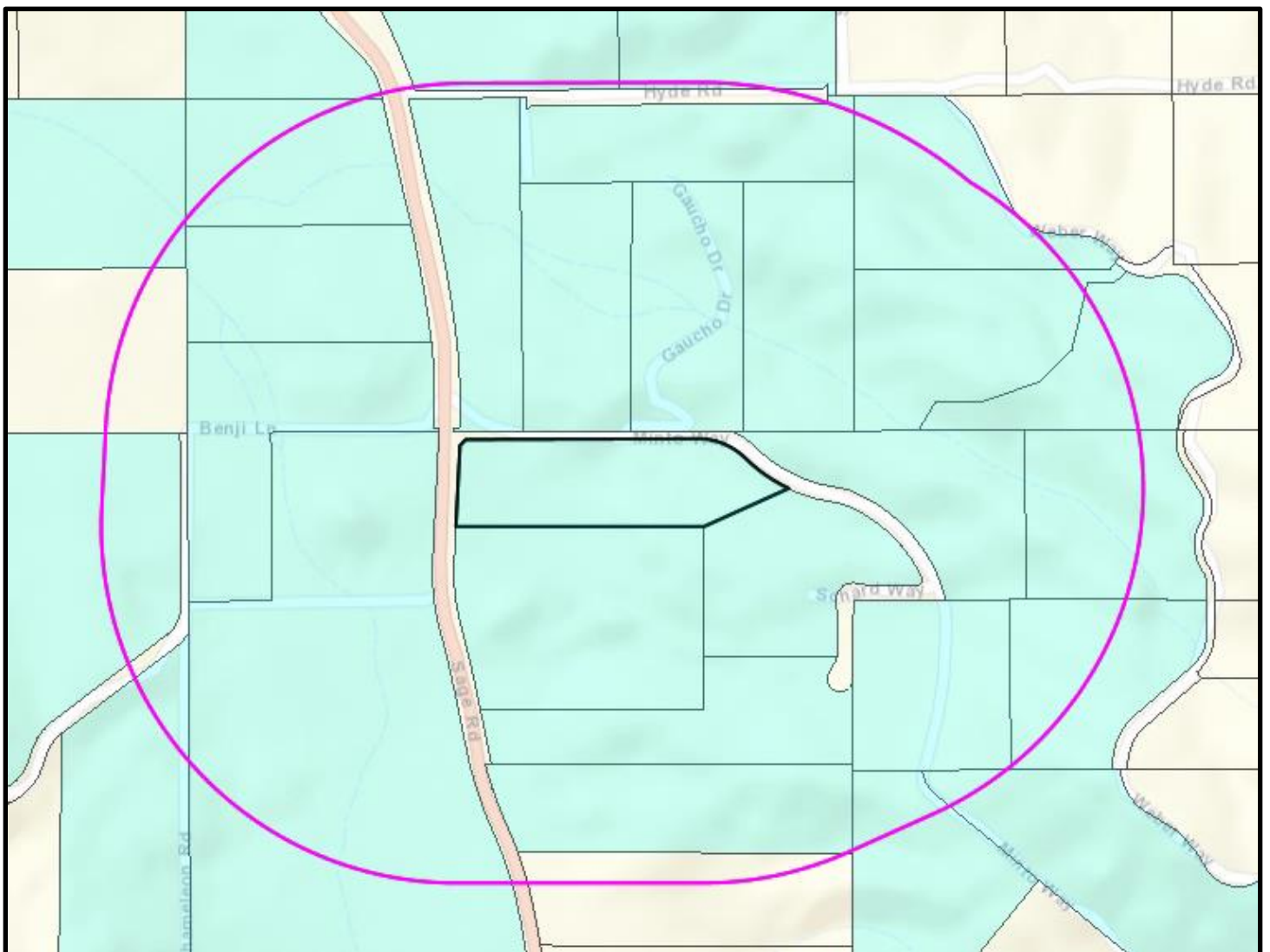
**Public Review Period: The public review period to comment on the environmental document is from Friday, August 19, 2022, to Monday, September 19, 2022.** Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this 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: TIM WHEELER**  
P.O. Box 1409, Riverside, CA 92502-1409



**PROJECT:**  
**CONDITIONAL USE PERMIT NO. 200014 /**  
**DEVELOPMENT AGREEMENT NO. 2000004**



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.