

**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 – DEVELOPMENT AGREEMENT NO. 1900050 – Intent to Adopt a Mitigated Negative Declaration – CEQ180108** – Applicant: Isen Garden, LLC – Third Supervisorial District – Rancho California Area – Riverside Extended Mountain Area Plan (REMAP) – Rural: Rural Residential (R:RR) – Location: east of Willow Creek Road and south-west 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). *Conditional Use Permit No. 190059 (CUP190059)* is a proposal for a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres. Facility operations would be conducted 24 hours a day, 7 days a week, with 10 employees serving the site, including a security guard. 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 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>AUGUST 3, 2022</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 <sup>ST</sup> 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. Information on how to participate in the hearing is available on the Planning Department website at <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@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 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. Please contact the project planner regarding additional viewing methods. 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>.

**Public Review Period: The public review period to comment on the environmental document is from Wednesday, June 22, 2022, to Friday, July 22, 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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: Kathleen Mitchell  
P.O. Box 1409, Riverside, CA 92502-1409