



## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION · -**

Riverside County Planning Department  
P.O. Box 1409  
Riverside, California 92502-1409

NOTICE IS HEREBY GIVEN that Riverside County Planning Department (RCPD) has prepared a Draft Initial Study & Proposed Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) State Guidelines'§15000 et seq. Anyone desiring to comment on the IS-MND may do so in writing within the 20-day public review period from Wednesday, December 20, 2023, through Monday, January 08, 2023.

**Project Title:** The Ridge Guest Ranch

**Project Location:** The Ridge Guest Ranch property is located at 56475 Apple Canyon Road in Mountain Center, an unincorporated community in southwest Riverside County. The site is located off of Highway 74, the Pines to Palms Highway, south of the town of Idyllwild, southeast of the City of Hemet, and northeast of Lake Hemet. The site occupies approximately 36.11 acres, also known as Assessor Parcel Number (APN) 568-070-021. The project location is shown below in Figure 1.

The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Brief Project Description:** General Plan Amendment No. 210006 is a proposal to amend the Land Use Designation of the subject site from Open Space – Rural (OS-RUR) to Open Space – Recreation (OS-R) to allow for the development of a guest ranch. Change of Zone No. 2100014 is a proposal to change the zoning classification of the subject site from Light Agriculture, 20 acre minimum (A-1-20) to Natural Assets (N-A) to align the subject site's zoning classification more closely with both the proposed land use designation and the development. Conditional Use Permit No. 210121 is a proposal to develop an eco-conscious private guest wellness ranch on a portion of a 36.11-acre lot. Approximately 29,035 square feet of building improvements are to be constructed to facilitate the site activities, with 35 employees overseeing the operations that are to occur 24 hours per day, 7 days a week.

**Public Meeting:** RCPD will consider the IS-MND during a regular Planning Commission meeting following the review period on January 17, 2024, at 9:00 a.m. at 4080 Lemon Street, Riverside, CA 92501.

**20-Day Document Review:** The IS-MND is available for public review at the RCPD office at 4080 Lemon Street, Riverside, California 92501 from 8:00 a.m. to 5:00 p.m., Monday through Friday. The IS-MND may also be accessed from the RCPD website, <https://planning.rctlma.org/>.

**Contact Person:** Written comments may be submitted to:  
Kathleen Mitchell, Project Planner  
P.O. Box 1409, Riverside, CA 92502-1409  
Phone: (951) 955-6836  
Email: [kmitchell@rivco.org](mailto:kmitchell@rivco.org)

Figure 1

