

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR
RAMONA LAND DEVELOPMENT OUTDOOR CULTIVATION**

TO: Responsible and Interested
Parties – Distribution List

FROM: City of San Jacinto
Planning Department
595 S. San Jacinto Avenue
San Jacinto, CA 92583

November 4, 2024

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of San Jacinto (City) (as lead agency) has prepared a Draft Mitigated Negative Declaration (Draft MND) to evaluate the environmental effects associated with the proposed Ramona Land Development Outdoor Cannabis Cultivation and associated development proposal located east of Warren Road and south of Ramona Expressway, in the City of San Jacinto. The applicant is seeking approval of an outdoor cannabis cultivation site that involves the construction of hoop houses. The Project proposes to cultivate on approximately 52-acres of the 57-acre site. In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide responsible and interested parties with information about the Project details regarding the public comment period and document availability. A public hearing notice will be sent prior to public hearing. The Environmental document and associated studies can be found at https://www.sanjacintoca.gov/city_departments/community-development/planning/ceqa

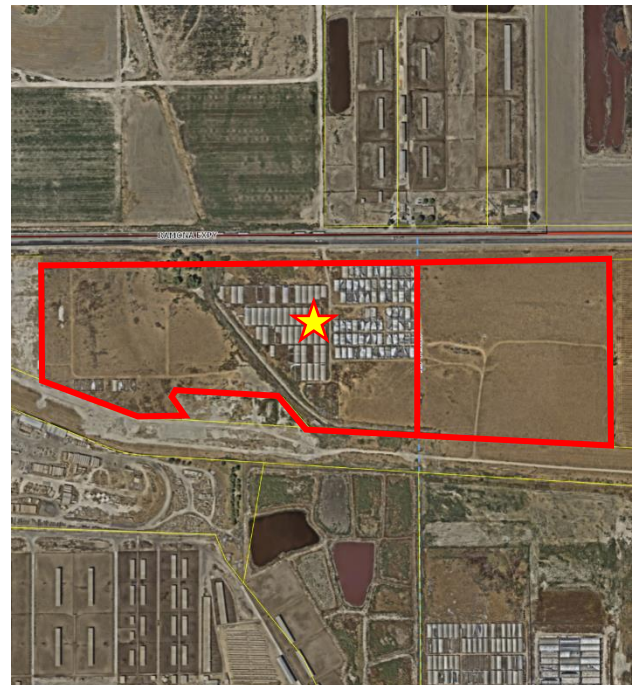
Project Title: Ramona Land Development Outdoor Cultivation (P20-090 & P21-106/ARC24-0063)
Project Applicant: 5 Points, Inc.

Project Description:

The Project involves the construction and operation of an outdoor cannabis cultivation facility with hoop house structures. The site is divided into two sub areas (“East Site” and West Site”) by a drainage ditch (collectively, the “Project”). Both the East (37.53-acres) and West (14.65-acres) sites propose several sub-areas within the Project boundaries intended for future individual cultivation leases (License Areas). The Project would cultivate on approximately 52-acres of the 57-acre site. The hoop house structures contain metal framing that are approximately 12 feet high, 30 feet wide, and 60 feet long. Plastic sheeting would be placed over the tops of the structures.

Project Location:

The Project site is comprised of 57-acres and located east of Warren Road and south of Ramona Expressway in the City of San Jacinto (APN’s: 430-100-013 & 430-100-002). The Project site has a City of San Jacinto General Plan Land Use designation of Commercial (C) and a zoning designation of Commercial Regional (CR). The Project site is located in Section 18 S of Township 4 South, Range 1 West, Lakeview United States Geological Survey (USGS) 7.5-Minute Quadrangle.



In accordance with the disclosure requirements of CEQA Guidelines Section 15072, the Project site:

1. **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code;
2. **IS NOT** a Project of statewide, regional or areawide significance as designated in CEQA Guidelines Section 15206;
3. **WILL NOT** affect highways or other facilities under the jurisdiction of the State Department of Transportation; and
4. A scoping meeting **WILL NOT** be held by the City of San Jacinto. A public hearing will be held and noticed at a later date.

Public Comment Period:

The 30-day public comment period for the Mitigated Negative Declaration begins on November 4, 2024 and closes on Wednesday December 4, 2024. Please submit comments no later than 5:00 p.m. on December 4, 2024 to Yaneli Hernandez, Senior Planner, at 595 S. San Jacinto Avenue, San Jacinto, California 92583 or by email at yhernandez@sanjacintoca.gov

Document Availability:

Copies of the Draft Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Jacinto Website:**

https://www.sanjacintoca.gov/city_departments/community-development/planning/c_e_q_a

- **City of San Jacinto Planning Division**

595 S. San Jacinto Avenue
San Jacinto, CA 92583

Any interested party may submit written comments prior to the end of public circulation period or submit any information which may be of assistance to the Planning Commission. A copy of the application and environmental document is available for inspection in the Planning Division at 595 S. San Jacinto Avenue, San Jacinto, CA 92583 or call at (951) 487-7330. As a result of this environmental review and comments, the proposed Project may be either conditionally approved, modified, or denied.

Contact Planner: If you need additional information or have any questions concerning this project, please contact Yaneli Hernandez at (951) 487-7330 or yhernandez@sanjacintoca.gov.