

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 21.1
(ID # 19805)**

MEETING DATE:

Tuesday, September 20, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CONDITIONAL USE PERMIT NO. 190059, CHANGE OF ZONE NO. 1800022, ADOPTION OF ORDINANCE NO. 348.4993, DEVELOPMENT AGREEMENT NO. 1900050, and associated ORDINANCE NO. 664.94 – Intent to Adopt a Mitigated Negative Declaration (CEQ180108) – State Clearinghouse: SCH2022060471 – 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 Rd, south-west of Red Mountain Rd. – 5.03 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 1800022 proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) to bring the subject site into compliance with the requirements for operating a Small Mixed Light Cannabis Cultivation facility. Conditional Use Permit No. 190059 is a proposal for a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres for cultivation of 6,477 square feet of sun-grown, flowering cannabis. The existing residence is to remain to serve as a caretaker's unit. Other site improvements include 16 solar arrays, a secure and screened trash enclosure, security fencing, and landscaping. 10 parking spaces, including 2 ADA spaces, will be provided for employees. Facility operations would be 24 hours a day, 7 days a week, with 10 employees serving the site, including a 24-7 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 is the associated development agreement to CUP190059 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900050 and CUP190059. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:
Continued on page 2

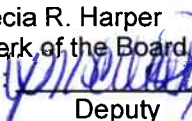
ACTION:Policy


John Hildebrand, Planning Director 9/8/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended; the above Ordinance is approved as introduced with waiver of the reading; and Ordinance 348.4993 is adopted with waiver of the reading.

Ayes: Jeffries, Washington, Perez and Hewitt
Nays: None
Absent: Spiegel
Date: September 20, 2022
xc: TLMA-Transp., MC/COBAB/ZM

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 180108**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **APPROVE CHANGE OF ZONE NO. 1800022**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) based upon the findings and conclusions incorporated in the staff report and all exhibits and pending final adoption of the Zoning Ordinance No. 348.4993;
3. **ADOPT ORDINANCE NO. 348.4993**, amending the zoning in the Rancho California Area as shown on Map No. 2.2483, attached hereto and incorporated herein by reference, implementing Change of Zone No. 1800022;
4. **INTRODUCE, READ TITLE, WAIVE FURTHER READING OF, AND ADOPT** on successive weeks Ordinance No. 664.94, an Ordinance of the County of Riverside approving **DEVELOPMENT AGREEMENT NO. 1900050**, based upon the findings in the staff report and all exhibits; and
5. **APPROVE CONDITIONAL USE PERMIT NO. 190059**, based upon the findings and conclusions provided in this staff report and all exhibits and subject to the attached Advisory Notification Document, Conditions of Approval, final approval of Change of Zone No. 1800022 and adoption of corresponding Ordinance No. 348.4993, and final approval of Development Agreement No. 1900050 and adoption of corresponding Ordinance No. 664.94.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary and Project Details

On October 30, 2019, the applicant, Isen Garden, LLC, submitted Conditional Use Permit No. 190059 (CUP190059) to the County of Riverside for consideration. The Project proposes the construction of a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres. The first floor of the structure would consist of 2,922 square feet of indoor grow rooms for vegetation, propagation, and flowering plants; 1,208 square feet of processing rooms for trimming, drying/curing packaging, and storage; 1,068 square feet of business

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

operations space, which includes restrooms, showers, a conference room, offices, trash enclosure, and a secure vault; and 806 square feet of storage. The second floor of the structure includes 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 square feet, which is within the 10,000 square foot canopy limit for Small Mixed Light Cannabis facilities.

The site will also include several additional structures to facilitate operations of the proposed use. Sixteen solar arrays are proposed, which is anticipated to generate 553,918 kWh annually of energy to support operations. The MND for the project had an error in the calculation of how much energy usage these solar panels would off-set in relation to the Project's energy demand. The analysis listed that the panels would provide approximately 93% of the proposed Project's demand, and the Planning Commission (PC) staff report reflects this information. However, the report correctly should have read that the panels would provide approximately 23% of the proposed Project's demand. The Project would still have a less than significant impact on energy, so the MND findings are not affected by this change. The Project still meets County standards, as well, as Ordinance No. 348 requires that a minimum of 20% of energy usage by cultivation projects must come from renewable energy systems. The discrepancy has been addressed in the response to comments, which are provided with the MND in Exhibit E.

A geothermal heating and cooling system will be utilized for climate control, as well as a rainwater harvesting and water recycling systems for water reclamation. A secure and screened trash enclosure and security fencing of at least 6 feet in height will fully enclose the cultivation area and most of the solar arrays for safety. Additional safety measures include surveillance cameras, motion sensors, and secure inventory rooms.

The facility operations are for cultivation and self-distribution only and will not be utilized for manufacturing or extraction. Facility operations would be 24 hours a day, 7 days a week. 10 employees would serve the site, which includes a security guard who would be present on-site 24 hours a day, 7 days a week. 10 parking spaces, including 2 ADA spaces, will be provided on-site for employee use. The parking is to be covered with solar awning arrays that stand at approximately 16 feet in height. Transport of the product off-site would occur Monday through Friday, between 8 a.m. to 5 p.m. A 2,340 square foot existing residence, 2 sheds totaling 286 square feet, and one solar array located at the northeast corner of the site are to remain on-site to serve as the caretaker's unit.

General Plan Consistency

The Project's existing General Plan Foundation Component is Rural (R), and the Land Use Designation is Rural Residential (RR). The RR designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development and associated uses, and governmental uses are also allowed within this designation. The Project is consistent with the RR land use designation as it is for an agricultural use with supporting residential uses to remain for the site caretakers. In addition to the use itself proposed by CUP190059, the proposed Light Agriculture,

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

5-acre minimum (A-1-5) zone is considered “highly consistent” with the RR land use designation, and, therefore, the proposed Project would be consistent with the objectives, policies, land use designation, and programs of the General Plan. This is further detailed in the Land Use Findings of the PC staff report.

Zoning Consistency

The current zone classification for the property is Rural Residential (R-R). The Project is proposing Change of Zone No. 1800022 (CZ1800022) to change the subject site’s current zone classification to Light Agriculture, 5 acre minimum (A-1-5). The change of zone proposal would allow the subject site to be in compliance with the requirements of the proposed cannabis cultivation use, subject the concurrent approval of the conditional use permit and development agreement. With approval of the change of zone, the property would be subject to the development standards outlined in Article XIII Section 13.2 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the A-1 zoning classification, which is further detailed in the Development Standards Findings of the PC staff report.

Development Agreement No. 1900050

The applicant has proposed entering into the attached Development Agreement No. 1900050 (DA1900050) with the County for the Project. DA1900050 is consistent with the General Plan and with Board Policy B-9. Additionally, the Advisory Notification Document, Conditions of Approval, and entitlement approvals are incorporated in the exhibits of DA1900050 and will ensure that the Project is developed in a way that would not conflict with the public’s health, safety, or general welfare. DA1900050 has a term of 10 years (with the option for a 5-year extension subject to mutual approval) and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, DA1900050 provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

DA1900050 requires the applicant to make the following payments:

1. An initial deposit-based fee of \$5,000 for annual inspections and the administration of the development agreement program.
2. A baseline Public Benefits payment of \$33,846.00, which will be increased 2% per year. The baseline payment amount shall be allocated 45% to the Code Enforcement Department, and the remaining 55% will be transferred to the Executive Office for deposit into the General Fund, to be allocated as part of the annual budget process and generally spent on cannabis regulatory activity performed by the District Attorney’s Cannabis Regulation Task Force, the Sheriff’s Office, Public Health, County Counsel, and the Agricultural Commissioner’s office. The percentages above are based on the expected regulatory costs that were used to

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

establish the baseline Public Benefits fee, as approved by the Board on January 29, 2019. The Code Enforcement Department will serve as the main regulatory arm of the County in monitoring that the businesses will comply with their conditions of approval and respond to public concerns.

3. An annual Additional Public Benefit payment of \$45,000.00, which will increase 4% per year for the remaining term of DA1900050. The applicant shall upgrade portions of Willow Creek Road and Owl Creek Road within 6 months from the issuance of the certificate of occupancy, and such improvements shall count as the initial additional annual public benefit payment consistent with the applicant submitted Annual Road Maintenance Fees prepared by Love Engineering (Exhibit "I" of DA1900050) (valued at \$48,740.00). For subsequent additional annual public benefit payments, annual road maintenance shall be performed at a minimum of twice per year, with additional maintenance as needed, consistent with the applicant submitted CUP190059 Annual Road Maintenance Fees prepared by Love Engineering (Exhibit "H" of DA1900050) (valued at \$30,000.00). The remaining \$15,000.00 of the \$45,000.00, including the annual increase of 4% (based on the full value of the additional annual public benefit), shall be due prior to July 1st following the initial payment and each July 1st thereafter. Any payments shall be held by TLMA in an account specifically for the Rancho California Area, to be allocated by the Board of Supervisors to projects and services that benefit the community.

Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.94, an Ordinance of the County of Riverside Approving Development Agreement No. 1900050, incorporates by reference DA1900050 consistent with Government Code section 65867.5.

DA1900050 and CUP190059 were submitted to the County of Riverside on October 30, 2019.

Planning Commission

The Riverside County Planning Commission considered the Project at a regularly scheduled public hearing held on August 3, 2022. The applicant agreed to accept all recommended conditions of approval for CUP190059. The Planning Commission recommended that the Board of Supervisors tentatively approve DA1900050 and CZ1800022 and approve CUP190059 by a unanimous vote (4-0), with Commissioner Awad absent from the proceedings.

Planning staff received written communication/phone calls from the public who indicated support or opposition to the proposed Project prior to both the Planning Commission and Board of Supervisors hearings. These comments have been compiled and provided to the Supervisors for their review prior to the public hearing.

Impact on Citizens and Businesses

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. Comment letters were received in response to the circulated IS and MND from the California Fish & Wildlife Department and the California Department of Cannabis Control. The comments were reviewed by the applicant's CEQA representative, as well as County staff. A response to comments was prepared and is incorporated. No request for re-circulation of the document was made.

While the IS identifies potentially significant impacts (Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, Transportation, and Mandatory Findings of Significance), mitigation measures have been incorporated into the Project to reduce those impacts to a level that is less than significant. Accordingly, the Project, as reviewed and conditioned, will not result in any potentially significant environmental impacts with the incorporation of the mitigation as required under the MND. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. FINAL CONDITIONS OF APPROVAL
- D. PROJECT EXHIBITS
- E. ENVIRONMENTAL – MND, NOD, & RESPONSE TO COMMENTS
- F. ORDINANCE NO. 348.4993
- G. ORDINANCE NO. 664.94
- H. DEVELOPMENT AGREEMENT NO. 1900050



Jason Farin, Principal Management Analyst 9/14/2022

COPY

ORDINANCE NO. 348.4993

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2483, Change of Zone Case No. 1800022" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: Jeff Hewitt
Chair, Board of Supervisors
JEFF HEWITT

ATTEST:
KECIA HARPER
Clerk of the Board

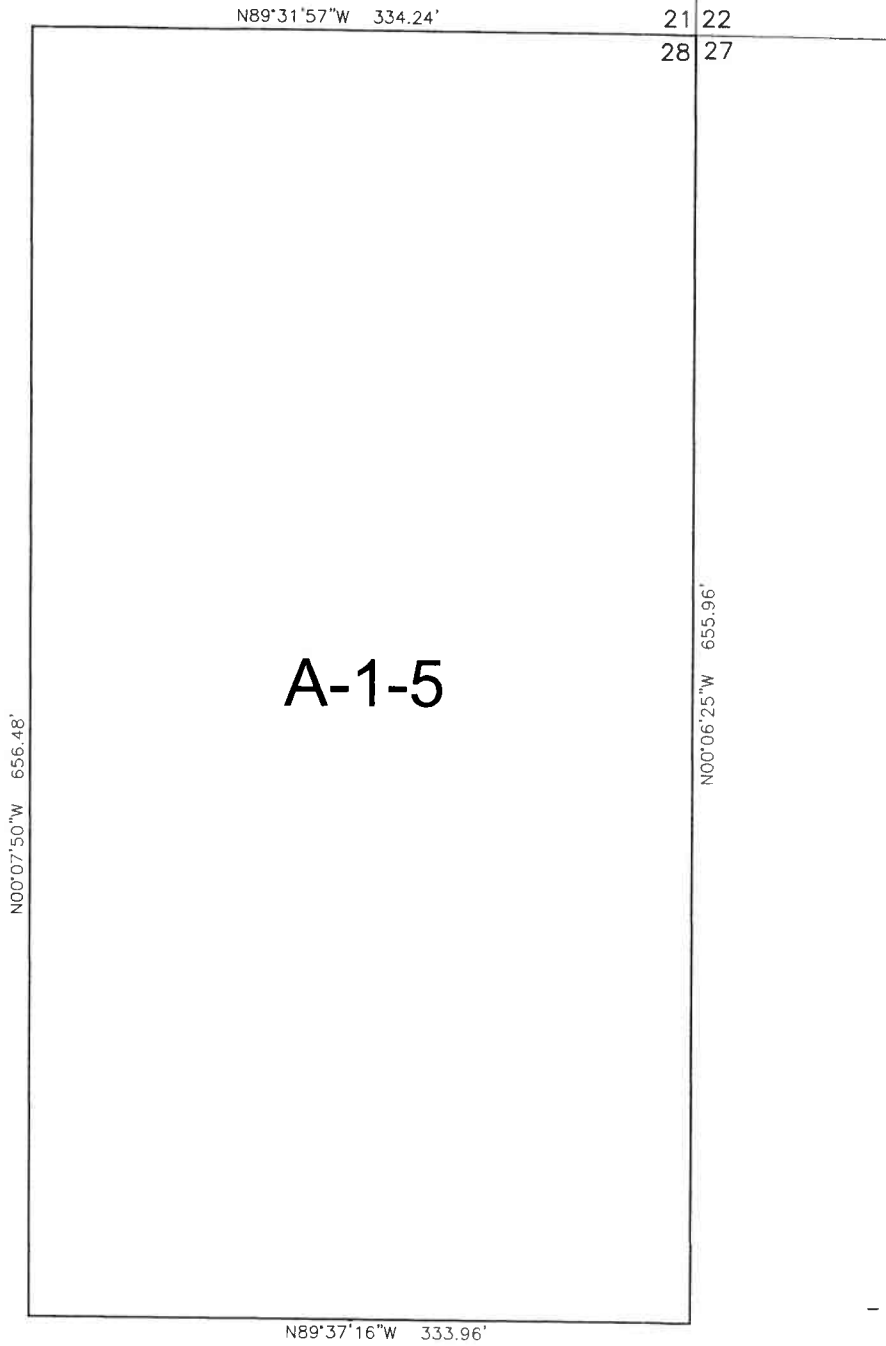
By: [Signature]
Deputy

(SEAL)

APPROVED AS TO FORM
September 8, 2022

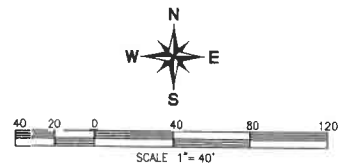
By: Sarah K. Moore
SARAH K. MOORE
Deputy County Counsel

RANCHO CALIFORNIA AREA
SEC 28 T.6S., R.1E S.B.M.



A-1-5 LIGHT AGRICULTURAL-5 ACRE MIN

MAP NO. 2.2483
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1800022
ADOPTED BY ORDINANCE NO. 348.4993
(DATE: _____)
RIVERSIDE COUNTY BOARD OF SUPERVISORS



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

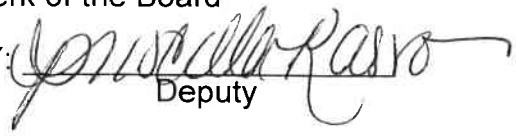
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 20, 2022, the foregoing ordinance consisting of seven Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: September 20, 2022

KECIA R. HARPER
Clerk of the Board

BY: 
Deputy

SEAL

Item 21.1

COPY

ORDINANCE NO. 664.94

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

APPROVING DEVELOPMENT AGREEMENT NO. 1900050

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Pursuant to Government Code Section 65867.5, Development Agreement No. 1900050, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein by reference, is hereby approved.

Section 2. The Chairman of the Board of Supervisors is hereby authorized to execute said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective Date of this ordinance, provided that all owners listed in Development Agreement No. 1900050 have executed said Development Agreement within thirty (30) days after adoption of this ordinance.

Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: _____

(SEAL)

APPROVED AS TO FORM
September 12, 2022

By: 
AARON C. GETTIS
Supervising Deputy County Counsel

Mitchell, Kathleen

From: Mitchell, Kathleen
Sent: Monday, July 25, 2022 9:56 AM
To: katelynn lee
Subject: RE: Conditional permit #190059. Changeover zone# 1800022. Development agreement #1900050

Hello,

I apologize, I missed that part of your email –

The re-zoning only affects the property involved in the project. The project applicant is requesting the change directly in relation to this project. As it is not a County initiated change of zone, it will not affect the zoning of the surrounding properties. So, the zoning that your property currently has will remain the same, it will not be impacted.

Best,
Kathleen

Kathleen Mitchell

TLMA-Planning ~ Urban Planner III

Email: kmitchell@rivco.org

Phone: 951-955-6836



RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: katelynn lee <katelynnlee1@hotmail.com>
Sent: Monday, July 25, 2022 9:48 AM
To: Mitchell, Kathleen <KMitchell@Rivco.org>
Subject: Re: Conditional permit #190059. Changeover zone# 1800022. Development agreement #1900050

We rarely get rain up here and our wells are already running dry. Also the question about re zoning? Will this affect all of us and raise our taxes? Thank you

Get [Outlook for Android](#)

From: Mitchell, Kathleen <KMitchell@Rivco.org>
Sent: Monday, July 25, 2022 9:16:42 AM
To: katelynn lee <katelynnlee1@hotmail.com>
Subject: RE: Conditional permit #190059. Changeover zone# 1800022. Development agreement #1900050

Good morning,

The project does propose to utilize the well on-site for potable water, but there are additional water-saving measures that will be used to decrease water demands since cannabis cultivation projects are required to implement water conservation measures into their project design. For this project, the proposed irrigation system will be designed to minimize water usage with the installation of a rainwater harvesting system, water reclamation system, and water recycling system. This process will be supported with the construction of a bio-retention basin to collect and treat stormwater runoff. The system is expected to provide recovery/recycling of irrigation water use at a rate of 97%. In addition, all proposed landscaping, including trees, shrubs, vine, and ground cover, are drought tolerant species to be

irrigated with an automatic based controller and drip irrigation system to reduce water waste and run-off. With these measures, the environmental analysis for the project found that the impacts to water would be less than significant for the project. This document and the findings can be found here if you'd like to review them in more depth: <https://planning.rctlma.org/Home/Planning-Notices/MND-for-CUP190059-CZ180002-DA1900050>.

If you still have further concerns that you would like to bring to the Commissioners and have answered by the applicants, you can request to speak on the item here: <https://forms.rivco.org/ConstituentSpeakingRequest.aspx#gsc.tab=0>. Please sign up at least 24 hours in advance of the hearing. The Planning Commission hearing will be held next week on August 3rd at 9:00 a.m. in the Board Hearing Chambers (4080 Lemon Street, Riverside, CA, 92501). You can either call in to the hearing, or attend in-person.

Please let me know if there's any additional information I can provide.

Best,
Kathleen

Kathleen Mitchell

TLMA-Planning ~ Urban Planner III
Email: kmitchell@rivco.org
Phone: 951-955-6836



From: katelynn lee <katelynnlee1@hotmail.com>
Sent: Sunday, July 24, 2022 3:21 PM
To: Mitchell, Kathleen <KMitchell@Rivco.org>
Subject: Conditional permit #190059. Changeover zone# 1800022. Development agreement #1900050

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hi were one of the neighbors of Jenni Weeks and Joshua Steeves on Willow creek road in sage. We have a couple concerns involving the water and zoning. Will they be bringing in water for there plants or using the well. We are already having problems with our wells up here having no water and would be very against this if they are using well water. Also we are concerned about rezoning our area. Will it just be there property being rezone or everybody up here on willow creek? We do not want our taxes to go up or any negative changes if so. Can you please let us know as soon as possible and what can we do if we don't like the changes being made? Thank you so much.

Get [Outlook for Android](#)

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)

From Michael and Paul Swisher:

We have lived on this property 32815 Red Mt Rd for 50 years. We love our place and this community.

Four year ago, Jenni and Josh moved next door. We became friends and over time, they told us of their dream to have a legal grow. Of course there were many concerns to be addressed: water usage, traffic, dust control, and pesticides. But the more we discussed these issues, we found them to be very forthcoming and honest about how this project was to proceed. They are also concerned about the impact on the land and the feelings of this community.

We endorse this project and wish them the best,

Michael Swisher & Paul Swisher

brobear151@gmail.com

To whom it may concern,

As a neighbor to the proposed legal grow, IsenGarden, I am very happy that they are doing this. They have put much thought and research into this endeavor and it will become a model of the correct way to do this. We need more legal grows to help eliminate the illegal grows; if the illegal grows have competition from legal grows, they will begin to fade away. Sadly there are some people who are not even neighbors, who are against IsenGarden; they have not really looked at what is planned and how the way it is planned will eliminate all problems these folks have against it. The county needs legal grows and this one absolutely should be approved.

Laura Stillwell, Sage

To whom it may concern,

My name is Eddie Romero I am a Riverside County resident and am writing in support for Ms. Jenn whom I have known for a little more than 5 years as she was my daughters dance teacher. She is a very kind, clean and wholesome person. We support her in her pursuit for her legal cannabis cultivation project.

If you have any questions or concerns please feel free to contact me
Eddie Romero- 951-448-5123

Mitchell, Kathleen

From: Mitchell, Kathleen

Sent: Wednesday, August 3, 2022 7:36 AM

To: Bill Jensen

Subject: RE: Conditional Use Permit # 190059 change of zone # 1800022

Good morning,

Thank you for providing your concerns regarding the project -- I will provide a copy of your comments to the Planning Commissioners at the public hearing today so that they can review them. I will also be reading in to record at the hearing itself any public comments I receive, and the primary concerns of the constituents who contacted me, so that the Commissioners may use that information for questions they have for the applicant and any decisions they make.

Let me know if there's any other questions you may have that I can answer regarding the Project. Just so you're aware, the Project will need to move to the Board of Supervisors for final adoption, so another public hearing notice will be sent out for that meeting, as well. If you would like to make additional comments, or to speak at that hearing once it approaches, please let me know so I can assist you.

Best,

Kathleen

Kathleen Mitchell

TLMA-Planning ~ Urban Planner III

Email: kmitchell@rivco.org

Phone: 951-955-6836

From: Bill Jensen <bjensen690@gmail.com>

Sent: Wednesday, August 3, 2022 7:13 AM

To: Mitchell, Kathleen <KMitchell@Rivco.org>

Subject: Conditional Use Permit # 190059 change of zone # 1800022

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

I live within the Sage area and must get my water from a well on our property.

The rezoning from my understanding is to allow this property to grow cannabis and use well water. I only have issues with allowing any new grows, be it nuts, grapes, cannabis, etc. during our present drought issues. This property or any other new grows should have to get water from city water supply and NOT well water. We are starting to hear of wells going dry within the Sage area. My understanding is that the property in question is required to have a 100,000 gallon storage of water, just taking that from underground wells can run other wells dry. I do also understand they will also be doing some recycling of unused water.

Please make this a permit, an example and add meters to the well(s) on that property. The county should monitor that use. The county should monitor where they are getting their water to fill the 100,000 gallons of water.

In other words, make sure they get their water from city pipes and not local well water.

To drill new wells we are looking at going to depths of 900 feet or more, That is well over \$30,000 to drill a new well in our area.

2

I do not want to complain about what is being grown, only the water usage for any new permits for any type of grows.

Thank you for considering this request.

William Jensen

35155 Sawh Court

Sage, CA 92544

--

Circle BC Ranch

Bill Jensen

bjensen690@gmail.com

951-805-4145



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2022 SEP -6 AM 8:57

DATE: September 6, 2022

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Kathleen Mitchell, Project Planner 5-6836 (BOS date 20-2022)**

SUBJECT: Conditional Use Permit No. 190059, Change of Zone No. 1800022, & Development Agreement No. 1900050

(Charge your time to these case numbers)

25

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CONDITIONAL USE PERMIT NO. 190059, CHANGE OF ZONE NO. 1800022, ADOPTION OF ORDINANCE NO. 348.4993, DEVELOPMENT AGREEMENT NO. 1900050, and associated ORDINANCE NO. 664.94 – Intent to Adopt a Mitigated Negative Declaration (CEQ180108) – State Clearinghouse: SCH2022060471 – 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 Rd, south-west of Red Mountain Rd. – 5.03 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 1800022 proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) to bring the subject site into compliance with the requirements for operating a Small Mixed Light Cannabis Cultivation facility. Conditional Use Permit No. 190059 is a proposal for a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres for cultivation of 6,477 square feet of sun-grown, flowering cannabis. The existing residence is to remain to serve as a caretaker’s unit. Other site improvements include 16 solar arrays, a secure and screened trash enclosure, security fencing, and landscaping. 10 parking spaces, including 2 ADA spaces, will be provided for employees. Facility operations would be 24 hours a day, 7 days a week, with 10 employees serving the site, including a 24-7 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 is the associated development agreement to CUP190059 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900050 and CUP190059. [Applicant Fees 100%]

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA – Planning Department

SUBMITTAL DATE:
Click here to enter text.

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CONDITIONAL USE PERMIT NO. 190059, CHANGE OF ZONE NO. 1800022, ADOPTION OF ORDINANCE NO. 348.4993, DEVELOPMENT AGREEMENT NO. 1900050, and associated ORDINANCE NO. 664.94 – Intent to Adopt a Mitigated Negative Declaration (CEQ180108) – State Clearinghouse: SCH2022060471 – 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 Rd, south-west of Red Mountain Rd. – 5.03 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 1800022 proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) to bring the subject site into compliance with the requirements for operating a Small Mixed Light Cannabis Cultivation facility. Conditional Use Permit No. 190059 is a proposal for a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres for cultivation of 6,477 square feet of sun-grown, flowering cannabis. The existing residence is to remain to serve as a caretaker's unit. Other site improvements include 16 solar arrays, a secure and screened trash enclosure, security fencing, and landscaping. 10 parking spaces, including 2 ADA spaces, will be provided for employees. Facility operations would be 24 hours a day, 7 days a week, with 10 employees serving the site, including a 24-7 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 is the associated development agreement to CUP190059 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900050 and CUP190059. [Applicant Fees 100%]

Departmental Conference

Charissa Leach
Assistant CEO / TLMA Director

(Continued on next page)

Juan C. Perez
COO

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Applicant Fees 100%				Budget Adjustment: No	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Click here to enter text.

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District:

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11:**

DATE: [Click here to enter text.](#)

PAGE: Page 2 of 5

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 180108**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CHANGE OF ZONE NO. 1800022**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) based upon the findings and conclusions incorporated in the staff report and all exhibits and pending final adoption of the Zoning Ordinance No. 348.4993; and,
3. **ADOPT ORDINANCE NO. 348.4993**, amending the zoning in the Rancho California Area as shown on Map No. 2.2483, attached hereto and incorporated herein by reference, implementing Change of Zone No. 1800022; and,
4. **INTRODUCE, READ TITLE, WAIVE FURTHER READING OF, AND ADOPT** on successive weeks Ordinance No. 664.94, an Ordinance of the County of Riverside approving **DEVELOPMENT AGREEMENT NO. 1900050**, based upon the findings in the staff report and all exhibits; and,
5. **APPROVE CONDITIONAL USE PERMIT NO. 190059**, based upon the findings and conclusions provided in this staff report and all exhibits and subject to the attached Advisory Notification Document, Conditions of Approval, final approval of Change of Zone No. 1800022 and adoption of corresponding Ordinance No. 348.4993, and final approval of Development Agreement No. 1900050 and adoption of corresponding Ordinance No. 664.94.

BACKGROUND:

Summary and Project Details

On October 30, 2019, the applicant, Isen Garden, LLC, submitted Conditional Use Permit No. 190059 (CUP190059) to the County of Riverside for consideration. The Project proposes the construction of a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres. The first floor of the structure would consist of 2,922 square feet of indoor grow rooms for vegetation, propagation, and flowering plants; 1,208 square feet of processing rooms for trimming, drying/curing packaging, and storage; 1,068 square feet of business operations space, which includes restrooms, showers, a conference room, offices, trash enclosure, and a secure vault; and 806 square feet of storage. The second floor of the structure includes 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 square feet, which is within the 10,000 square foot canopy limit for Small Mixed Light Cannabis facilities.

The site will also include several additional structures to facilitate operations of the proposed use. Sixteen solar arrays are proposed, which is anticipated to generate 553,918 kWh annually of energy to support operations. The MND for the project had an error in the calculation of how much energy usage these solar panels would offset in relation to the Project's energy demand. The analysis listed that the panels would provide approximately 93% of the proposed Project's demand, and the Planning Commission (PC) staff report reflects this information. However, the report correctly should have read that the panels would provide approximately 23% of the proposed Project's demand. The Project would still have a less than significant impact on energy, so the MND findings are not affected by this change. The Project still meets County standards, as well, as Ordinance No. 348 requires that a minimum of 20% of energy usage by cultivation projects must come from renewable energy systems. The discrepancy has been addressed in the response to comments, which are provided with the MND in Exhibit E.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11:**

DATE: Click here to enter text.

PAGE: Page 3 of 5

A geothermal heating and cooling system will be utilized for climate control, as well as a rainwater harvesting and water recycling systems for water reclamation. A secure and screened trash enclosure and security fencing of at least 6 feet in height will fully enclose the cultivation area and most of the solar arrays for safety. Additional safety measures include surveillance cameras, motion sensors, and secure inventory rooms.

The facility operations are for cultivation and self-distribution only and will not be utilized for manufacturing or extraction. Facility operations would be 24 hours a day, 7 days a week. 10 employees would serve the site, which includes a security guard who would be present on-site 24 hours a day, 7 days a week. 10 parking spaces, including 2 ADA spaces, will be provided on-site for employee use. The parking is to be covered with solar awning arrays that stand at approximately 16 feet in height. Transport of the product off-site would occur Monday through Friday, between 8 a.m. to 5 p.m. A 2,340 square foot existing residence, 2 sheds totaling 286 square feet, and one solar array located at the northeast corner of the site are to remain on-site to serve as the caretaker's unit.

General Plan Consistency

The Project's existing General Plan Foundation Component is Rural (R), and the Land Use Designation is Rural Residential (RR). The RR designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development and associated uses, and governmental uses are also allowed within this designation. The Project is consistent with the RR land use designation as it is for an agricultural use with supporting residential uses to remain for the site caretakers. In addition to the use itself proposed by CUP190059, the proposed Light Agriculture, 5-acre minimum (A-1-5) zone is considered "highly consistent" with the RR land use designation, and, therefore, the proposed Project would be consistent with the objectives, policies, land use designation, and programs of the General Plan. This is further detailed in the Land Use Findings of the PC staff report.

Zoning Consistency

The current zone classification for the property is Rural Residential (R-R). The Project is proposing Change of Zone No. 1800022 (CZ1800022) to change the subject site's current zone classification to Light Agriculture, 5 acre minimum (A-1-5). The change of zone proposal would allow the subject site to be in compliance with the requirements of the proposed cannabis cultivation use, subject the concurrent approval of the conditional use permit and development agreement. With approval of the change of zone, the property would be subject to the development standards outlined in Article XIII Section 13.2 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the A-1 zoning classification, which is further detailed in the Development Standards Findings of the PC staff report.

Development Agreement No. 1900050

The applicant has proposed entering into the attached Development Agreement No. 1900050 (DA1900050) with the County for the Project. DA1900050 is consistent with the General Plan and with Board Policy B-9. Additionally, the Advisory Notification Document, Conditions of Approval, and entitlement approvals are incorporated in the exhibits of DA1900050 and will ensure that the Project is developed in a way that would not conflict with the public's health, safety, or general welfare. DA1900050 has a term of 10 years (with the option for a 5-year extension subject to mutual approval) and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, DA1900050 provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

DA1900050 requires the applicant to make the following payments:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11:**

DATE: Click here to enter text.

PAGE: Page 4 of 5

1. An initial deposit-based fee of \$5,000 for annual inspections and the administration of the development agreement program.
2. A baseline Public Benefits payment of \$33,846.00, which will be increased 2% per year. The baseline payment amount shall be allocated 45% to the Code Enforcement Department, and the remaining 55% will be transferred to the Executive Office for deposit into the General Fund, to be allocated as part of the annual budget process and generally spent on cannabis regulatory activity performed by the District Attorney's Cannabis Regulation Task Force, the Sheriff's Office, Public Health, County Counsel, and the Agricultural Commissioner's office. The percentages above are based on the expected regulatory costs that were used to establish the baseline Public Benefits fee, as approved by the Board on January 29, 2019. The Code Enforcement Department will serve as the main regulatory arm of the County in monitoring that the businesses will comply with their conditions of approval and respond to public concerns.
3. An annual Additional Public Benefit payment of \$45,000.00, which will increase 4% per year for the remaining term of DA1900050. The applicant shall upgrade portions of Willow Creek Road and Owl Creek Road within 6 months from the issuance of the certificate of occupancy, and such improvements shall count as the initial additional annual public benefit payment consistent with the applicant submitted Annual Road Maintenance Fees prepared by Love Engineering (Exhibit "I" of DA1900050) (valued at \$48,740.00). For subsequent additional annual public benefit payments, annual road maintenance shall be performed at a minimum of twice per year, with additional maintenance as needed, consistent with the applicant submitted CUP190059 Annual Road Maintenance Fees prepared by Love Engineering (Exhibit "H" of DA1900050) (valued at \$30,000.00). The remaining \$15,000.00 of the \$45,000.00, including the annual increase of 4% (based on the full value of the additional annual public benefit), shall be due prior to July 1st following the initial payment and each July 1st thereafter. Any payments shall be held by TLMA in an account specifically for the Rancho California Area, to be allocated by the Board of Supervisors to projects and services that benefit the community.

Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.94, an Ordinance of the County of Riverside Approving Development Agreement No. 1900050, incorporates by reference DA1900050 consistent with Government Code section 65867.5.

DA1900050 and CUP190059 were submitted to the County of Riverside on October 30, 2019.

Planning Commission

The Riverside County Planning Commission considered the Project at a regularly scheduled public hearing held on August 3, 2022. The applicant agreed to accept all recommended conditions of approval for CUP190059. The Planning Commission recommended that the Board of Supervisors tentatively approve DA1900050 and approve CUP190059 by a unanimous vote (4-0), with Commissioner Awad absent from the proceedings.

Planning Staff received written communication/phone calls from the public who indicated support or opposition to the proposed Project prior to both the Planning Commission and Board of Supervisors hearings. These comments have been compiled and provided to the Supervisors for their review prior to the public hearing.

Impact on Citizens and Businesses

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. Comment letters were received in response to the circulated IS and MND from the California Fish & Wildlife Department and the

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11:**

DATE: [Click here to enter text.](#)

PAGE: Page 5 of 5

California Department of Cannabis Control. The comments were reviewed by the applicant's CEQA representative, as well as County staff. The corrections were minor and have since been corrected in the document. No request for re-circulation of the document was made.

While the IS identifies potentially significant impacts (Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, Transportation, and Mandatory Findings of Significance), mitigation measures have been incorporated into the Project to reduce those impacts to a level that is less than significant. Accordingly, the Project, as reviewed and conditioned, will not result in any potentially significant environmental impacts with the incorporation of the mitigation as required under the MND. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Additional Fiscal Information

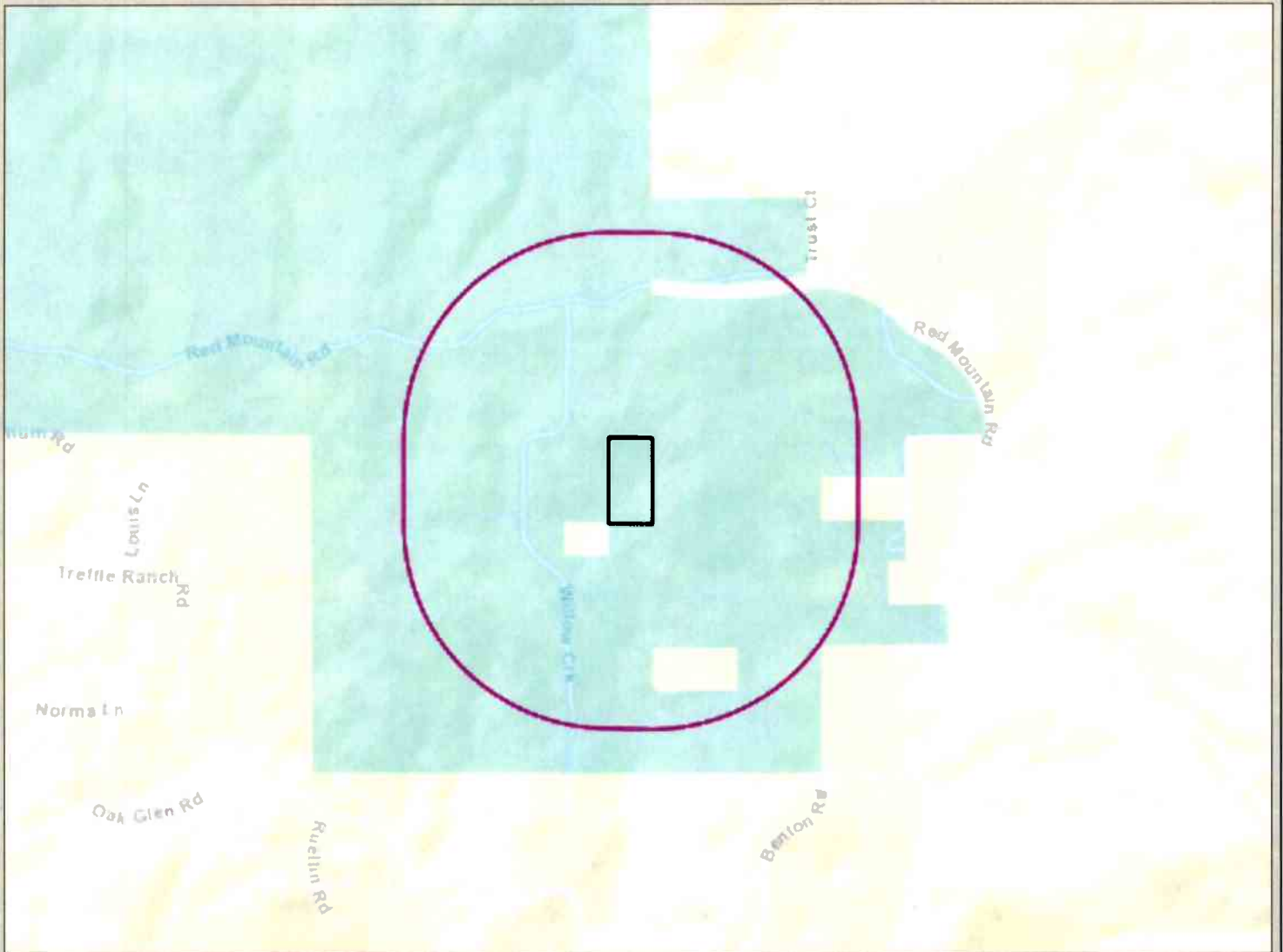
All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:




- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. FINAL CONDITIONS OF APPROVAL
- D. PROJECT EXHIBITS
- E. ENVIRONMENTAL – MND, NOD, & RESPONSE TO COMMENTS
- F. ORDINANCE NO. 348.4993
- G. ORDINANCE NO. 664.94
- H. DEVELOPMENT AGREEMENT NO. 1900050

Riverside County GIS Mailing Labels

CZ1800022 CUP190059 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 4/29/2022 9:47:16 AM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on APRIL 27, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ1800022 CUP190059 for

Company or Individual's Name RCIT – GIS

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

569150012
VANCE THOMAS WOODRUFF
1011 W DEVONSHIRE AVE
HEMET CA 92543

569150019
WILLIAM SANDERS
32985 RED MOUNTAIN RD
HEMET CA 92544

569360005
NJJR
2120 LUNDY LAKE DR
ESCONDIDO CA 92029

569180015
ABEL GONZALEZ
24269 VERONA CT
WILDOMAR CA 92595

569150017
MICHAEL A. HOWARD
171 VENADO WAY
SAN JOSE CA 95123

569360002
JESSE LUCAS
45160 RED MOUNTAIN RD
HEMET CA 92544

569150011
JAMES MACHADO
32881 RED MOUNTAIN RD
HEMET CA 92544

569150039
CLIFFORD SWISHER
P O BOX 804
HEMET CA 92546

569150055
MARK BELT
8771 BARTON ST
RIVERSIDE CA 92508

569150029
RICHARD L. STRAUSS
P O BOX 6427
FULLERTON CA 92834

569150049
VERA M. BAILEY
12302 SUNGROVE ST
GARDEN GROVE CA 92840

569150022
JOSEPH E. KOERNER
P O BOX 35
HEMET CA 92546

569180001
TERRI BECKER
9242 LEONA AVE
LEONA VALLEY CA 93551

569180002
STANLEY STEPHENSON
23998 VIA ASTUTO
MURRIETA CA 92562

569180024
NATHAN I. DUBOIS
32951 RED MOUNTAIN RD
HEMET CA 92544

569150008
JOVITA ARAGON
5416 CLARK ST
LYNWOOD CA 90262

569150010
HERMANOS SEMANAS
32875 RED MOUNTAIN RD
HEMET CA 92544

569150014
MARGARITO FIGUEROA
7520 CHEROKEE TRL
YUCCA VALLEY CA 92284

569150054
CAIN LIVING TRUT DATED 04/12/2007
5 FIRST AMERICAN WAY
SANTA ANA CA 92707

569040031
WESTERN RIVERSIDE COUNTY REG CON
3133 MISSION INN AVE
RIVERSIDE CA 92507

569180008
LITH LIEU
34275 BENTON RD
HEMET CA 92544

569150018
CHARLES A. ALLEN
27887 HOLLAND RD
MENIFEE CA 92584

569150021
ROBERT W. LEE
32789 RED MOUNTAIN RD
HEMET CA 92544

569150050
JOHN D. HUDSON
40252 STETSON AVE
HEMET, CA 92544

569180022
WITSCHGER MARK ESTATE OF
10 AMBER LN
SEQUIM WA 98382

569150016
IRMA E. BELTRAN
32809 RED MOUNTAIN RD
HEMET CA 92544

569150020
SANTIAGO MAGANA DELTRAN
32809 RED MOUNTAIN RD
HEMET CA 90502

569150040
VALENTINE VALDEZ
32817 RED MOUNTAIN RD
HEMET CA 92544

569050023
WESTERN RIVERSIDE COUNTY REG CON
3403 10TH ST STE 320
RIVERSIDE CA 92501

569180014
MAIN CAPITAL INVESTMENTS
PO BOX 311152
FONTANA CA 92331

569180017
JOSEPH EDWARD KOERNER
P O BOX 35
HEMET CA 92546

569180019
SALVADOR PLACENCIA
45285 RED MOUNTAIN RD
HEMET CA 92544

569360003
ERIC SIEFKEN
45155 RED MOUNTAIN RD
HEMET CA 92544

569360004
NJJR LTD
2120 LUNDY LN
ESCONDIDO CA 92029

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CONDITIONAL USE PERMIT, CHANGE OF ZONE, ORDINANCE, AND DEVELOPMENT AGREEMENT, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 20, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190059, Change of Zone No. 1800022, Ordinance No. 348.4993, and Development Agreement No. 1900050. Change of Zone No. 1800022** proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) to bring the subject site into compliance with the requirements for operating a Small Mixed Light Cannabis Cultivation facility. **Conditional Use Permit No. 190059** is a proposal for a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres for cultivation of 6,477 square feet of sun-grown, flowering cannabis. The existing residence is to remain to serve as a caretaker's unit. Other site improvements include 16 solar arrays, a secure and screened trash enclosure, security fencing, and landscaping. 10 parking spaces, including 2 ADA spaces, will be provided for employees. Facility operations would be 24 hours a day, 7 days a week, with 10 employees serving the site, including a 24-7 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** is the associated development agreement to CUP190059 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900050 and CUP190059. This proposed project is located east of Willow Creek Rd and south-west of Red Mountain Rd. in the Third Supervisorial District.

On August 3, 2022, Planning Commission approved the project by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL KMITCHELL@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 6, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jenni Coebers (applicant)

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: if you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS
 2022 OCT 28 AM 10:43

RECEIPT NUMBER: 22-332241
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 09/08/2022
--------------------------------------------------	------------------------------------	--------------------

COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202200838
--------------------------------------------	--------------------------------

PROJECT TITLE
CUP190059

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
-------------------------------------------------------------	------------------------------------------	--------------------------------

PROJECT APPLICANT ADDRESS 4080 LEMON ST. 1ST FLOOR,	CITY RIVERSIDE	STATE CA	ZIP CODE 92501
--------------------------------------------------------	-------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>[Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
-----------------------------------	---------------------------------------------------

9/20/22 21.1
2022-11-154070



Lead Agency: CLERK OF THE BOARD
ATTN: ZULY MARTINEZ
Address: 4080 LEMON ST. 1ST FLOOR RM127
RIVERSIDE, CA 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200838
09/08/2022 04:16 PM Fee: \$ 0.00
Page 1 of 2

Removed 10/24/2022 By *C. Santoval* Deputy



(SPACE FOR CLERK'S USE)

Project Title

NOTICE OF PUBLIC HEARING - CUP190059

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CONDITIONAL USE PERMIT, CHANGE OF ZONE, ORDINANCE, AND DEVELOPMENT AGREEMENT, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 20, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190059, Change of Zone No. 1800022, Ordinance No. 348.4993, and Development Agreement No. 1900050. Change of Zone No. 1800022** proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) to bring the subject site into compliance with the requirements for operating a Small Mixed Light Cannabis Cultivation facility. **Conditional Use Permit No. 190059** is a proposal for a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres for cultivation of 6,477 square feet of sun-grown, flowering cannabis. The existing residence is to remain to serve as a caretaker's unit. Other site improvements include 16 solar arrays, a secure and screened trash enclosure, security fencing, and landscaping. 10 parking spaces, including 2 ADA spaces, will be provided for employees. Facility operations would be 24 hours a day, 7 days a week, with 10 employees serving the site, including a 24-7 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** is the associated development agreement to CUP190059 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900050 and CUP190059. This proposed project is located east of Willow Creek Rd and south-west of Red Mountain Rd. in the Third Supervisorial District.

On August 3, 2022, Planning Commission approved the project by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL KMITCHELL@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 6, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4993 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/30/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 30, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011562913-01

P.O. Number:

Ad Copy:

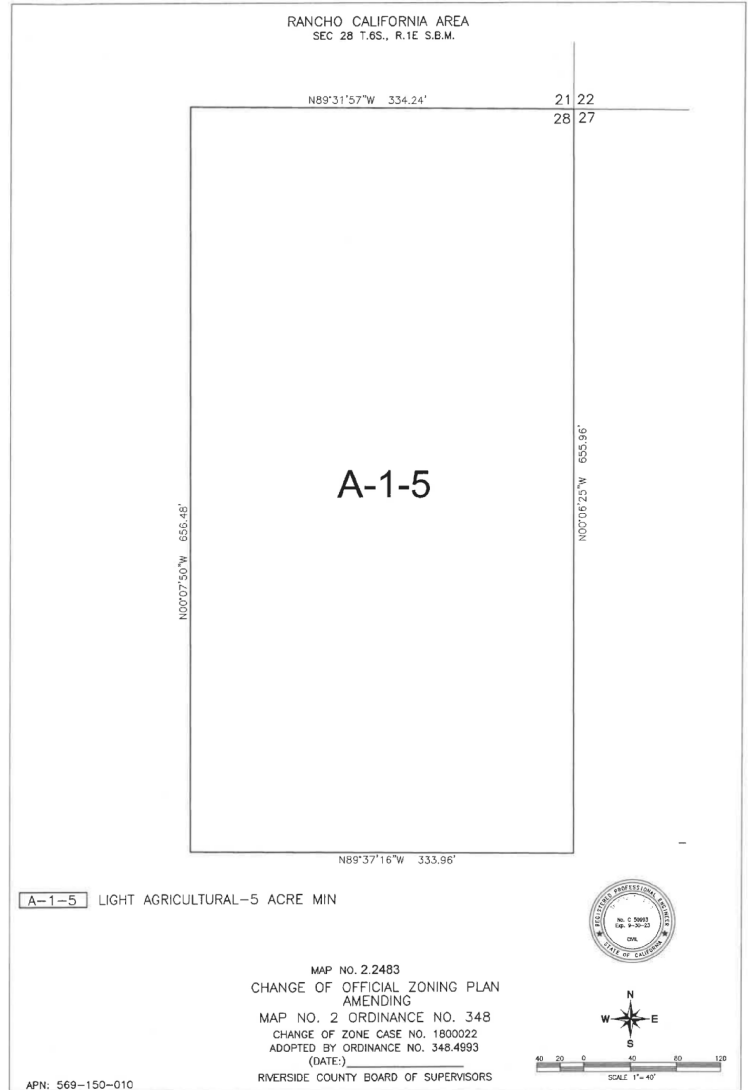
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.4993 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2483, Change of Zone Case No. 1800022" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on September 20, 2022, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Perez and Hewitt
NAYS: None
ABSENT: Spiegel

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant
Press-Enterprise
Published: 9/30/22

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9222
legals@inlandnewspapers.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011558836
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	09/10/2022
<i>Total Amount:</i>	\$588.74
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$588.74
<i>Notice ID:</i>	yn48CI03hQUMI6L5TLVI
<i>Invoice Text:</i>	<p>NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CONDITIONAL USE PERMIT, CHANGE OF ZONE, ORDINANCE, AND DEVELOPMENT AGREEMENT, THIRD SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, September 20, 2022 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Conditional Use Permit No. 190059, Change of Zone No. 1800022, Ordinance No. 348.4993, and Development Agreement No. 1900050. Change of Zone No. 1800022 proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) to bring the subject site into compliance with the requirements for operating a Small Mixed Light Cannabis Cultivation facility. Conditional Use Permit No. 190059 is a proposal for a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres for cultivation of 6,477 square feet of sun-grown, flowering cannabis. The existing residence is to remain to serve as a caretaker's unit. Other site improvements include 16 solar arrays, a secure and screened trash enclosure, security fencing, and landscaping. 10 parking spaces, including 2 ADA spaces, will be provided for employees. Facility operations would be 24 hours a day, 7 days a week, with 10 employees serving the site, including a 24-7 security guard. Transport of the product off-site would occur Monday through Friday, between 8 a.m. to 5 p.m. Development</p>

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9222

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011558836

FILE NO. 0011558836

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/10/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 10, 2022.

At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CONDITIONAL USE PERMIT, CHANGE OF ZONE, ORDINANCE, AND DEVELOPMENT AGREEMENT, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 20, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190059, Change of Zone No. 1800022, Ordinance No. 348.4993, and Development Agreement No. 1900050.** **Change of Zone No. 1800022** proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture, 5 acre minimum (A-1-5) to bring the subject site into compliance with the requirements for operating a Small Mixed Light Cannabis Cultivation facility. **Conditional Use Permit No. 190059** is a proposal for a two-story, 18,070 square foot Small Mixed Light Cannabis Cultivation facility on 5.03 gross acres for cultivation of 6,477 square feet of sun-grown, flowering cannabis. The existing residence is to remain to serve as a caretaker's unit. Other site improvements include 16 solar arrays, a secure and screened trash enclosure, security fencing, and landscaping. 10 parking spaces, including 2 ADA spaces, will be provided for employees. Facility operations would be 24 hours a day, 7 days a week, with 10 employees serving the site, including a 24-7 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** is the associated development agreement to CUP190059 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900050 and CUP190059. This proposed project is located east of Willow Creek Rd and south-west of Red Mountain Rd. in the Third Supervisorial District.

On August 3, 2022, Planning Commission approved the project by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL KMITCHELL@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 6, 2022
Kecla R. Harper,
Clerk of the Board
By: Zuly Martinez,
Board Assistant
The Press-Enterprise
Published: 9/10/22