

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Sage Valley Reserve CUP190046Lead Agency: Riverside County Planning DepartmentContact Person: Todd CarpenterMailing Address: 4080 Lemon Street, 12th Floor, PO Box 1409Phone: (951) 955-0698City: RiversideZip: 92502County: Riverside**Project Location:** County: RiversideCity/Nearest Community: HemetCross Streets: Benton Road and Ruth RoadZip Code: 92544Longitude/Latitude (degrees, minutes and seconds): 33 ° 34 ' 1.92 " N / 116 ° 56 ' 26.92 " W Total Acres: 9.85Assessor's Parcel No.: 915-330-040Section: 13Twp.: 7SRange: 1WBase: SBBMWithin 2 Miles: State Hwy #: N/AWaterways: N/AAirports: N/ARailways: N/ASchools: N/A**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 196891.2Acres 4.52Employees 7☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Single-family residence; Rural Residential; Light Agriculture (A-1-10)

Project Description: (please use a separate page if necessary)

The Applicant is requesting the approval of a Development Agreement (DA190037), Tentative Parcel Map (TPM), and a Conditional Use Permit (CUP190046) allowing for the development and operation of a Cannabis Cultivation and Distribution facility. Development of the Proposed Project involves construction of three (3) 3,472-square-foot (SF) buildings each with grow rooms and storage (Buildings 1A, 2, & 3); and a 1,542-square-foot (SF) building with grow room, storage, and area for logistics (Building 1B). Buildings 2 and 3 each have an additional 1,853-SF covered patio with two 348 SF storage containers.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: <u>SCAQMD</u>
☐ Housing & Community Development	☒ Other: <u>Dept. of Cannabis Control</u>
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 19, 2026 Ending Date November 18, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Lilburn Corporation</u>	Applicant: <u>Glen Aery</u>
Address: <u>1905 Business Center Dr.</u>	Address: <u>27315 Jefferson Ave. Unit 137</u>
City/State/Zip: <u>San Bernardino, CA 92408</u>	City/State/Zip: <u>Temecula, CA 92590</u>
Contact: <u>Cheryl Tubbs</u>	Phone: <u>(951) 955-0698</u>
Phone: <u>909-890-1818</u>	

Signature of Lead Agency Representative: Todd Carpenter

Digitally signed by Todd Carpenter
Date: 2026.09.15 13:52:00 -0700

Date: 9/15/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.