

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The Riverside County Planning Department has found the project listed below will not have a significant effect on the environment and a Negative Declaration documenting the finding has been completed.

DEVELOPMENT AGREEMENT NO. 190037 (DA190037) and CONDITIONAL USE PERMIT NO. 190046 (CUP190046) – Glen Aery (Applicant) is requesting the approval of DA190037, Tentative Parcel Map (TPM), and CUP190046 allowing for the development and operation of a Cannabis Cultivation and Distribution facility. The Project Site is located at 38455 East Benton Road in unincorporated Riverside County. The Project Site is identified as APN 915-330-040. The Proposed Project includes a TPM to subdivide the property into two parcels: Parcel 1 is 5.0 acres and comprises the proposed commercial facility, and Parcel 2 is 4.88 acres and comprises the existing residential area. A 5.33-acre portion of the eastern portion of the Project Site would be incorporated into the Multiple Species Habitat Conservation Plan Reserve Assembly as Additional Reserve Land. The proposed development would occur on the remaining 4.52 acres. Development of the Proposed Project involves construction of three 3,472-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.

The environmental document for the proposed project is available for review via email by contacting the project planner below or visit our website <https://planning.rctlma.org/environmental-notices-ceqa>. Please contact the project planner regarding additional viewing methods or if you would like to schedule an appointment.

Any person wishing to comment on the proposed project may submit their comments in writing, before the end of the Public Review Date, from **October 19, 2026, to November 18, 2026**, to comment on the environmental document no later than 5:00 p.m., to the address listed below.

For further information regarding this project, or to offer written comments, please contact or submit to:

Todd Carpenter, TLMA Planning Division Manager
P.O. Box 1409, Riverside CA, 92502
Or via email at TCarpenter@Rivco.org or at (951) 955-0698

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project.

If this project is challenged in court, the court may limit the issues to those raised during the public comment period through written correspondence submitted to the Planning Department. Be advised that, because of public comment, the official may amend, in whole or in part, the proposed project. Accordingly, the development standards, design, or improvements may be changed in a way other than specifically proposed.

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director
4080 Lemon Street 12th Floor, Riverside, CA 92501