

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: Glen Ivy Senior Community (CUP200011)

Lead Agency: Riverside County

Contact Person: Russell Brady

Mailing Address: 4080 Lemon Street, 12th Floor

Phone: 951-955-3025

City: Riverside

Zip: 92501

County: Riverside

Project Location: County: Riverside City/Nearest Community: Temescal Valley

Cross Streets: Southwestern corner of Trilogy Parkway and Temescal Canyon Road

Zip Code: 92883

Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ' 55.23 " N / 117 ° 29 ' 15.28 " W Total Acres: 10

Assessor's Parcel No.: 290-190083 and 290-190-084

Section: 3NE

Twp.: 5S

Range: 6W

Base: SB and Meridian

Within 2 Miles: State Hwy #: I-15

Waterways: None

Airports: None

Railways: None

Schools: Todd Academy School

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: 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: Conditional Use Permit

Development Type:

Residential: Units 216 (256 beds) Acres 10

Office: Sq.ft. _____ Acres _____

Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____

Employees _____

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: Energy, Wildfire

Present Land Use/Zoning/General Plan Designation:

Vacant, undeveloped/Commercial Retail (CR)/ Scenic Highway Commercial (C-P-S)

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

Conditional Use Permit to develop an approximately 10-gross acre site with two (2) buildings including: one 214,518 square feet (sf) two-story building (including atrium areas) and one 24,570 sf single-story building (including atrium areas). The Project site would be developed with a total of 241,244 sf of building space. The Project would include a total of up to 216 dwelling units and 256 beds. Specifically, the Project would include up to 75 units with 92 beds for Independent Living (IL), 109 units with 129 beds for Assisted Living (AL), and 32 units with 35 beds for Memory Care (MC). Associated uses on-site would include on-site amenities, administration, kitchen space, lobby, passenger vehicle parking stalls, landscaped areas, open space, and a pool.

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".

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

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Glen Ivy Properties, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>34145 Pacific Coast Highway, Suite 621</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>Dana Point, CA 92629</u>
Contact: <u>Emilie Colwell</u>	Phone: _____
Phone: <u>714-505-6360 x103</u>	

Signature of Lead Agency Representative:  Date: 5/10/22

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