

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: PROJ-2021-00063, Planned Development - Avellana Senior Wellness Community

Lead Agency: San Bernardino County Contact Person: Natalie P. Patty
 Mailing Address: 385 N Arrowhead Avenue, 1st Floor Phone: (909) 387-4142
 City: San Bernardino, CA Zip: 92415 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Town of Apple Valley
 Cross Streets: Las Piedras Road and Circle 5 Ranch Road Zip Code: 92308

Longitude/Latitude (degrees, minutes and seconds): 34 ° 28 ' 14.1 " N / 117 ° 07 ' 37.6 " W Total Acres: 44.92

Assessor's Parcel No.: 0435-015-13 and 0435-015-35 Section: 6 Twp.: T4N Range: R2W Base: SBBM

Within 2 Miles: State Hwy #: 18 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Vanguard Preparatory 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: _____

Development Type:

Residential: Units 399 Acres 44.92
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees 20 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type solar MW 2
 Educational: _____ Waste Treatment: Type Packaged MGD 60
 Recreational: passive park, pond and community center Hazardous Waste: Type _____
 Water Facilities: Type well MGD 45 Other: Water Storage Tanks

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:

Vacant/Rural Living/Rural Living

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

The applicant is requesting approval of a Planned Development to allow for the construction and operation of a Senior Wellness Community to be located on approximately 44.92 acres (including a 40.2-acre site and a 4.72-acre site) to include a 399-unit senior mobile home park, a 11,700 square-foot (SF) community center, 5,000 SF wellness convenience shop, a 3,500 SF first aid center, a pond and detention basins. Project also includes a Tentative Parcel Map (TPM No. 20553) to subdivide the 40.2-acre parcel into five parcels with each of the proposed uses occupying one of the parcels. The 4.72-acre parcel located south of the 40.2-acre site on the south side of Las Piedras Road, would include 1,895 square-foot caretaker residence, a two (2) megawatt (MW) solar power area, a domestic water well and two water storage tanks that would serve the Project.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input 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 checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>6</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" 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 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 checked="" type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" 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 checked="" type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date September 8, 2023 Ending Date October 8, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Entitlement Strategies Group, Inc.</u>	Applicant: <u>Avellana Properties Incorporated</u>
Address: <u>24005 Ventura Boulevard</u>	Address: <u>6101 Owensmouth Avenue</u>
City/State/Zip: <u>Westlake Vilage, CA 91361</u>	City/State/Zip: <u>Woodland Hills, CA 91365</u>
Contact: <u>Toby Waxman</u>	Phone: _____
Phone: <u>818-425-5099</u>	

Signature of Lead Agency Representative:  Date: September 6, 2023

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