

**Notice of Completion & Environmental Document Transmittal**

SCH # \_\_\_\_\_

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

**Project Title:** "Bahia Village" - Mobilehome Senior Community

Lead Agency: Riverside County Contact Person: Haide Aguirre  
Mailing Address: P.O. Box 1409 Phone: 1(951) 955-0314  
City: Riverside Zip: 92502-1409 County: Riverside County

**Project Location:** County: Riverside County City/Nearest Community: Lake Elsinore and Wildomar  
Cross Streets: Grand Avenue and Corydon Road Zip Code: 92883  
Longitude/Latitude (degrees, minutes and seconds): 33° 37' 05.68" N/ 117° 18' 16.58" W Total Acres: 10.2  
Assessor's Parcel No. 370-310-002 and 370-310-012 Section: 28 Twp. 6 South Range: 4 West Base: San Bernardino Meridian

Within 2 Miles: State Hwy #: Interstate 15 Waterways: N/A  
Airports: N/A Railways: N/A Schools: Lake Elsinore Unified

**Document Type:**

- CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document
- Early Cons  Supplement/Subsequent EIR  EA  Final Document
- Neg Dec (Prior SCH #) \_\_\_\_\_  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

**Development Type:**

- Residential: Units 71 Acres 10.02  Transportation: Type \_\_\_\_\_
- Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_
- Commercial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ Watts \_\_\_\_\_
- Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_
- Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_
- Recreational: \_\_\_\_\_  Other: \_\_\_\_\_
- Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed In Document:**

- Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation
- Agricultural Land  Floodplain/Flooding  Schools/Universities  Water Quality
- Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater
- Archaeological/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**

Land Use Designation is Community Development: Medium Density Residential (CD:MDR) and the Zoning Classification is R-3 (General Residential), W-1 (Watercourse Area), R-R (Rural Residential), and C-1/C-P (General Commercial).

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

Conditional Use Permit No. 03776 (CUP03776) is a proposal to establish a mobile home park with 71 detached smart powered (Tesla) modular units offered to qualified people of 55 years and older. The site is vacant and proposes clearing of the property which includes

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. Revised 2010

removal of a couple of trees and overgrown vegetation. The ingress/egress access to the gated community will be from Union Street and an emergency access gate will be provided at Corydon Street. The Project will create seventy-one (71) lots ranging in size between 2,500 square feet to 3,600 square feet. The modular units will be approximately between 853 square-feet to 988 square-feet, all units will include a 400 square-foot two car garage, and floor plan options include one- and two-bedroom units. The site will have twenty-four guest parking spaces scattered throughout the site. The Project includes a clubhouse, pool, spa, BBQ areas, dog park, trail, a bio-retention basin, and landscape. The Project is composed of two parcels APN's: 370-310-002 and 370-310-012 totaling 10.2 gross acres.

**Reviewing Agencies Checklist**

**continued**

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."

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|---|---|
| _____ Air Resources Board                       | _____ Office of Historic Preservation                           |
| _____ Boating & Waterways, Department of        | _____ Office of Public School Construction                      |
| _____ California Highway Patrol                 | _____ Parks & Recreation, Department of                         |
| _____ California Emergency Management Agency    | _____ Pesticide Regulation, Department of                       |
| _____ Caltrans District # _____                 | _____ Public Utilities Commission                               |
| _____ Caltrans Division of Aeronautics          | _____ Regional WQCB # _____                                     |
| _____ Caltrans Planning                         | _____ Resources Agency  |
| _____ Central Valley Food Protection Board      | _____ Resources Recycling & Recovery, Department of             |
| _____ Coachella Valley Mountains Conservancy    | _____ S.F. Bay Conservation & Development Comm.                 |
| _____ Coastal Commission                        | _____ San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy |
| _____ Colorado River Board                      | _____ San Joaquin River Conservancy                             |
| _____ Conservation, Department of               | _____ Santa Monica Mountains 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 # _____                | _____ Tahoe Regional Planning Agency                            |
| _____ Food & Agriculture, Department of         | _____ Toxic Substances Control, Department of                   |
| _____ Forestry & Fire Protection, Department of | _____ Water Resources, Department of                            |
| _____ General Services, Department of           |   |
| _____ Health Services, Department of            |   |
| _____ Housing & Community Development           | _____ Other _____   |
| _____ Native American Heritage Commission       | _____ Other _____   |

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

Starting Date September 9, 2024

Ending Date September 29, 2024

**Lead Agency** (complete if applicable):

Consulting Firm: Hernandez Environmental Services

Address: 17037 Lakeshore Drive

City/State/Zip: Lake Elsinore, CA 92530

Contact: Shawn Gatchel-Hernandez, Principal Regulatory Specialist

Phone: (951)334-6219

**Applicant:** John Rowland, S2A Modular Inc.

Address: 23811 Washington Avenue, Unit 110

City/State/Zip: Murrieta, CA 92562

Phone: (657) 424-4541

**Signature of Lead Agency Representative:** *Stacie Aguirre* Date 9/9/2024

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