



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

CASE: CUP200011
EXHIBIT: Transmittal
DATE: 07/02/20
PLANNER: R. Brady

LEGEND

- PLANS - PLANNING DEPARTMENT COMMENTS
- ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LAND USE - TRANSPORTATION DEPARTMENT COMMENTS
- LAND USE - REGIONAL PARKS & OPEN SPACE DEPARTMENT COMMENTS
- ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- PLANS - PUBLIC UTILITIES DEPARTMENT COMMENTS

DATE: June 24, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Temescal Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: Jeffries

Planning Commissioner: Shaffer
Corona Sphere of Influence
Corona-Norco Unified School District
Southern California Edison Co. (SCE)
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 200011 – Applicant: Benjamin Day – Engineer: James Bolton – Representative: T&B Planning, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Westerly of Temescal Canyon Road, southerly of Trilogy Parkway, northerly of Glen Ivy Road, easterly of Warm Springs Drive – 10.0 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit is a proposal for a 241,244 square foot Residential Care Facility for the Elderly on the 10.0 acre site. The facility would consist of a 26,726 square foot single-story building designated for Memory Care with supporting services and a 214,518 square foot two-story building designated for Independent Living and Assisted Living with supporting services. – APNs: 290-190-083, 290-190-084. **BBID: 933-944-015**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on July 2, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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Assistant TLMA Director

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

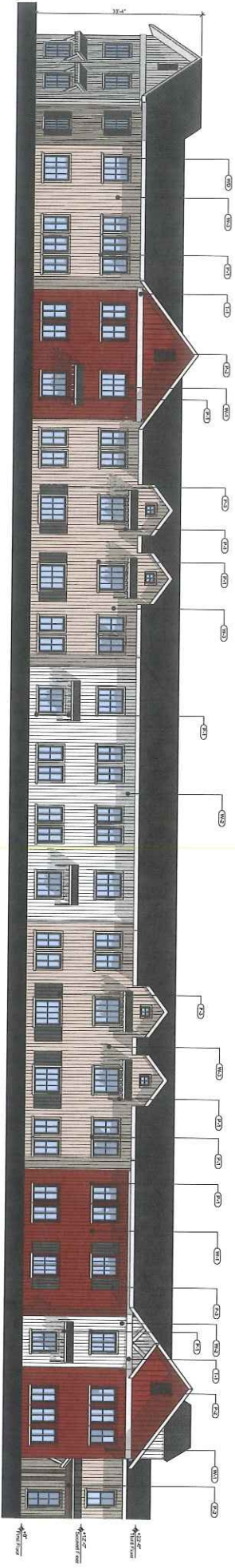
TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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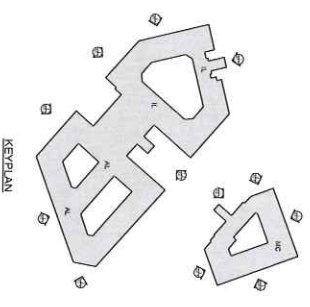
1 North East Elevation
SCALE: 1/8" = 1'-0"



2 North East Elevation
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

NO.	FINISH	DESCRIPTION	MANUFACTURER
W1	WOOD Siding	Vertical Siding	Weyerhaeuser
W2	WOOD Siding	Horizontal Siding	Weyerhaeuser
W3	WOOD Siding	Shingle Siding	Weyerhaeuser
W4	WOOD Siding	Shake Siding	Weyerhaeuser
W5	WOOD Siding	Shingle Siding	Weyerhaeuser
W6	WOOD Siding	Shake Siding	Weyerhaeuser
W7	WOOD Siding	Shingle Siding	Weyerhaeuser
W8	WOOD Siding	Shake Siding	Weyerhaeuser
W9	WOOD Siding	Shingle Siding	Weyerhaeuser
W10	WOOD Siding	Shake Siding	Weyerhaeuser
W11	WOOD Siding	Shingle Siding	Weyerhaeuser
W12	WOOD Siding	Shake Siding	Weyerhaeuser
W13	WOOD Siding	Shingle Siding	Weyerhaeuser
W14	WOOD Siding	Shake Siding	Weyerhaeuser
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W97	WOOD Siding	Shingle Siding	Weyerhaeuser
W98	WOOD Siding	Shake Siding	Weyerhaeuser
W99	WOOD Siding	Shingle Siding	Weyerhaeuser
W100	WOOD Siding	Shake Siding	Weyerhaeuser



KEY PLAN

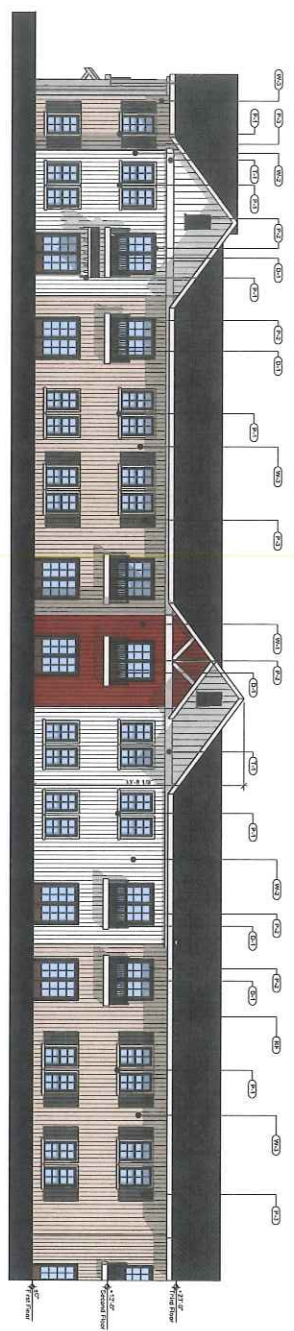
NO.	REVISION	DATE



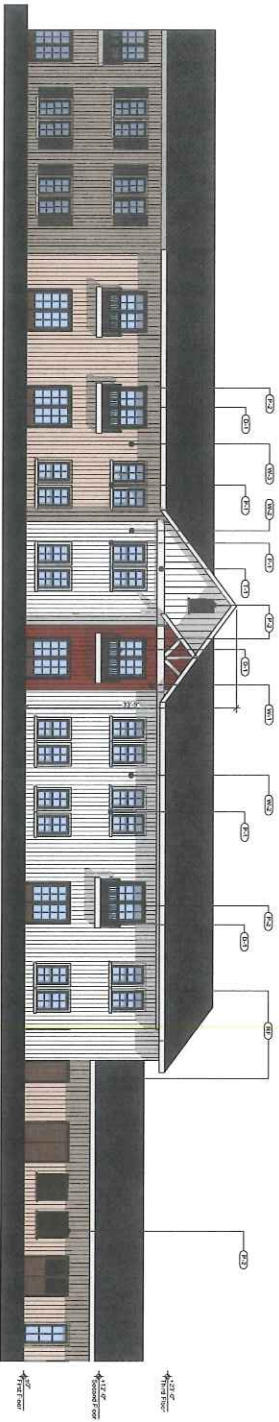
1 North Elevation
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

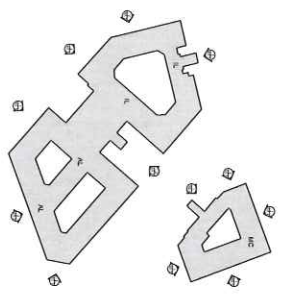
ROOM FINISHES	RF	FINISH DESCRIPTION
ROOF FINISHES	R1	FLAT, BURR SYSTEM OVER 2" INSULATED SUBSTRATE
EXTERIOR WALLS	W1	MADE OF ADJUSTABLE FORM CONCRETE 5000 PSI STRENGTH OVER 2" INSULATED SUBSTRATE
VERTICAL SIDING	W2	MADE OF ADJUSTABLE FORM CONCRETE 5000 PSI STRENGTH OVER 2" INSULATED SUBSTRATE
VERTICAL SIDING	W3	MADE OF ADJUSTABLE FORM CONCRETE 5000 PSI STRENGTH OVER 2" INSULATED SUBSTRATE
PAINT	P1	MADE OF ADJUSTABLE FORM CONCRETE 5000 PSI STRENGTH OVER 2" INSULATED SUBSTRATE
PAINT	P2	MADE OF ADJUSTABLE FORM CONCRETE 5000 PSI STRENGTH OVER 2" INSULATED SUBSTRATE
PAINT	P3	MADE OF ADJUSTABLE FORM CONCRETE 5000 PSI STRENGTH OVER 2" INSULATED SUBSTRATE
EXTERIOR TRIM	T1	MADE OF ADJUSTABLE FORM CONCRETE 5000 PSI STRENGTH OVER 2" INSULATED SUBSTRATE
WINDOWS	W4	MADE OF ADJUSTABLE FORM CONCRETE 5000 PSI STRENGTH OVER 2" INSULATED SUBSTRATE

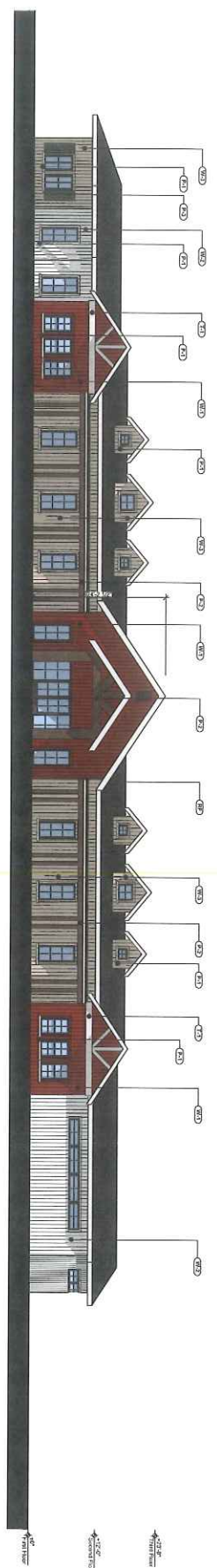


2 North West Elevation
SCALE: 1/8" = 1'-0"

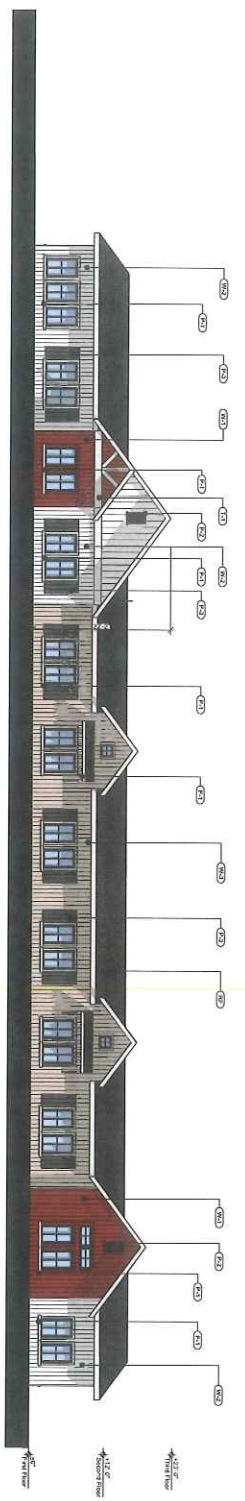


3 West Elevation
SCALE: 1/8" = 1'-0"



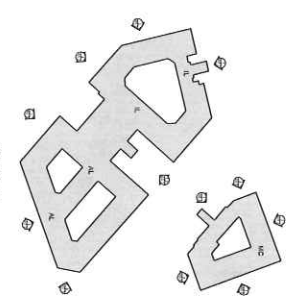


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SCALE: 1/8" = 1'-0"

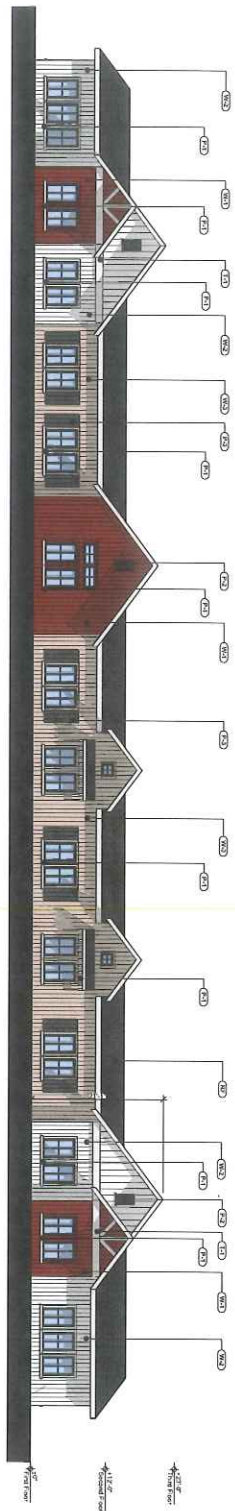


2 North Elevation
SCALE: 1/8" = 1'-0"

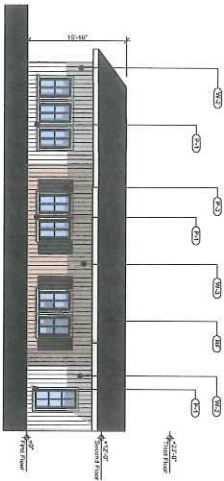
EXTERIOR FINISHES		EXTERIOR TRIM	
ROOF SHINGLES	#1	TRIM	1-1
EXTERIOR WALLS	#1	WIPAL MILLING	B-1
VERTICAL SIDING	#2	WINDOWS	WB
VERTICAL SIDING	#3		
PAINT	#4		
PAINT	#5		
PAINT	#6		



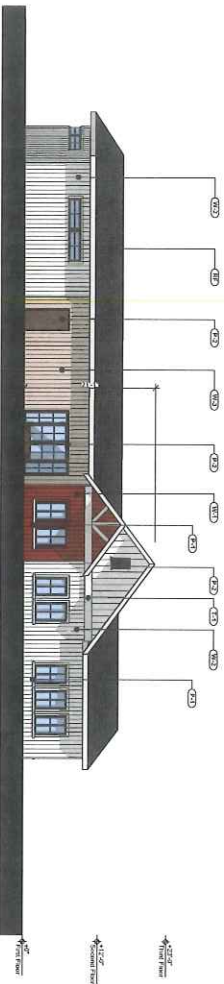
DATE	REVISION



1 East Elevation
SCALE: 1/8" = 1'-0"

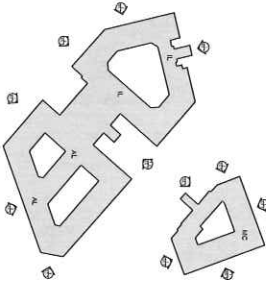


2 Northwest Elevation
SCALE: 1/8" = 1'-0"



3 South Elevation
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES			
ROOF FINISHES	RF	NAME OF FINISH PRODUCT COLOR AND MANUFACTURER	EXTENSION FROM FINISH
EXTERIOR WALLS	W-1	NAME OF FINISH PRODUCT COLOR AND MANUFACTURER	1'-1"
VERTICAL SIDING	WS-1	NAME OF FINISH PRODUCT COLOR AND MANUFACTURER	5'-1"
VERTICAL SIDING	WS-2	NAME OF FINISH PRODUCT COLOR AND MANUFACTURER	WB
VERTICAL SIDING	WS-3	NAME OF FINISH PRODUCT COLOR AND MANUFACTURER	
PAINT	P-1	NAME OF FINISH PRODUCT COLOR AND MANUFACTURER	
PAINT	P-2	NAME OF FINISH PRODUCT COLOR AND MANUFACTURER	
PAINT	P-3	NAME OF FINISH PRODUCT COLOR AND MANUFACTURER	



DATE	BY	REVISION

TRIM (T-1)
MANUF: JAMES HARDIE
TYPE: HARDIE TRIM BOARDS 4/4 SMOOTH
COLOR: ARCTIC WHITE



STANDING SEAM IRF - OPTION 1)
MANUF: DREXEL METALS
TYPE: 100SS PROFILE
COLOR: IRON ORE (CHARCOAL GRAY)



CONCRETE SHINGLES IRF - OPTION 2)
MANUF: EAGLE ROOFING
TYPE: BEL-AIR
COLOR: 4591 - DARK GRAY RANGE



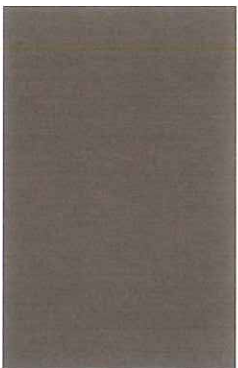
VERTICAL SIDING (M-2)
MANUF: JAMES HARDIE
TYPE: HARDIE PANEL VERTICAL SIDING
COLOR: ARCTIC WHITE



VERTICAL SIDING (M-3)
MANUF: JAMES HARDIE
TYPE: HARDIE PANEL VERTICAL SIDING
COLOR: SIMPLE ELEGANCE



VERTICAL SIDING (M-1)
MANUF: JAMES HARDIE
TYPE: HARDIE PANEL VERTICAL SIDING
COLOR: RUSTIC RED



PAINT (P-2)
MANUF: SHERWIN-WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: HALF-CAFF



PAINT (P-3)
MANUF: SHERWIN-WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: PERLE NOIR

PAINT (P-1)
MANUF: SHERWIN-WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: EXTRA WHITE

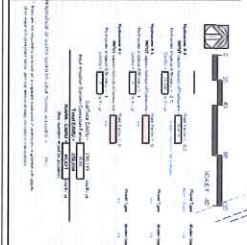
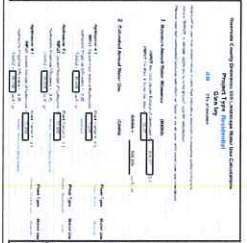


A R C H I T E C T S
17000 MANUFACTURER BOULEVARD SUITE 502, IRVINE, CA 92613, 449
T: 949 722 2505 • F: 949 722 2543 • WWW.PANCAKEARCHITECTS.COM

GLEN IVY SENIOR LIVING
GLEN IVY PROPERTIES, LLC.
#Site Address 1, Corona, CA 92883

MATERIAL BOARD
A6

PROJECT NO: 19013_00
PLOT DATE: 5/18/2020



PLANTING SCHEDULE

PLANTING AREA	PLANTING SPECIES	PLANTING DATE	PLANTING METHOD	PLANTING COST	PLANTING NOTES
PLANTING AREA 1
PLANTING AREA 2
PLANTING AREA 3
PLANTING AREA 4
PLANTING AREA 5
PLANTING AREA 6
PLANTING AREA 7
PLANTING AREA 8

NOTES:

- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CITY OF CORONA.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF PEST MANAGEMENT.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF AGRICULTURE.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF FORESTRY.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF LABOR.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF EDUCATION.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF LABOR.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES.

PLANTING SCHEDULE

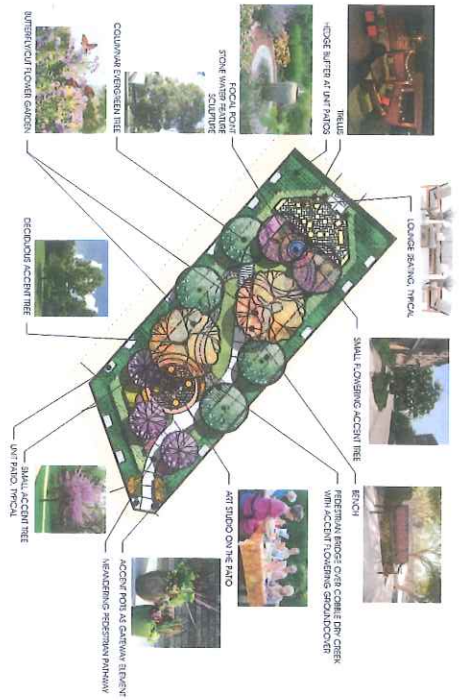
PLANTING AREA	PLANTING SPECIES	PLANTING DATE	PLANTING METHOD	PLANTING COST	PLANTING NOTES
PLANTING AREA 1
PLANTING AREA 2
PLANTING AREA 3
PLANTING AREA 4
PLANTING AREA 5
PLANTING AREA 6
PLANTING AREA 7
PLANTING AREA 8

NOTES:

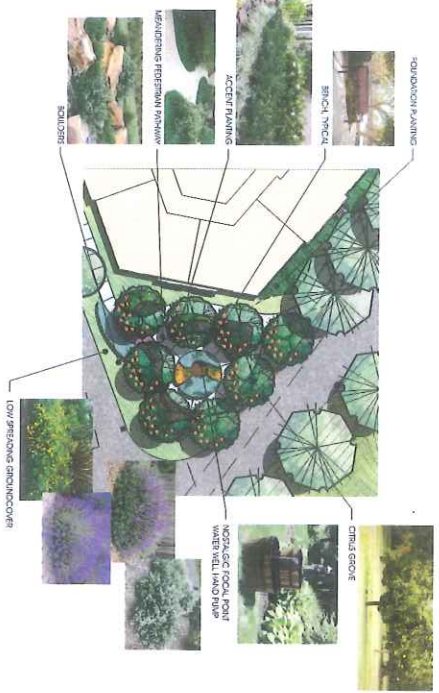
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- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF LABOR.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF EDUCATION.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF LABOR.
- PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES.

DATE: 07/20/20
PROJECT: GLEN IVY SENIOR LIVING
CLIENT: GLEN IVY PROPERTIES, LLC
SCALE: 1" = 40'
DATE: 07/20/20

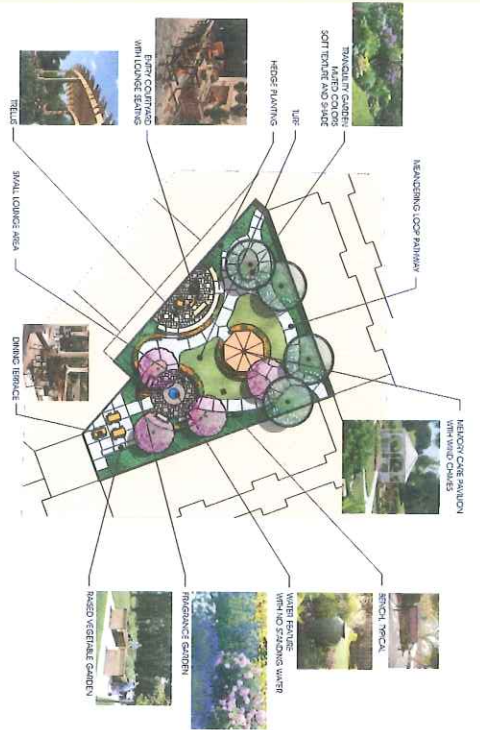
LANDSCAPE CONCEPT
L-1 OVERALL SITE



⑤ ASSISTED LIVING COURTYARD BASIN
SCALE: 1" = 20'



⑥ ORCHARD GARDEN
SCALE: 1" = 20'



⑦ HELICON CARE COURTYARD BEHIND COURTYARD
SCALE: 1" = 20'



⑧ PARKETTE WEST ENTRANCE AT HELICON CARE
SCALE: 1" = 20'



KEYMAP

