



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

John Hildebrand  
Planning Director

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

DATE: April 6, 2023

TO:

LSCP Landscape Transportation  
Environmental Health Dept.  
Fire Marshal (Riverside)  
Flood Control

Biology  
Geology  
Park and Open Space Planning Trails  
Paleontology  
WQMP Transportation

Traffic Study Transportation  
Cultural  
Grading Transportation

PRELIMINARY APPLICATION REVIEW NO. 230025 – Applicant: Roxanne Holliday Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan Open Space: Mineral Resources(Min)(OS:Min), Recreation(OS:R) – Location: north of Glen Ivy Rd., west of Temescal Canyon Rd, south of Trilogy Pkwy, and east of Warm Springs Dr. – 29.74 Gross Acres – Zoning: Rural-Residential (R-R) – REQUEST: The applicant is requesting for a renewal of CUP02284R1, an existing RV Park with an expiration date of July 1, 2023. – Project Planner: Rene Aguilar at 951-955-6573 or email at renaguil@rivco.org **BBID: 411-383-103**

**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 Land Management System (LMS) 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 LMS routing on or before the above date. This case is scheduled for a **DAC meeting on April 20, 2023**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Rene Aguilar, Project Planner at (951) 955-6573, or e-mail at renaguil@rivco.org / MAILSTOP #: 1070

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

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

*John Hildebrand*  
*Planning Director*

COMMENTS:

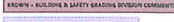



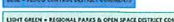
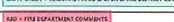


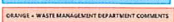

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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.*



Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region			
Project File No.		LEGEND	
Project Name:	Glen Ivy RV Park	 BROWN - BUILDING & SAFETY DIVISION COMMENTS	
Project Location:	24601 Glen Ivy Road, Corona, CA 92883	 PURPLE - PLANNING DEPARTMENT COMMENTS	
Project Description:	24601 Glen Ivy Road, Corona, CA 92883	 GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS	
Proposed Project Consists of, or Includes:		 LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS	
		 BLUE - PUBLIC UTILITIES DISTRICT COMMENTS	
		 LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS	
		 RED - FIRE DEPARTMENT COMMENTS	
		 YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS	
		 LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS	
		 ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS	
	Yes	No	
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.		<input checked="" type="checkbox"/>	
New development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including commercial and industrial projects and residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.); mixed use and public projects (excluding Permittee road projects). This category includes development on public and private land, which fall under the planning and building authority of the Co-permittees.		<input checked="" type="checkbox"/>	
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>1</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).		<input checked="" type="checkbox"/>	
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.		<input checked="" type="checkbox"/>	
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.		<input checked="" type="checkbox"/>	
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into Environmentally Sensitive Areas (ESAs). "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		<input checked="" type="checkbox"/>	
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.		<input checked="" type="checkbox"/>	
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.		<input checked="" type="checkbox"/>	
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.		<input checked="" type="checkbox"/>	
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.		<input checked="" type="checkbox"/>	

<sup>1</sup> Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

**DETERMINATION: Check the box for applicable determination.**

**Any** question answered "YES"  Project requires a project-specific WQMP. Electronic Submittals are encouraged on CD and required for the approved documents.

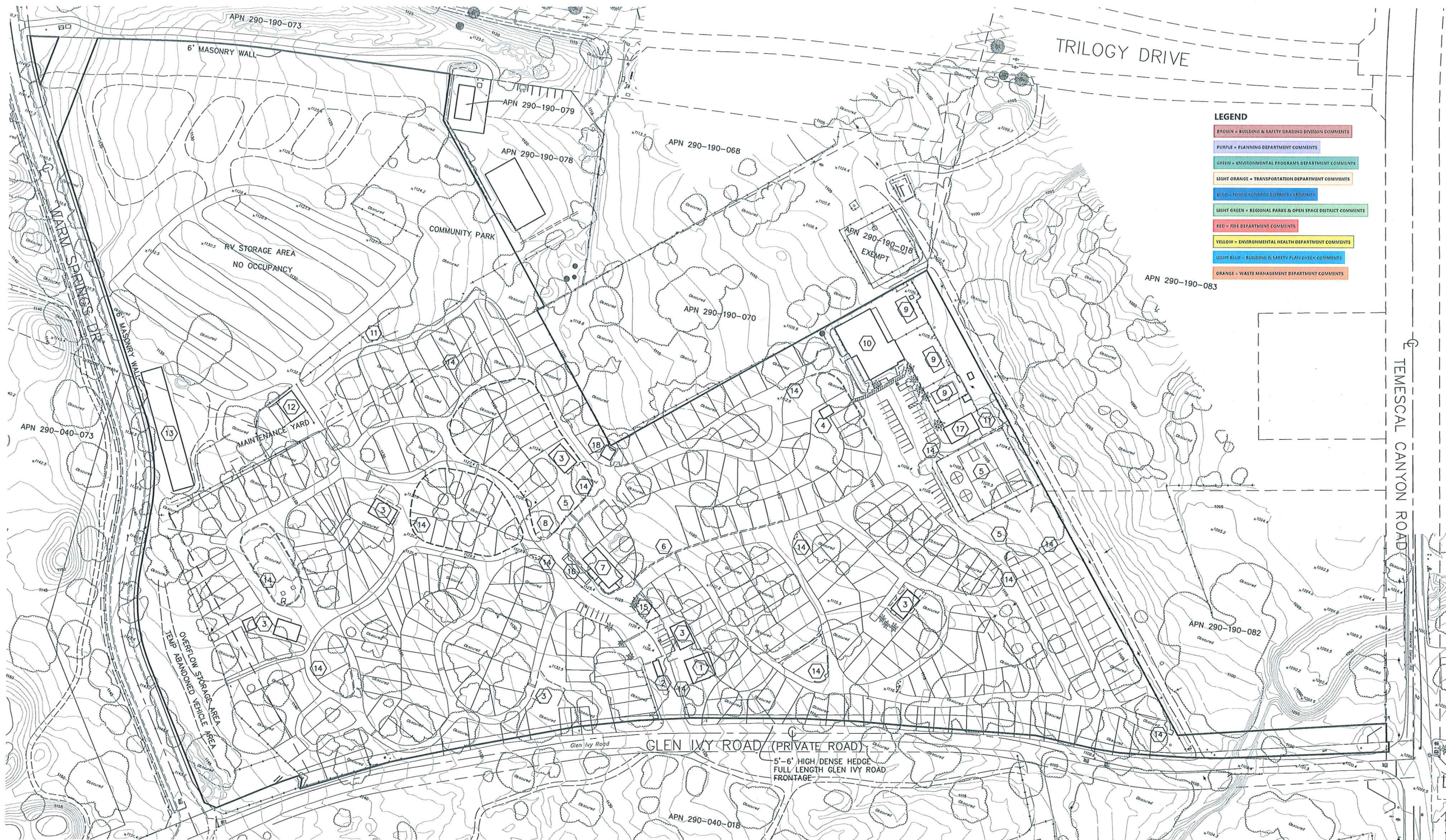
**All questions** are answered "NO"  Project requires incorporation of Site Design and source control Best Management Practices (BMPs).



**Preliminary Application Review**  
 POR. PM 109/11-12, PM 110/55-56 & PM 129/43-48  
 COUNTY OF RIVERSIDE

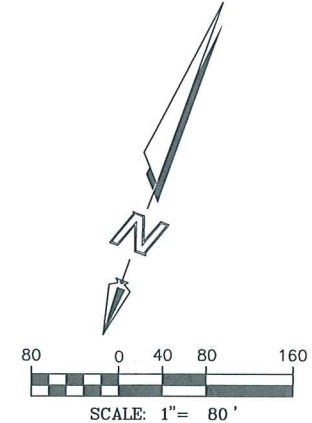
**CASE:** PAR2300025  
**EXHIBIT:** Site Plan  
**DATE:** 4/20/2023  
**PLANNER:** Rene Aguilar

Meeting  Comment Agenda  Final



**LEGEND**

- BROWN = BUILDINGS & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = REGIONAL PARKS DISTRICT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLANS CHECK COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS



**GENERAL NOTES**

PREPARED BY: **TE SURVEY & ENGINEERING, INC.**  
 4166 ELAM STREET, SUITE G  
 RIVERSIDE, CA 92502  
 T: (951) 696-8500  
 E: INFO@TESURVEYENGINEERING.COM

**OWNER/APPLICANT:**  
 ROXIE HOLIDAY, GENERAL MANAGER  
 24601 GLEN IVY ROAD  
 CORONA, CA 92883-5146  
 PHONE (951) 277-4261 EMAIL ROXIE@GLENIVYPARK.COM

**LEGAL DESCRIPTION:**  
 POR. PM 109/11-12, PM 110/55-56 & PM 129/43-48

**ASSESSOR'S PARCEL NO.:**  
 290-190-044/060/061/064/065/067

**EXISTING AND PROPOSED CONTINUING USE:**  
 RECREATIONAL VEHICLE PARK

**GENERAL PLAN LAND USE:**  
 TEMESCAL CANYON AREA PLAN: OPEN SPACE RECREATION

**ZONING:** GLEN IVY AREA, RR ZONE

**SITE AREA:** 29.74 ACRES GROSS AND NET.

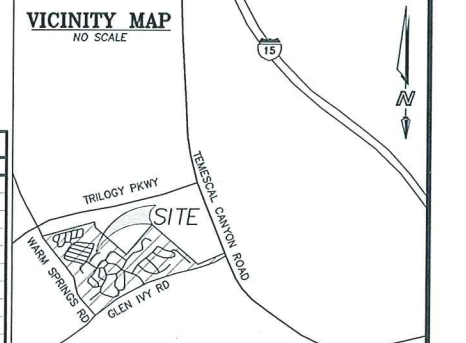
**SOURCE OF TOPOGRAPHY:**  
 AERIAL PHOTOGRAMMETRIC SURVEY BY TERRASCRIBE.  
 FLIGHT DATE: AUG. 24, 2022.

**BENCHMARK:**  
 ELEVATIONS SHOWN HEREON ARE BASED ON A OPUS SOLUTION AND ARE IN NAVD 1988.

**CONTOUR INTERVAL:** 1'

**UTILITIES:**  
**POWER:** SOUTHERN CALIFORNIA EDISON (INDIVIDUAL 110V POWER AT EACH SPACE)  
**TELEPHONE:** NEXTIVA VOIP IN OFFICE ONLY. (PUBLIC WIFI BY AT&T AVAILABLE THROUGHOUT PARK)  
**WATER:** POTABLE, IRRIGATION AND FIRE PROTECTION BY ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
**SEWER:** TEMESCAL VALLEY WATER DISTRICT. 3" SEWER CONNECTION IS PROVIDED TO EACH RV SPACE  
**SOLID WASTE AND RECYCLING:** WASTE MANAGEMENT

THOMAS BROS. PAGE 804, GRID D6 & D7  
 DATE MAP PREPARED: 2/13/2023  
 JOB No. 22101



- LEGEND- XX**
- 1 ADMINISTRATION
  - 2 ENTRY / GUARD STATION
  - 3 REST ROOM AND LAUNDRY
  - 4 REST ROOM ONLY
  - 5 RECREATION COURTS
  - 6 PLAYGROUND
  - 7 GENERAL STORE
  - 8 RV SANITARY WASTE DISPOSAL
  - 9 SWIMMING POOL
  - 10 RESTAURANT / BAR
  - 11 DOG WALKING AREA
  - 12 PARK MAINTENANCE SHOP
  - 13 INDIVIDUAL MEMBER STORAGE LOCKERS
  - 14 FIRE HYDRANT
  - 15 PROPANE SALES - 500 GALLON DISPENSING TANK
  - 16 VEHICLE INSPECTION AREA - NEW ARRIVALS
  - 17 BOARD OF DIRECTORS MEETING ROOM
  - 18 MAILBOXES

- GENERAL NOTES:**
1. ALL ROADS IN PARK ARE PAVED.
  2. THERE ARE 14 PRIVATE FIRE HYDRANTS WITH 1½" GATED OUTLETS, FED BY A PRIVATE 8" WATER LINE WITH MULTIPLE LATERALS.
  3. ALL TRAFFIC ENTERING AND LEAVING THE PROPERTY MUST PASS THROUGH MAIN GATE, MANNED 24 HOURS/DAY. ARMED ROVING SECURITY IS PRESENT WITHIN THE PARK AFTER DARK.
  4. THERE ARE THREE EMERGENCY EXITS FROM THE PARK, AT THE SOUTHEAST CORNER AND SOUTHWEST CORNERS AND IN THE WEST BOUNDARY, EXITING TO WARM SPRINGS ROAD. COMMUNITY PARK WITH MATURE SHADE TREES IS AVAILABLE TO RESIDENTS BY RESERVATION. FACILITIES INCLUDE A SMALL STAGE, MATURE SHADE TREES, PICNIC TABLES, REST ROOMS AND BARBECUES.



*John B. Rogers*

**REVISION BLOCK**

NO.	DATE