

RIVERSIDE COUNTY
PLANNING DEPARTMENT

169 pages
bluebeam 6/11/19 @ 3:25pm

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

DATE: June 11, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Env. Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: 1st District

SPECIFIC PLAN NO. 398, GENERAL PLAN AMENDMENT NO. 1185 (Foundation and Entitlement/Policy), and CHANGE OF ZONE NO. 1800004 – APPLICANT: GOCO Hospitality California, Inc. – ENGINEER/REPRESENTATIVE: T&B Planning – First Supervisorial District – Temescal Valley Area Plan – Glen Ivy Zoning Area – ZONE: Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – LOCATION: Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – PROJECT SIZE: 82.5 gross acres – **REQUEST: Specific Plan No. 398** will establish land uses, development regulations, and design guidelines over the existing Glen Ivy Hot Springs Resort. The Specific Plan consists of 17 Planning Areas allowing for a mixture of 255 short-term and long-term residential units, a 165-room boutique hotel, new commercial uses including dining, spas, pools, fitness studios, event/meeting rooms, and open space areas, which are all to be developed in phases. The Specific Plan will expand the Glen Ivy Hot Springs Resort into a regional health and well-being retreat destination. The plan consists of the following four residential densities, totaling 255 units:

DATE: 6/25/19 SIGNATURE: [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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- Medium Density Residential (2-5 DU/AC) – Total: 15AC at 62DUs = 4.1 DU/AC
- Medium High Density Residential (5-8 DU/AC) – Total: 4.4AC at 35DUs = 7.9 DU/AC
- Very High Density Residential (14-20 DU/AC) – Total: 6.4AC at 108DUs = 16.9 DU/AC
- Highest Density Residential (20+ DU/AC) – Total: 2.4AC at 50DUs = 20.8 SU/AC

The plan consists of the following non-residential areas:

- Commercial Tourism – Total: 17AC
- Open Space Recreation – Total: 16.9AC
- Open Space Conservation – Total: 14.5 AC
- Open Space Water – Total: 0.8AC
- Infrastructure/Roads – Total: 5.1AC

General Plan Amendment No. 1185 is a General Plan Foundation Component Amendment to change the project site from Rural (R) and Open Space (OS) to Community Development (CD), and is a General Plan Land Use Amendment to change the project site from Rural Mountainous (RM), Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT) to Mixed Use Area (MUA). **Change of Zone No. 1800004** will change the project site's Zoning Classification from Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) to Specific Plan (SP). The project site is located on six parcels, totaling approximately 82.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rivco.org – APNs: 290-040-033, 290-040-034, 290-040-073, 290-040-074, 290-090-025, and 290-090-026. **Related Cases: SP1800002 (Old File Name) – BBID: 621-322-724**

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 meeting on July 11, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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Residential Plot Size and Road

- 1) Small Plot (59'X82') Approx. 4,800 Sq.ft
- 2) Medium Plot (65'X82') Approx. 5,300 Sq.ft
- 3) Large Plot (82'X82') / (82'X91') Approx. 6700-7,400 Sq.ft
- Total 106 Plots**
- 4) Gate
- 5) Road Width 28'-36'

