



# 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: August 31, 2023

**TO:**

Planning  
Geology  
Paleontology  
Biology  
Cultural  
Park and Open Space Planning Trails  
WQMP Transportation  
Southern California Edison Co. (SCE)

Traffic Study Transportation  
Grading Transportation  
Building & Safety – Plan Check  
Environmental Health Dept.  
Fire Marshal (Riverside)  
Flood Control  
Riv. Co. Waste Resources Management Dept.  
Southern California Gas Co.

LSCP Landscape Transportation  
Board of Supervisors - Supervisor: Spiegel  
Planning Commissioner: Gruytch  
Western Municipal Water District (WMWD)  
City of Riverside Sphere of Influence

**PRE-APPLICATION REVIEW (PAR) No. 230058** — Applicant: Thomas Shollin, Signal Hill Petroleum Inc. – Representative: Tammie Moreno, Kimley-Horn – Second Supervisorial District  
Glen Ivy Zoning Area – Temescal Canyon Area Plan – Open Space: Conservation Habitat (OS:CH) and Community Development: Heavy Industrial (CD:HI) – Location: north of Dawson Canyon Road, south of Cajalco Road, east of Temescal Canyon Road and west of Dawson Canyon Road – 225.6 Gross Acres – Zoning: Manufacturing – Heavy (M-H) and Natural Assets (N-A) – REQUEST: PAR230058 of a proposed Schedule "E" Tentative Map to reconfigure four existing parcels into 5 lots with three proposed industrial developments.– APNs: 283-120-001, -002, -003 -018 – Project Planner: Jose Merlan at 951-955-0314 or via email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org) – **BBID: 038-577-594**

**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 September 21, 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.

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***

Any questions regarding this project, should be directed to Jose Merlan , Project Planner at (951) 955-0314, or e-mail at Jmerlan@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

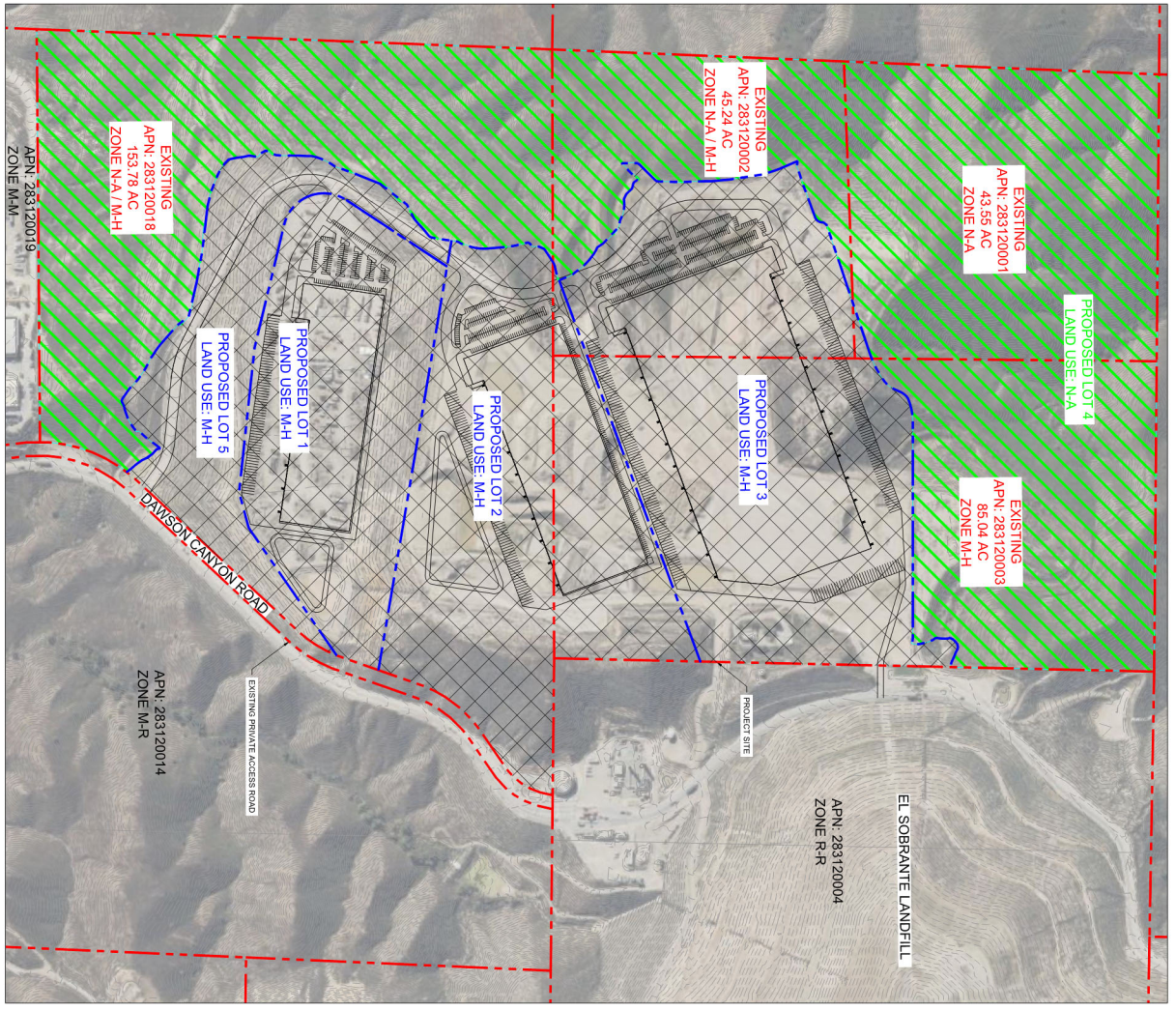
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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.*

- LEGEND**
- EXISTING BOUNDARY LINE
  - PROPOSED BOUNDARY LINE
  - N/A AREA
  - MH AREA



- VICINITY MAP**  
 NOT TO SCALE
- LEGEND**
- EXISTING BOUNDARY LINE
  - PROPOSED BOUNDARY LINE
  - N/A AREA
  - MH AREA

**CONTACT INFORMATION**

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 THOMAS D. SHOLLEN  
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 SIGMA HILL, CA 94795  
 925.444.8900  
 SIGMAHILL@PERICORDEUM.COM

**PROPERTY OWNER:**  
 CRAVE FOST  
 USA WASTE OF CALIFORNIA, INC.  
 4075 STEVENSON SUITE 600  
 SAN DIEGO, CA 92121  
 619.444.4444  
 CRAVEFOST@USAWASTE.COM

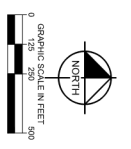
**CIVIL ENGINEER:**  
 TAMIIE WORTEN  
 4075 STEVENSON SUITE 600  
 SAN DIEGO, CA 92121  
 619.444.4444  
 TWORTEN@USAWASTE.COM

**DESCRIPTION OF WORK**

REQUEST A PREAPPLICATION REVIEW TO CONFIRM THAT A SCHEDULE 'E' TENTATIVE MAP IS THE PROCESS REQUIRED TO PROCEED WITH THE PROPOSED INDUSTRIAL DEVELOPMENT AS SHOWN ON THE ATTACHED EXHIBIT. IMPROVEMENTS INCLUDE THREE INDUSTRIAL STORAGE/TEN DETENTION, AND ACCESS ROADS.

**PROPOSED LAND USE TABLE**

PROPOSED LOT	LAND USE	AREA (AC)
1	MH (MANUFACTURING-HEAVY)	29.40
2	MH (MANUFACTURING-HEAVY)	61.25
3	MH (MANUFACTURING-HEAVY)	73.01
4	N/A (NATURAL ASSETS)	144.77
5	MH (MANUFACTURING-HEAVY)	19.18



**REVISIONS**

NO.	DATE	BY

**Kimley** **Horn**

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 491 B STREET, SUITE 600, SAN DIEGO, CALIFORNIA 92161  
 WWW.KIMLEYHORN.COM

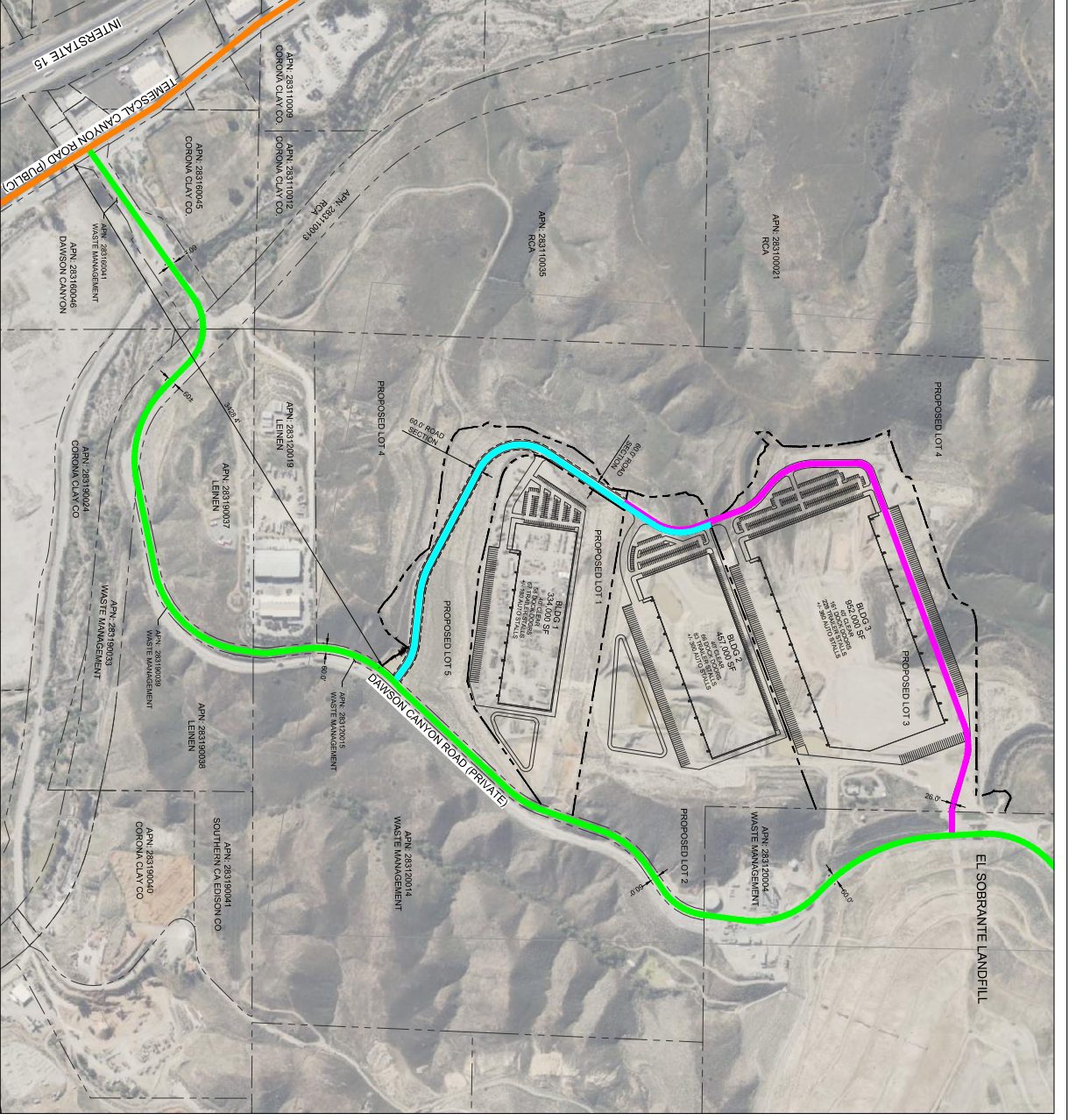
**MAIN PROJECT:** SOUTH CORONA BUSINESS PARK  
**DATE:** 07/27/2023  
**SCALE:** AS SHOWN  
**DRAWN BY:** MAP  
**CHECKED BY:** THAI

**SOUTH CORONA BUSINESS PARK**  
 RIVERSIDE COUNTY  
 CA

**TENTATIVE MAP**  
**PRELIMINARY REVIEW EXHIBIT**

**SHEET NUMBER**  
 1 OF 2

Prepared by: Prescott, Mary. Sheet Set: South Corona PAR Layout Layout1 July 19, 2023 09:23:45am. K:\SND\_LDEV\190314001 - El Sobrante\Design\Exhibit\Preliminary Application Review\Preliminary Application\_Tentative Map.dwg. This document is the property and remains confidential. It is intended only for the specific purpose and client for which it was prepared. Review and proper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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<h2>SOUTH CORONA BUSINESS PARK</h2> <p>CA</p>												
<h2>SITE ACCESS MAP</h2> <p>PRELIMINARY REVIEW EXHIBIT</p>												
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DATE	BY							<p>SHEET NUMBER</p> <p>2 OF 2</p>
NO.	DATE	BY										

