



TV

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: January 4, 2023

TO:

Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation

Traffic Study Transportation
Grading Transportation
LSCP Landscape Transportation
Surveyor
Building & Safety – Plan Check
Fire Marshal (Riverside)

Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Board of Supervisors - Supervisor: Jeffries (D1)
Planning Commissioner: Awad (D1)
Western Municipal Water District (WMWD)

PRELIMINARY APPLICATION REVIEW No. 220100 – Applicant: Thomas Shollin (Signal Hill Petroleum, Inc.) - Engineer/Representative: Tammie Moreno (Kimley Horn) – First 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: Preliminary Application Review No. 220100** for a proposed Schedule “J” Tentative Map to subdivide four legal lots comprising 225.6 acres into six lots for eventual development as the “South Corona Business Park.” – APNs: 283-120-001, 283-120-002, 283-120-00 and 283-120-018 (four lots) – Project Planner: Evan Langan (Principal Planner) at 951-955-3024 or via email at elangan@rivco.org. **BBID:462-220-786**

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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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 January 12, 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 Evan Langan, Principal Planner at (951)-955-0314 or via email at elangan@rivco.org

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

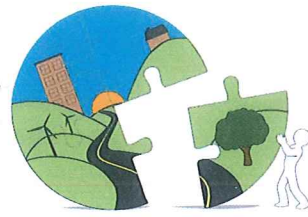
COMMENTS:

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.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CASE: PAH220100
 EXHIBIT: PAR APP
 DATE: 1-12-2023
 PLANNER: Evan Langan

Meeting
 Comment Agenda
 Final

REQUEST FOR PRE-APPLICATION REVIEW (PAR)

Pre-Application Review (PAR) is an optional procedure for development proposals identified as falling into Category I, II, or III, as described below. The purpose of PAR is to:

1. Advise a prospective applicant of the current County standards and requirements.
2. Assess whether a prospective applicant's development proposal is consistent with the current County standards and requirements before an application is actually files and fees are paid.
3. Shorten the length of time required to process a development proposal once it has been accepted for processing.
4. Encourage development proposal designs that are sensitive to environmental and developmental constraints and that less the need for subsequent costly and time consuming redesigns.
5. Limit requests for special studies to those identified in the PAR letter.

Development proposals that are subject to PAR are divided into three categories on the basis of their relative complexity. The simplest proposals are classified as Category I proposals. The most complex proposals are classified as Category III proposals. For multiple applications, (i.e. GPA, CZ, & Plot Plan) the category will be determined by the most complex application.

<input type="checkbox"/> CATEGORY I	<input type="checkbox"/> CATEGORY II	<input checked="" type="checkbox"/> CATEGORY III
Temporary Outdoor Event (with EA only)	General Plan Amendment	Specific Plan
Temporary Use Permit <6 months (with EA only)	Specific Plan, or Amendment	Surface Mining Permit
Variances Filed Alone (with EA only)	Hazardous Waste Facilities Siting Permit	Tentative Parcel Map; Commercial/Industrial
Kennels & Catteries (with EA only)	Conditional Use Permit	Tract Map; Multi-Family
Accessory WECS (with EA only)	Public Use Permit	Tentative Tract Map; Single Family Residential
	Plot Plan	Vesting Tentative Parcel Map; Commercial/Industrial
	Revised Permit	Vesting Tentative Tract Map; Statutory Condo.
	Tentative Parcel Map; Residential	Vesting Tract Map; Single Family Residential
	Tentative Parcel Map; Revised	Commercial WECS
	Tentative Parcel Map; Multi-Family	
	Tentative Tract Map; Revised Single Family Res.	
	Tentative Tract Map; Revised Multi-Family	

REQUEST FOR PRE-APPLICATION REVIEW (PAR)

CATEGORY I	CATEGORY II	CATEGORY III
	Vesting Map; Residential Parcel Map	

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

283-120-001, 283-120-002, 283-120-003, 283-120-018

Approximate Gross Acreage:

327.6

PRE-APPLICATION REVIEW DESCRIPTION:

Please provide a brief, but concise, description of the PAR request

Request a pre-application review confirm that a Schedule "J" Tentative Map and CEQA categorical exemption is the process required to reconfigure the four existing parcels as shown on the attached exhibit. The Tentative Map is for financing purposes only, and the applicant understands that a separate CEQA review process is required for the development plan.

Check this box and attach additional pages, if necessary, to thoroughly explain the request.

STEP 2: This completed form, together with all of the listed requirements provided on the Filing Instructions for Pre-Application Review, are required in order to file an application with the County of Riverside Planning Department.

[Filing Instructions for Request for Pre-Application Review \(PAR\)](#)

FOR COUNTY OF RIVERSIDE USE ONLY

Plan No:

Set ID No., if applicable

Application Filing Date:

Print staff name and title:

