

WCC

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 5, 2023

TO:

Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails
LSCP Landscape Transportation
Flood Control

Board of Supervisors - Supervisor: Karen Spiegel
Planning Commissioner: David Leonard
WQMP Transportation
School District (S): Lake Elsinore Unified
Southern California Edison Co. (SCE)
Southern California Gas Co.
Traffic Study Transportation

Grading Transportation
Surveyor
Building & Safety – Plan Check
Environmental Health Dept.
Fire Marshal (Riverside)
Riv. Co. Waste Resources Management Dept.
Western Municipal Water District (WMWD)

City of Riverside Sphere of Influence: Lake Elsinore

**** Note that this description may change as submitted materials are clarified ****

Pre-Application Review (PAR) No. 220108 – Applicant: Atlas Development, LLC c/o Peter Qian – **Second Supervisorial District** – South Elsinore Area District – Elsinore Area Plan –Community Development: Medium Density Residential (CD:MDR) – Location: West of Stoneman Street and Approximately 1900 feet north of Grand Avenue and approximately 1200 feet south of Como Street – 8.6 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A proposal to subdivide 8.6 acres into 29 single family residential lots of 50'x110' (5,500 SF min.), a water quality/detention basin and two open space lots APN: 371-110-009 – Project Planner: Yuying Ma at 951-955-3024 or via email at YMa@rivco.org.
BBID:523-765-496

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*

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** Choose an item. **on** Click here to enter a date.. 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 Choose a building block.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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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
LSCP Landscape Transportation
Flood Control

Board of Supervisors - Supervisor: Kevin Jeffries
Planning Commissioner: Shad Awad
WQMP Transportation
School District (S): Lake Elsinore Unified
Southern California Edison Co. (SCE)
Southern California Gas Co.
Traffic Study Transportation

Grading Transportation
Surveyor
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City of Riverside Sphere of Influence: Lake Elsinore

**** Note that this description may change as submitted materials are clarified ****

Pre-Application Review (PAR) No. 220108 – Applicant: Atlas Development, LLC c/o Peter Qian – First Supervisorial District – South Elsinore Area District – Elsinore Area Plan –Community Development: Medium Density Residential (CD:MDR) – Location: West of Stoneman Street and Approximately 1900 feet north of Grand Avenue and approximately 1200 feet south of Como Street – 8.6 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A proposal to subdivide 8.6 acres into 29 single family residential lots of 50'x110' (5,500 SF min.), a water quality/detention basin and two open space lots APN: 371-110-009 – Project Planner: Yuying Ma at 951-955-3024 or via email at YMa@rivco.org.
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Public Hearing Path: Administrative Action: DH: PC: BOS:

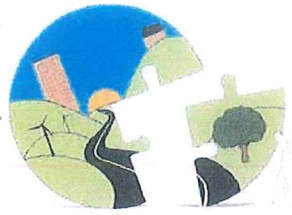
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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RIVERSIDE COUNTY
 PLANNING DEPARTMENT

Charissa Leach, P.E.
 Assistant TLMA Director

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 checked="" type="checkbox"/> CATEGORY II	<input 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): 371-110-09

Approximate Gross Acreage: 8.6 Acres

PRE-APPLICATION REVIEW DESCRIPTION:

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

This PAR request includes the subdivision of 8.6 acres into 29 single family residential lots of 50'x110' (5,500 SF min.), a water quality/detention basin and two open space lots.

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:

Y:\Planning Master Forms\Application Forms\Request_for_PAR.docx
Created: 06/19/2015 Revised: 03/11/2020