



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): PPT240028
PLANNER NAME and CONTACTS (phone / email): ELIZABETH MORA-RODRIGUEZ / EMORARODRIGUEZ@RIVCO.ORG
DISTRICT No.: 2 SUBMITTAL No.: 1 BLUEBEAM ID (if already assigned): 124-496-148
BLUEBEAM FILES LOCATION (add hyperlink or server path): Y:\Planning Case Files-Riverside office\PPT240028\Exhibits & Pictures

REQUESTED DAC DATE (e.g. July 13, 2023): September 5, 2024

DAC TYPE (check one): ☒ Meeting ☐ Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

☒ RIVERSIDE OFFICE ☐ PALM DESERT OFFICE
PO Box 1409, Riverside, 92502-1409 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

<input checked="" type="checkbox"/> 01 - Planning	<input checked="" type="checkbox"/> 04 - Biology	<input checked="" type="checkbox"/> 07 - WQMP	<input checked="" type="checkbox"/> 08 - Development Review
<input checked="" type="checkbox"/> 02 - Geology	<input checked="" type="checkbox"/> 05 - Cultural	Transportation: <input checked="" type="checkbox"/> 09 - Traffic Study	<input checked="" type="checkbox"/> 10 - Landscaping
<input checked="" type="checkbox"/> 03 - Paleontology	<input checked="" type="checkbox"/> 06 - Parks, Open Space and Trails	<input checked="" type="checkbox"/> 11 - Grading	
<input checked="" type="checkbox"/> 12 - Building/Safety: Plan Check			
Environmental Health: <input checked="" type="checkbox"/> 13 - Riverside	<input type="checkbox"/> 14 - Palm Desert	<input checked="" type="checkbox"/> 18 - Flood Control	
Fire: <input checked="" type="checkbox"/> 15 - Riverside	<input type="checkbox"/> 16 - Palm Desert	<input checked="" type="checkbox"/> 19 - Waste Resources Management	
<input type="checkbox"/> 17 - Idyllwild			
34 - Board of Supervisors: Supervisor <u>Spiegel</u>	35 - Planning Commission: Commissioner <u>Gruytch</u>		

Other (Fill in name(s) of agencies and/or entities): SCE, SoCal Gas, WMWD, City of Corona

PROJECT STRIP (Fill in below):

1ST SUBMITTAL PLOT PLAN NO. 240028 – Applicant: Signal Hill Petroleum, Inc. c/o Lauren Coombs – Engineer/Representative: Kimley-Horn c/o Tammie Moreno – Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Open Space: Conservation Habitat (OS: HC) and Community Development: Heavy Industrial (CD: HI) – Location: north of Dawson Canyon Road, south of Cajalcio Road east of Temescal Canyon Road, and west of Clay Canyon Road – 152.14 Net Acres – Zoning: Natural Assets (NA) and Manufacturing – Heavy (M-H) – REQUEST: The Plot Plan No. 240028 is a proposal to develop, establish and construct three (3) industrial warehouses: building 1 would consist of 333,000 square feet; building 2 would consist of 472,000 square feet; and, building 3 would consist of 956,000 square feet. This project will consist of on-site improvements which include employee parking, 3 detention basins, truck and trailer parking and landscaping. APN: 283-120-001, 002, 003 and 018 – Related Cases: CUP02999S1, S2, S3, HANS01986, HANS02008, PAR220100 PAR230058, RVP00171, 173, SMP00175R1, SMP00219 - Project Planner: Elizabeth Mora-Rodriguez at 951-955-3024 or email at emorarodriguez@rivco.org.



NOTE: WORK CONTAINED WITHIN THESE PLANS IS NOT TO BE CONSIDERED VALID UNLESS SIGNED AND SEALED BY THE REGISTERED PROFESSIONAL ENGINEER AND/OR A GRADING PERMIT HAS BEEN ISSUED.		DATE: _____ WORK: _____ SHEET NO.: _____	
PREPARED BY: _____ DATE: _____ CHECKED BY: _____ DATE: _____ IN CHARGE: _____ DATE: _____ ENGINEER: _____ DATE: _____ COUNTY: _____		SEAL - ENGINEER 	
BENCHMARK: _____ DAWSON CANYON BUSINESS PARK PLOT 141 PPT XXXXXX		SHEET NO.: _____ C2	
OVERALL SITE PLAN M.S.D. _____ DATE: _____ SCALE: _____ N. _____ S. _____ E. _____ W. _____		2 OF 24 SHEETS	

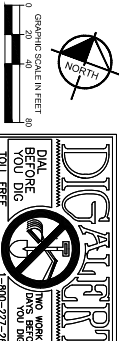
MATCHLINE SEE SHEET 3

BLDG 3
956,000 SF
FF 1281.00

MATCHLINE SEE SHEET 7

CONSTRUCTION NOTES

1. PROPOSED GATE INLET
2. PROPOSED ASPHALT DRIVE
3. PROPOSED CONCRETE SIDEWALK
4. PROPOSED PUBLIC 18" PVC WATER LINE
5. PROPOSED CONCRETE PAVEMENT
6. PROPOSED TRASH ENCLOSURE
7. PROPOSED LANDSCAPE ISLAND
8. PROPOSED CONCRETE TRUCK DOCK
9. PROPOSED 6" CLMB
10. PROPOSED 6" CLMB AND GUTTER
11. PROPOSED PRIVATE 12" PVC FIRE WATER LINE
12. PROPOSED PRIVATE 8" PVC SEWER
13. PROPOSED BUILDING POINT OF CONNECTION
14. PROPOSED DOMESTIC PUBLIC WATER AND PRIVATE BACKFLOW
15. PROPOSED 8" PVC FIRE EXTINGUISHER
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DAWSON CANYON BUSINESS PARK
PLOT PLAN
PPT XXXXXX

GRAVING PLAN - 1

SCALE

3. OF 24 SWS

NOTE: EXISTING GRAVING PLAN
SHALL NOT BE USED FOR A
RECONSTRUCTION PROJECT UNLESS A
GRADING PERMIT HAS BEEN ISSUED.
The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

MARK BY DATE
ENGINEER

REVISIONS

APPROVED BY DATE
COUNT

SEAL - ENGINEER
REGISTERED PROFESSIONAL
EXPIRATION DATE
MAY 15, 2024

ENGINEERING COMPANY
Kimley-Horn
1415 S. 10TH STREET, SUITE 100
SAN DIEGO, CA 92101
619-234-4411
PREPARED BY: JAMIE MORENO

PROJECT NO. 24117
DATE 07/20/24

SCALE
1" = 40'

FOR

FILE NO.

COUNTY

SHEET NO.
C3