

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 1.2
(ID # 26090)**

MEETING DATE:

Tuesday, October 22, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Tentative Parcel Map No. 38436 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) and Section 15061(b) (3) (Common Sense) - Applicant: Shazib Riaz - Engineer: Cross Engineering Services, LLC., c/o Paul Mishoe - Second Supervisorial District - Temescal Canyon Area Plan - El Cerrito Zoning District - Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) - Zoning: M-SC (Manufacturing - Service Commercial) – Location: North of Cajalco Road and east of Temescal Canyon Road - 1.88 Gross Acres – REQUEST: Tentative Parcel Map No. 38436 is a proposal for a schedule "F" subdivision of an existing 1.88-acre lot into two (2) parcels separating a carwash and a restaurant approved under related cases: PPT200010 and PPT200010S01. Parcel 1 will consist of 1.43-acres for a carwash (Tommy's Carwash) and Parcel 2 will consist of 0.45-acres for a restaurant (Wienerschnitzel) – APN(s): 279-530-031 – Project Planner: Haide Aguirre at (951) 955-1006 or email at haguirre@rivco.org. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Director's Hearing Officer on September 16, 2024.

ACTION:Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 22, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$N/A	\$N/A	\$N/A	\$N/A
NET COUNTY COST	\$N/A	\$N/A	\$N/A	\$N/A
SOURCE OF FUNDS: Applicant 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. No. 38436 (TPM38436) is a Schedule “F” subdivision of one (1) parcel, comprised of 1.88 gross acres, proposed to be subdivided into two (2) commercial parcels. The parcel sizes would be as follows: Parcel 1 is 1.43 gross acres and Parcel 2 is 0.45 gross acres. A shared access easement will be conditioned to be reviewed and recorded prior to Final Map recordation.

The above hereinafter referred to as “The Project” or “Project.”

The project is located at 20328 Temescal Canyon Road (APN: 279-530-031), located north of Cajalco Road and east of Temescal Canyon Road within the Temescal Canyon Area Plan in El Cerrito Area District.

Planning Director’s Decision

The “project” was approved by the Planning Director on September 16, 2024. The Project Planner sent a 10-day notice for the project. The Planning Department did not receive any public communication in support or opposition to the project. As a result, the Planning Department proceeded with approval of the application. No request for appeal was made prior to the closure of the 10-day appeal period.

Board Action

The Planning Director’s decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10-days of this notice appearing on the Board’s agenda.

Impact on Residents and Businesses

This proposed Project has been determined to be categorically exempt pursuant to the

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

California Environmental Quality Act (CEQA). In accordance with State CEQA Guidelines Section 15315 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption). Tentative Parcel Map No. 38436 will not result in any new significant environmental impacts. The Tentative Parcel Map is a Schedule "F" map which is for any division of land into four or less parcels, where any parcel is less than 18,000 square feet in net area. The proposed Lot 2 net area is of 0.40-net acres (17,424 square feet), therefore, consistent with Schedule "F".

The site was previously analyzed under the IS/MND (CEQ200048) adopted by the Planning Commission for PPT200010 on January 24, 2022. The Project will not create a greater level of potential impacts beyond what already was analyzed and anticipated for the area pursuant to CEQA IS/MND (CEQ200048).

Project History:

On January 24, 2024, the Project site was approved by the Planning Commission at a Public Hearing under PPT200010 with an IS/MND (CEQ20048). On November 10, 2022, a substantial conformance revision was approved under PPT200010S01.

Additional Fiscal Information

All fees will be paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

Attachment A: TPM38436 - DH Report of Actions from 9/16/2024

Attachment B: TPM38436 - Planning Commission Staff Report Package

Attachment C: TPM38436 - Tentative Map Exhibit



Jason Farin, Principal Management Analyst 10/17/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – SEPTEMBER 16, 2024
COUNTY ADMINISTRATIVE CENTER
12th Floor, Conference Room A
4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:30 p.m.

1. **CONSENT CALENDAR:**
NONE

2. **PUBLIC HEARINGS – CONTINUED ITEMS:**
NONE

3. **GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:**

3.1 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240012 (GPA240012) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land Inc. – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Kenton Lane, south of Cajalco Road, and west of Patterson Avenue – 9.77 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240012 to change the General Plan Foundation Component of one (1) parcel from Rural Community-Very Low Density Residential (RC-VLDR) to Community Development: Light Industrial (CD: LI). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240012 is initiated by the Board of Supervisors – APN: 317-150-006 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240012 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

District 1 – Absent
District 2 – Support
District 3 – Support
District 4 – Absent
District 5 – Absent

3.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component** – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – INITIATION OF GENERAL PLAN AMENDMENT NO. 240082 (GPA240082) Foundation Component – Applicant: Rett Coluccio c/o Groundswell Pacific Land, INC – Engineer/Representative: Steve Sommers c/o SDH & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Money Lane, east of Olea Rancho Road, south of Walnut Street, and west of Patterson Avenue – 14.8 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 2.5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240082 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Light Industrial (CD:LI). Additional development applications and review by the County to confirm that the overall project complies with

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240082 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

District 1 – Absent
District 2 – Support
District 3 – Support
District 4 – Absent
District 5 – Absent

DIRECTOR'S HEARING – REPORT OF ACTIONS – September 16, 2024

applicable standards, policies, findings, and other requirements will be required if the proposed GPA240082 is initiated by the Board of Supervisors. – APN: 317-220-009 through -013 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

3.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240037 (GPA240037) Foundation Component** – Applicant: Antonio Castaneda – Engineer/Representative: Yesenia Andrade c/o Lake Perris Realty – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Rural Community (RC) – Location: North of Deprad Street, east of Meadow Lane, south of Mundo Avenue, and west of Forrest Drive – 20 Gross Acres – Existing Zoning: R-R (Rural Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240037 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Rural Community: Very Low Density Residential (RC-VLDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240037 is initiated by the Board of Supervisors. – APN: 325-080-019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240037 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

3.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240042 (GPA240042) Foundation Component** – Applicant: Jack Herrill c/o PJP CHI, L.P. – Engineer / Representative: Kumail Raza c/o EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Placentia Street, east of Patterson Avenue, south of Rider Street, and west of Harvill Avenue – 17.2 Gross Acres – Existing Zoning: R-R-1 (Rural Residential, 1-acre minimum) and A-1-1 (Light Agriculture, 1-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240042 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD: BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240042 is initiated by the Board of Supervisors. – APN: 317-230-018 through -023 and 317-230-049 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Director's Actions:
Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240042 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

3.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240049 (GPA240049) Foundation Component** – Applicant: Tyler Banton c/o LI Acquisitions LLC – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: Southwest corner of Orange

Planning Director's Actions:
Public Hearing: Closed

Corrected Applicant and Engineer /Representative was read into the record.

The Planning Director took the following actions:

DIRECTOR'S HEARING – REPORT OF ACTIONS – September 16, 2024

Avenue and Webster Avenue – 19.07 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1-acre minimum – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240049 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240049 is initiated by the Board of Supervisors. – APN: 322-240-016 through -019 – Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

RECOMMEND That General Plan Amendment No. 240049 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

3.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240063 (GPA240063) Foundation Component** – Applicant: Scott Smith – Engineer/ Representative: Kimberly Thienes c/o T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Lemon Avenue, east of Valview Avenue, south of Orange Avenue, and west of Webster Avenue – 58.92 Gross Acres – Existing Zoning: R-R-2.5 (Rural Residential, 2.5-acre minimum), A-1-2.5 (Light Agriculture, 2.5-acre minimum), A-1-5 (Light Agriculture, 5-acre minimum), A-1-10 (Light Agriculture, 10-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240063 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) and Rural Community: Estate Density Residential (RC:EDR) to Community Development: Business Park (CD:BP). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240063 is initiated by the Board of Supervisors. – APN: 322-224-006, 322-224-009 through -011 and 322-240-020 through 022 – Project Planner: Tim Wheeler at (951)955-6060 or twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240063 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

3.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240059 (GPA240059) Foundation Component** – Applicant: Jeremy Mape c/o Western Realco – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) and Community Development (CD) - Proposed: Community Development (CD) – Location: North of Rider Street, east of Seaton Avenue, south of Cajalco Road, and west of Patterson Avenue – 8.46 Gross Acres – Existing Zoning: R-A-1 (Rural Agricultural, 1-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240059 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Very Low Density Residential (RC:VLDR) and Community Development: Light Industrial (CD:LI) to Community Development: Light Industrial (CD:LI). Additional development applications and review by the

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240059 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

- District 1 – Absent
- District 2 – Support
- District 3 – Support
- District 4 – Absent
- District 5 – Absent

DIRECTOR'S HEARING – REPORT OF ACTIONS – September 16, 2024

County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240059 is initiated by the Board of Supervisors – APN: 317-150-060. Project Planner Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

- 3.8 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component** – Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of Margarth Avenue, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Existing Zoning: R-R (Rural Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240067 is initiated by the Board of Supervisors. – APN: 345-020-003– Project Planner: Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

RECOMMEND That General Plan Amendment No. 240067 move forward to Planning Commission.

General Plan Advisory Committee voted as follows:

District 1 – Absent
District 2 – Support
District 3 – Support
District 4 – Absent
District 5 – Absent

4. PUBLIC HEARINGS: NEW ITEMS: 1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER:

- 4.1 **Tentative Parcel Map NO. 38436 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) and Section 15061(b) (3) (Common Sense) - Applicant: Shazib Riaz - Engineer: Cross Engineering Services, LLC., c/o Paul Mishoe - Second Supervisorial District - Temescal Canyon Area Plan - El Cerrito Zoning District - Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) - Zoning: M-SC (Manufacturing - Service Commercial) – Location: North of Cajalco Road and east of Temescal Canyon Road - 1.88 Gross Acres – REQUEST: Tentative Parcel Map No. 38436 is a proposal for a schedule "F" subdivision of an existing 1.88-acre lot into two (2) parcels separating a carwash and a restaurant approved under related cases: PPT200010 and PPT20001OS01. Parcel 1 will consist of 1.43-acres for a carwash (Tommy's Carwash) and Parcel 2 will consist of 0.45-acres for a restaurant (Wienerschnitzel) – APN(s): 279-530-031 – Project Planner: Haide Aguirre at (951) 955-1006 or email at haguirre@rivco.org.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions:

FOUND The Project Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map No. 38436, subject to the Advisory Notification Document and conditions of approval, as modified.

5. SCOPING SESSION **NONE**

6. PUBLIC COMMENTS

ADJOURNMENT: 4:43pm



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand, Planning Director

SENT VIA EMAIL ONLY

vzsapizzaone@gmail.com

jamiesalimdevelopment@gmail.com

October 9, 2024

Shazib Riaz
4740 Green River Road, Suite 317
Corona, CA 92878

**RE: TENTATIVE PARCEL MAP NO. 38436 – TWO LOT SUBDIVISION, LOCATED
AT 20328 TEMESCAL CANYON ROAD, CORONA - APN: 279-530-031**

Dear Mr. Riaz:

On September 16, 2024, the **Riverside County Planning Director** approved the above referenced case subject to the attached **FINAL** conditions.

There is a ten (10) day appeal period after the date of the Director's Hearing action. No appeal was filed within ten (10) days from the date of the approval; therefore, action taken on the above referenced case is considered final. Please note that the expiration date of this Project will be based upon the date of approval of the Director's Hearing.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand TLMA Director

Haide Aguirre

Haide Aguirre, Project Planner

cc:
CAC 9th Floor Land Use File
Planning Department – 12th Floor



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
DIRECTOR'S HEARING REPORT**

Agenda Item No.

4.1

(ID # 25955)

MEETING DATE:

Monday, September 16, 2024

SUBJECT: Tentative Parcel Map NO. 38436 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) and Section 15061(b) (3) (Common Sense) - Applicant: Shazib Riaz - Engineer: Cross Engineering Services, LLC., c/o Paul Mishoe - Second Supervisorial District - Temescal Canyon Area Plan - El Cerrito Zoning District - Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) - Zoning: M-SC (Manufacturing - Service Commercial) – Location: North of Cajalco Road and east of Temescal Canyon Road - 1.88 Gross Acres – REQUEST: Tentative Parcel Map No. 38436 is a proposal for a schedule "E" subdivision of an existing 1.88-acre lot into two (2) parcels separating a carwash and a restaurant approved under related cases: PPT200010 and PPT20001OS01. Parcel 1 will consist of 1.43-acres for a carwash (Tommy's Carwash) and Parcel 2 will consist of 0.45-acres for a restaurant (Wienerschnitzel) – APN(s): 279-530-031 – Project Planner: Haide Aguirre at (951) 955-1006 or email at haguirre@rivco.org

PROPOSED PROJECT

Case Number(s):	TPM38436
Environmental Type:	Exemption
Area Plan No.	Temescal Canyon
Zoning Area/District:	El Cerrito District
Supervisorial District:	Second District
Project Planner:	Haide Aguirre
	Shazib Riaz represented by Paul
Project APN(s):	Mishoe of Cross Engineering Services, LLC
Continued From:	

John Hildebrand, Planning Director 9/14/2024

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 38436 is a Schedule "F" subdivision of one (1) parcel, comprised of 1.88 gross acres, proposed to be subdivided into two (2) commercial parcels. The parcel sizes would be as follows: Parcel 1 is 1.43 acres and Parcel 2 is 0.45 acres. A shared access easement will be conditioned to be reviewed and recorded prior to Final Map recordation.

The project is located at 20328 Temescal Canyon Road (APN: 279-530-031), located north of Cajalco Road and east of Temescal Canyon Road within the Temescal Canyon Area Plan in El Cerrito Area District.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions in the staff report;

APPROVE TENTATIVE PARCEL MAP NO. 38436 subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI)
Surrounding General Plan Land Uses	
North:	Community Development: Light Industrial (CD: LI)
East:	Community Development: Light Industrial (CD: LI)
South:	Community Development: Commercial Retail (CD:CR)
West:	City of Corona – General Commercial
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC)
Surrounding Zoning Classifications	
North:	Manufacturing – Service Commercial (M-SC)
East:	Mineral Resources (M-R)
South:	Scenic Highway Commercial (C-P-S)
West:	City of Corona – Commercial

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DIRECTOR'S HEARING**

Existing Use:	Vacant Land in construction under PP200010S01
Surrounding Uses	
North:	Public Facility: Elsinore Valley Municipal Water District Commercial Use: Temescal Canyon Storage Center
East:	Vacant Land
South:	Commercial Uses: Circle K Gas station and Taco Bell
West:	City of Corona – Commercial “The Crossings” Shopping Center

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.88 Acres	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT)	6,063 SQFT	N/A
Floor Area Ratio	0.07	0.25-0.60
Building Height (FT):	Carwash - 28 FT Restaurant - 21 FT-10 INCHES	50 FT
Total Proposed Number of Lots:	2	
Map Schedule:	F	

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area (“CSA”):	Yes – CSA 152
Special Flood Hazard Zone:	Yes - ZN 2
Agricultural Preserve:	No
Liquefaction Area:	Yes - Low
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	No

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Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes Criteria Cell No. 2400/2402
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

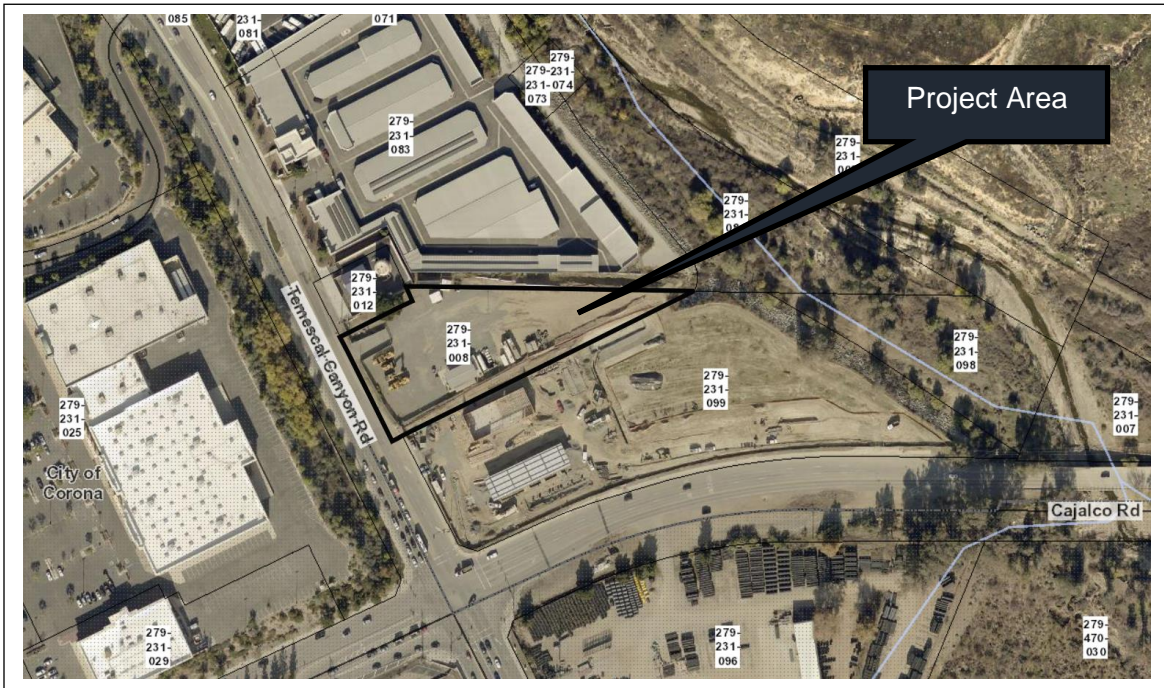


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On January 24, 2022, Plot Plan 200010 was approved by the Planning Commission at a Public Hearing with the adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) (CEQ20048) for the construction of a mixed-use parcel composed of a 729 square foot fast food restaurant (Wienerschnitzel), a 5,215 square foot carwash (Tommy’s Carwash), and a 6,000 square-foot light industrial building.

On November 10, 2022, a substantial conformance revision was approved under Plot Plan 200010S01 to remove the 6,000 square-foot light industrial building, revise the square footage

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

of the restaurant (Wienerschnitzel) to 863 square-foot, revised the square footage of Carwash (Tommy's Carwash) to 5,200 square feet, and revise the east side of the project site to include drying parking stations, and a 776 square-foot sand filter.

On April 18, 2023, submittal TPM38436 was received proposing to subdivide the 1.88-acre site into two Parcels to separate the restaurant and the carwash. Parcel 1 will consist of 1.43-acres for the carwash (Tommy's Carwash) and Parcel 2 will consist of 0.45-acres for the restaurant (Wienerschnitzel). In addition, the Project will require a shared ingress and egress access easement.

Site Characteristics

The 1.88-acres site is located at 20328 Temescal Canyon Road (APN:279-530-031) east of Temescal Canyon Road and North of Cajalco Road. The site is bounded by a storage facility (Cajalco Temescal Storage & RV Center) and a public facility (Elsinore Valley Municipal Water District) to the north, a commercial site composed of a gas station with convenience store (Circle K) and fast-food restaurant (Taco Bell) to the south, commercial shopping center at the City of Corona (The Crossings) to the west, and vacant land to the east.

The site is currently vacant in the process of pulling construction and grading permits under BGR22000141, BNR2100231, BNR2200106, and BNR2200107.

General Plan Consistency

The proposed subdivision is located within the Temescal Canyon Area Plan. The underlying land use designation is Community Development – Light Industrial (CD-LI). The Community Development Foundational Component identifies areas appropriate for urban or suburban development, including areas for single-family and multiple-family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. The Light Industrial Designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses, and has a building intensity range from 0.25 to 0.60 FAR. This Schedule "F" subdivision proposes two (2) parcels of 1.39 net acres (1.43 gross acres) and 0.40 net acres (1.43 gross acres). The proposed lots are below the FAR range with 0.083 FAR and 0.044 FAR for Parcels 1 and 2 respectively. The subdivision will include a thirty-five (35) feet ingress and egress access easement, which has been conditioned to be reviewed and recorded prior to the issuance of the Final Map. The two lots created by the proposed parcel map will be consistent with the Light Industrial FAR ratio, consistent with the development pattern of the surrounding area, and consistent with the project plans as approved under Plot Plan 200010 and 200010S01. Therefore, the subdivision does not conflict with the General Plan or the Temescal Canyon Area Plan.

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Zoning/Development Standards

The project's zoning classification is Manufacturing - Service Commercial (M-SC). The M-SC zoning classification is consistent with the LI land use designation, as it permits commercial uses such as restaurants and carwash businesses. The applicant will develop the site as approved under Plot Plan 200010 and 200010S01 which demonstrated compliance with the applicable development standards pursuant to Ordinance No. 348, M-SC zoning designation.

The Schedule "F" tentative parcel map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provision of the Subdivision Map Act and Ordinance No. 460. The project is in compliance with the following standards:

Lot Size: The minimum lot size of the M-SC Zoning Classification is 10,000 with a minimum average width of 75 feet. The proposed parcels are 0.45 - acres (19,602 square feet) 1.43-acres (62,290 square feet); thereby exceeding the minimum 10,000 square feet. In addition, the created parcels will exceed the minimum lot width of 75-feet proposing approximately 105-feet and 98-feet respectively (Parcel1 and 2)., as shown on the Tentative Parcel Map exhibit.

Schedule "F" Parcel Map Division: Any division of land into four or less parcels, where any parcel is less than 18,000 square feet in net area. The proposed Lot 2 net area is of 0.40-net acres (17,424 square feet), consistent with Schedule "F". The Project has been conditioned and required to comply with all applicable standards of Ordinance no. 460, and therefore will be in compliance with this Ordinance.

Tentative Parcel No. 38436 was submitted to the County of Riverside on April 18, 2023.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of Community Development-Light Industrial (CD-LI) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Manufacturing-Service Commercial (M-SC). In addition, the subject site has not been involved in a land division within the previous 2 years. The proposed uses will be constructed as approved under PPT200010 (CEQ20048) and PPT200010S01 in 2022. There are no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed, conditioned, and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regard to the location being within an “urbanized” area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of “urbanization” by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as “urbanized”. Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The subject site is adjacent the City of Corona, with a population size of 157,136 people (2020 U.S. Census). The City of Corona can be classified as “urbanized” areas; thus, this standard has been met. Also, as previously stated, the Project is in a developed area, surrounded by commercial zoned property.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of the area. Therefore, the Project would not create a greater level of potential impacts beyond what already was analyzed and anticipated for the area pursuant to CEQA IS/MND (CEQ200048) adopted under PPT200010. The Project’s proposed commercial subdivision does not qualify as an unusual circumstance since the land use and zoning classification allow this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project has also been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption). The Common Sense Exemption

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applies to projects that can be evaluated with certainty to have no possibility of a significant impact on the environment. The project is for only land division and was found to be consistent with the land use designation (LI) and zoning classification (M-SC); as such, there will be no environmental impacts. In addition, the site was previously analyzed under the IS/MND (CEQ200048) adopted by the Planning Commission for PPT200010 on January 24, 2022. Any future development or modifications inconsistent with the approved PPT200010 (CEQ20048) and subsequent PPT200010S01 would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15315 Class 15 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project, as proposed, is exempt.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Foundation Component of Community Development (CD) and Land Use Designation of Light Industrial (LI). The Foundational Component identifies those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses such as the proposed restaurant and car wash. The Project as proposed would comply with the Light Industrial Land Use Designation and be consistent with the Floor Area Ratio (FAR).
2. The project site has a Zoning Classification of Manufacturing Service Commercial (M-SC), which is consistent with the Riverside County General Plan. The M-SC Zoning Classification supports multiple uses, such as offices, professional sales and service including business, law, medical, dental, chiropractic, architectural, and engineering. In addition, car and truck washes and Restaurants are permitted within the Manufacturing

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Service Commercial (M-SC) zone with the approval of a plot plan application. The project complies with the zoning development standards as approved by the Planning Commission at a Public Hearing with the adoption of an Initial Study/Mitigated Negative Declaration under Plot Plan 200010 Fand under substantial conformance review Plot Plan 20010S01, both approved in 2022.

Entitlement Findings:

Tentative Parcel Map No. 38436 is a Schedule "F" map proposes to subdivide a 1.88-acre parcel into two commercial lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

The proposed map subdivision, design, and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed parcel map creates commercial lots that are consistent with the provisions of the General Plan Principles IV Community Design and Economic Development Principles VII. As discussed above, the proposed parcel map will create two commercial lots that are consistent with CD-LI designation and M-SC classification. The Project follows the development pattern of the surrounding areas, will provide services and employment opportunities, and is consistent with the previous project approvals under PPT200010 and PPT200010S01.

The site of the proposed land division is physically suitable for the type of development. The project site is approximately 1.88-acres which includes the two-lot subdivision to separate a restaurant and a carwash site. The proposed site uses are consistent with the present and future logical surrounding development. The area to the west consists of a commercial center. The area to the north consists of a self-storage facility (PP20116). The area to the south consists of a gas station and convenience store (CUP03739) and fast-food restaurant (PPT200005, PPT200006). The area east to the site consist of vacant land zoned for Mineral Resources (MR). As approved under PPT200010 the primary access will be provided from Temescal Canyon Road, which will require an ingress and egress access and has been conditioned as part of this proposed subdivision. The site will remain consistent with the approved conditions of approval under PPT200010 and PPT200010S01, including adopted Environmental Assessment under (CEQ200048) IS/MND mitigations to reduce impacts of Noise and Tribal Cultural Resources to a less than significant level. The proposed subdivision will not inhibit development of surrounding areas.

The site of the proposed land division is physically suitable for the proposed density of the development. The density for the project is based on a Floor Area Ration for Industrial Uses under the Land Use Classification ranging from 0.25-0.60 FAR. The M-SC classification requires a minimum lot size of 10,000 square feet. Both created sites will comply with the minimum lot size requirement and the FAR.

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The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project has no direct impact on the natural environment. The project is deemed exempt from CEQA per Section 15315 (Minor Land Divisions).

The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed parcel map will create two (2) commercial lots separating a restaurant and carwash previously approved at a Planning Commission Public Hearing; therefore, the subdivision will not lead to increase in traffic, noise, air quality, or increase of site intensity that has not been previously analyzed and approved. The project as approved will not change, only the subdivision of the existing uses is proposed.

As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "F" Map.

Development Standards Findings:

Riverside County Ordinance No. 348 and 460 – Tentative Parcel Map No. 38436 proposes to subdivide approximately 1.88-acres into two parcels and will comply with the development standards of Ordinance No. 348, specifically the M-SC zoning classifications based on the following:

The design of the tentative parcel map is in compliance with the development standards of the Manufacturing Service Commercial (M-SC) zoning classification:

The existing Zoning Classification for the subject site is Manufacturing Service Commercial (M-SC). The subdivision complies with the development standards for this zoning classification. The created parcels will exceed the minimum lot size of 10,000 square feet with 1.43-acres (62,290 square feet) for Parcel 1 and 0.45-acres (19,602 square feet) for Parcel 2. The created sites will exceed the minimum lot width of 75-feet proposing approximately 105-feet and 98-feet respectively (Parcel1 and 2). In addition, each created parcel will exceed the minimum 25-foot front setback requirement proposing approximately 53-feet and 38-feet respectively (Parcel 1 and 2). The proposed carwash on Parcel 1 will have a maximum height of 28-feet and the fast-food restaurant will have a maximum height of 21-feet and 10-inches, both buildings will be in compliance with the maximum height requirement on 50-feet. In addition, other M-SC development standards including but not limited to, parking, lighting, and landscaping have been reviewed and approved by the Planning Commission at a Public Hearing under PPT200010 pursuant of Ordinance No. 348.

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Tentative Parcel Map No. 38436 will comply with Ordinance 460 based on the following:

The design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.3(c) ensuring a balance of jobs and services within communities. General Plan Principle VII.B to provide employment-generating uses in Riverside County and VII.C stimulate business-type clusters that are appropriate for the County, provide attractive and well landscaped work environments, and fit within the character of the community. The proposed map will comply with General Plan by complying with the FAR range and the overall intent of the principal of the General Plan. The project site is not located within a Specific Plan.

Other Findings:

The project site is located within Criteria Cell C (2400/24023) of the Western Riverside County Multiple Species Habitat Conservation Plan. The site was previously reviewed under the Habitat Acquisition and Negotiation Strategy Application No. 01578 (HANS01578) and obtained Joint Project Review (JRP) approval. The review found that no conservation is required on site as identified on the Staff report for PPT20010.

The Project site is located within the City of Corona Sphere of Influence. This project was provided to City of Corona for review and comment. No comments were received.

The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.

The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.

The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area ("SRA")

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside

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DIRECTOR'S HEARING**

County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Ordinance 460, Section 6.4.A identifies the approval procedures for a commercial Parcel Map. Not less than 10 days prior to the hearing date on which the decision will be made on the application, the Planning Director shall give notice of the proposed use by mail to all owners, as shown on the last equalized assessment roll as owning real property within a 300-foot radius of the exterior boundary in questions and publication once in a newspaper of general circulation in the area affected by the proposed project.

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property 27 owners within 1800 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from the public indicating support/opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Planning Department, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Director's Hearing decision.

ATTACHMENTS

- Exhibit A – GIS Exhibits
 - Exhibit B – Tentative Tract Map
 - Exhibit C – Existing Elevations (PPT200010 Reference Documents)
 - Exhibit D – Environmental NOE
 - Exhibit E – Advisory Notification Document
 - Exhibit F – Conditions of Approval
 - Exhibit G – Agencies Comments (Corona Water and Sewer "Will Serve" Letter, Waste Management "Will Serve" Letter)
-



APPROVED
9/16/2024
BY THE PLANNING
DIRECTOR

PINKS

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Charissa Leach, P.E.
Assistant CEO/TLMA Director



09/03/24, 9:11 am

TPM38436

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38436. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

UNDER CONCURRENT PROCESS (ATTENTION NEEDED)
REVISION TO THE APPROVED PLANS ARE REQUIRED FOR UTILITIES CROSSING NEW LOT LINES (NEED A RECORDED EASEMENT OR KEEP UTILITIES WITHIN EACH LOT).

E Health

E Health. 1 DEH - ECP COMMENTS

Based on the information provided, within PPT200010, in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 DEH- DEH Comments

According to will serve letter dated 9/15/2021 DWPL2021-0039 City of Corona Public Works willing to provide sewer collection and domestic water service provided developer meets all financial and non-financial requirements of the municipal purveyor.
According to solid willer letter dated 7/09/2024 Waste Management is willing to provide commercial trash, Recycling and organic waste services to the development that meets AB 341, AB 1826 and SB 1383 requirements. Trash enclosure shall be capable of accommodating all three waste cart.
Developer shall obtain all necessary permits for the construction of the two commercial food facilities, annual permits if tobacco is sold, Hazardous material permit for all special waste and stored waste.

Fire

Fire. 1 General Fire Department Advisory Comments

Commercial Projects
1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

- required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.
2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24 7.2.3.
 3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.
 4. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.
 5. Fire Department Building Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.
 6. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside .
 7. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2.
 8. Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

the gate if there is a power failure. A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.

9. Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.

Flood

Flood. 1 Flood Hazard Report

PM 38436

FLOOD HAZARD REPORT

BB ID: 305-496-702

DAC DATE: 07-25-2024

Tentative Parcel Map (TPM) 38436 is a proposal to subdivide the existing 1.88-acre parcel into two (2) parcels. Lot one (Parcel 1) will consist of 1.39 net acres and lot 2 (Parcel 2) will consist of .40 net acres. Lots with approved mixed uses from Plot Plan 200010. It is located north of Cajalco Road and east of Temescal Canyon Road. Plot Plan (PP) 200010 proposed a 5,215 square foot car wash, a 729 square foot restaurant, a 4,000 square foot 2 story office building and related landscaping and site improvements. The exhibit submitted for PM 38436 does not show the proposed office building (removed under substantial conformance 1) and show some differences in the proposed site improvements, include changes to the locations of drainage facilities.

The topography of the site is in an area with a west-to-easterly slope. Per FEMA Flood Insurance Rate Map (FIRM) Panel 06065C-1360G (8/28/2008), the Temescal Wash floodway is adjacent to the site and the project site is within Unshaded Zone X. PP200010 is Parcel 1 of the underlying PM 17220 recorded in 1981. PM 17220 shows that the eastern portion of the site is impacted by floodway, a 50' wide erosion hazard area and a watercourse traversing the site from the southwest corner of the site to the eastern property line. Due to the existing District maintained Temescal Creek Slope Revetment (Proj. No. 2-0-00051 and Dwg. 2-0199, NOA 2006) at west bank of the wash, the recorded floodway and erosion area shown on PM 197220 are alleviated. The surrounding drainage improvements and Temescal Canyon Road street improvements provide offsite protection such that the remainder of the site is subject to nuisance nature local runoff from the adjacent properties and onsite runoff. An existing double 48" CRP storm drain (Proj. No. 2-0-0051, Dwg. 2-199A) along the southern property line of the site conveys the runoffs from the southwest to Temescal Wash.

The project proposes two (2) bioretention ponds to treat onsite flows. The proposed basins and discharge point are not within the District's easement or fee right-of-way; however, the District is reviewing all documents to ensure the discharge from the site will not induce any negative impacts on downstream facilities or properties.

District review has found that the project's discharge point may induce erosion of the District's Temescal Creek Slope Revetment access road turnaround. Therefore, the District suggests this project install rock

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

slope protection along the District’s turnaround slope and be processed as an Encroachment Permit. See Conditions ENCROACHMENT PERMIT REQUIRED and SUBMIT PLANS. It is anticipated that these conditions will be satisfied by PP 200010, as discussed in their most recent Plan Check review.

The District has reviewed the Tentative Parcel Map Dated February 2024 and Grading Plan Dated January 2023. The new submittal increased the restaurant building size from 730 sq ft to 863 sq ft. The carwash building footprint of 5,200 sq ft remained the same as the previous submittal. Grading is shown within District Easement for the basin discharge and will require an encroachment permit and plans as previously stated. Encroachment Permit 4119 was recently issued for the work within the District’s easement on March 19, 2024, however, construction has not started.

The District has reviewed the Tentative Parcel Map Dated June, 2024. No significant changes are proposed all previous conditions still apply.

Any questions pertaining to this project may be directed to Laura Lopez at 951-955-8851 or laulopez@rivco.org

Planning

Planning. 1 90 Days to Protest

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Comments: INEFFECT - HAGUIRRE - 9.2.2024 - TPM38436

Planning. 2 APPEAL

The decision of the Planning Director shall be final unless an appealed is filed with 10 days following the date of the of the decision. An appeal filing shall be made to the Planning Department accompanied by the fee set forth in Ordinance No. 671.

Comments: INEFFECT - HAGUIRRE - 9.2.2024 - TPM38436

Planning. 3 Compliance with Conditions of Approval pursuant to PPT200010 and PPT200010S01

Construction of the project site, including but not limited to construction of the restaurant and carwash, landscaping, shall comply with the conditions of approval pursuant to PPT200010 and PPT200010S01.

Comments: INEFFECT - HAGUIRRE - 9.2.2024 - TPM38436

Planning. 4 Fee Balance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 Fee Balance (cont.)

Prior to issuance of Final grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Comments: INEFFECT - HAGUIRRE - 9.2.2024 - TPM38436

Planning. 5 FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Comments: INEFFECT - HAGUIRRE - 9.2.2024 - TPM38436

Planning. 6 MAP EXPIRATION DATE

The conditionally approved Tentative Map shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by the County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved Tentative Map. If the Tentative Map expires before the recordation of the Final Map, or any phase thereof, no recordation of the Final Map, or any phase thereof, shall be permitted.

Comments: INEFFECT - HAGUIRRE- 9.2.2024 - TPM38436

Planning. 7 TPM TIME EXTENSIONS

Prior to the expiration date, the land divider may apply in writing for an extension of time. Each application shall be made to the Planning Director 30 days prior to expiration date of the tentative map and shall be accompanied by the fee set for in Ordinance No. 671 and shall comply with the extension submittal requirements per Ordinance 460, Section 8.4.

Comments: INEFFECT - HAGUIRRE - 9.2.2024 - TPM38436

Planning. 8 ZONING AND DEVELOPMENT STANDARDS

Lots and future development and uses created by this Tentative Map shall be in conformance with the development standards of the M-SC (Manufacturing - Service Commercial) zone.

Comments: INEFFECT - HAGUIRRE - 9.2.2024 - TPM38436

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 **Human Remains (cont.)**

comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 **Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-PAL

Planning-PAL. 1 **LOW PALEO POTENTIAL**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1 General Transportation Condition

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

General Transportation Condition (cont.)

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <https://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.



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50. Prior To Map Recordation

Fire

050 - Fire. 1 ECS MAP Note - Water Systems Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed, and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 2 Prior to MAP Recordation - Water System Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Flood

050 - Flood. 1 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

050 - Flood. 2 Submit Plans - Map Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

050 - Planning. 1 Fee Balance Not Satisfied

Prior to recordation, the Planning Department shall determine is the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor in interest.

050 - Planning. 2 Map - CC&R Best Management Practices Not Satisfied

The land divider shall notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval by that office:

1. A copy of the approved Conditions, Covenants and Restrictions (CC&Rs) that are to be recorded with the final map.

2. Evidence of title in the form of a current preliminary title report issued by a California title company, showing the names of persons having any record title interest in the land to be divided, together with the nature of their respective interests therein. In the event that any dedication is to be made for public use of any property shown on a final land division map, a subdivision guarantee shall be issued by a California title

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50. Prior To Map Recordation

Planning

050 - Planning. 2 Map - CC&R Best Management Practices (cont.) Not Satisfied
company. The consent of the owner or owners of any contingent reversionary interest in the lands to be subdivided is not necessary and need not be named in the guarantee of this title.

3. All requests for waivers of signatures as provided in the Subdivision Map Act.

4. Letters from utility purveyors that will serve the land division certifying that satisfactory provisions have been made with each of the said public utility purveyors as to location of their facilities and construction thereof.

050 - Planning. 3 Map - CC&R Reciprocal Easement Not Satisfied

**The land divider shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval: Reciprocal Access Agreement

Survey

050 - Survey. 1 Access Restriction Not Satisfied

Lot access shall be restricted on Temescal Canyon Road and so noted on the final map, with the exception of 35 FT WIDE OPENING located approximately 114 FT from the project south property line.

050 - Survey. 2 Survey Monumentation Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

Transportation

050 - Transportation. 1 Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 Annexation into a Maintenance District (cont.) Not Satisfied

Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

050 - Transportation. 2 Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 3 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

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50. Prior To Map Recordation

Transportation

050 - Transportation. 3 Coordination with Others (cont.) Not Satisfied
_Coordinate with PPT200010, PPT200010S01, IP230002, and BGR2200141.

050 - Transportation. 4 Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

050 - Transportation. 5 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

050 - Transportation. 6 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Temescal Canyon Road on the project side shall be conveyed for public use to provide for a 64 FT half-width right-of-way per Standard No. 92, Ordinance No. 461.11.

or as approved by the Director of Transportation.

050 - Transportation. 7 Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

[EXISTING MAINTAINED]

TEMESCAL CANYON ROAD along the project is County-maintained road designated as an Arterial Highway and shall be widened with AC Pavement to install 8 in curb and gutter to be located 43 FT from centerline, within a 64 FT half-width dedicated right-of-way in accordance with County Standard No. 92, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 6 ft sidewalk shall be constructed at the curb line and an 18 FT landscaped median at centerline shall be provided per County Standard No. 113. The raised median standard is modified to provide a southbound left turn lane and to restrict left turn out traffic from the proposed driveway.

NOTES:

1. The raised median shall be designed to provide for a southbound left turn pocket with 225 FT of storage capacity.
2. The raised median shall restrict the left-out turning movement from the proposed project

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 Road Improvements (Plan) (cont.) Not Satisfied
driveway.

3. The proposed project driveway shall be constructed in accordance with the County Standard No. 207A.

4. Provide striping for two northbound through lanes and a bike lane, from south of the Cajalco Road intersection to join existing striping at existing driveway for APN 279-530-048.

5. Coordinate with the City of Corona on Temescal Canyon Road improvements. The approval and signature of the City Engineer is required prior to the approval of the County street improvement plans.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

050 - Transportation. 8 Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

_ The Street Improvement Plans are approved.

_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 IF WQMP IS REQUIRED (cont.) Not Satisfied

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

060 - BS-Grade. 4 NO PRECISE GRADING Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL (S) OF THIS SUBDIVISION – UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL (S).

E Health

060 - E Health. 1 DEH- Health Clearance Not Satisfied

Developer grading engineer to provide a letter of no finding of water wells or septic system or submit an application for the destruction of found abandon water wells and/or septic system.

Fire

060 - Fire. 1 Prior to Grading - Water Plans Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Flood

060 - Flood. 1 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

Prior to Final grading permit issuance, the applicant shall confirm filing of an Notice of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 CEQA Filing (cont.) Not Satisfied
Exemption as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 2 Fee Balance Not Satisfied

Prior to issuance of Final grading permits, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Planning-EPD

060 - Planning-EPD. 1 LBV - Least Bell's Vireo Not Satisfied

Due to potential presence of LBVI in the vicinity of the study area, the following avoidance and minimization measures shall be implemented to avoid potential impacts:

1. To the extent feasible, construction activities (i.e., earthwork, clearing, and grubbing) shall occur outside of the nesting season for LBVI (Nesting season March 15-August 31).

2. If construction activities are proposed within the LBVI nesting season (March 15 through August 31), the following measures (a. through d.) shall be implemented to avoid potential indirect impacts.

a. A preconstruction nesting bird survey, withing 3 days of grading, shall be performed up to 300 feet away from construction activities.

b. If least Bell's vireo are found to be nesting within 300 feet of construction the following measures shall be implemented:

i. A biological monitor shall be present to perform daily surveys for LBVI and monitor construction activities. The biological monitor shall have the authority to stop work and notify the construction supervisor if the construction activities appear to be altering the birds' normal behavior. The activities shall cease until additional minimization measures have been determined through coordination with EPD, CDFW and/or USFWS.

ii. Noise levels at the edge of the suitable habitat shall not exceed an hourly average of 60 dBA, or an hourly average increase of 3 dBA if existing ambient noise levels exceed 60 dBA. If project-related noise levels exceed the threshold described above, construction activities shall cease until additional minimization measures are taken to reduce project-related noise levels to below an hourly average of 60 dBA, or below an hourly average increase of 3 dBA if existing ambient noise levels exceed 60 dBA. If additional measures do not decrease project-related noise levels below the thresholds described above, construction activities shall cease until CDFW and/or USFWS are contacted to discuss alternative methods.

c. All project personnel shall attend a Workers Environmental Awareness Program training presented by a qualified biologist prior to construction activities. The training program will inform project personnel about the life history of LBVI and all avoidance and minimization measures.

d. The biological monitor shall prepare written documentation of all monitoring activities at the completion of construction activities, which shall be submitted

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 LBV - Least Bell's Vireo (cont.) Not Satisfied
to EPD, CDFW and/or USFWS.

060 - Planning-EPD. 2 MBTA Nest Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

060 - Transportation. 2 Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from the flowline of the adjacent street.

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL Not Satisfied

Prior to Rough Grade Final, the applicant shall obtain rough grade approval from the Building and Safety Department. Rough Grade Final can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County Transportation Department Inspector.

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70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL (cont.) Not Satisfied

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

Prior to rough grade final, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 No BP's W/O Land Use Permit Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 DEH-Sewer Verification Not Satisfied

Applicant shall provide proof of established sewer from the sewer agency serving the project prior to building permits.

080 - E Health. 2 DEH-Water Service Not Satisfied

Applicant shall secure proof of established domestic water connection from the appropriate water agency prior to building department permit issuance.

Fire

080 - Fire. 1 Fire Department Plan Review Not Satisfied

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

080 - Fire. 2 Water Verification Not Satisfied

The required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary access. Approved water plans must be at the job site.

Flood

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

080 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

080 - Planning. 1 FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 SCHOOL MITIGATION Not Satisfied

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

BS-Plan Check

090 - BS-Plan Check. 1 Gen - Custom Not Satisfied

UNDER CONCURRENT PROCESS (ATTENTION NEEDED) REVISION TO THE APPROVED PLANS ARE REQUIRED FOR UTILITIES CROSSING NEW LOT LINES (NEED A RECORDED EASEMENT OR KEEP UTILITIES WITHIN EACH LOT).

Transportation

090 - Transportation. 1 Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the

Plan: TPM38436

Parcel: 279530031

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 Annexation into a Maintenance District (cont.) Not Satisfied

annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure(s).
- (4) Street sweeping.
- (5) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

090 - Transportation. 2 Complete Landscaping Installation Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 3 Regional Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

 All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 4 Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

[EXISTING MAINTAINED]

TEMESCAL CANYON ROAD along the project is County-maintained road designated as an Arterial Highway and shall be widened with AC Pavement to install 8 in curb and gutter to be located 43 FT from centerline, within a 64 FT half-width dedicated right-of-way in accordance with County Standard No. 92, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 6 ft sidewalk shall be constructed at the curb line and an 18 FT landscaped median at centerline

Plan: TPM38436

Parcel: 279530031

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Road Improvements (Installation) (cont.) Not Satisfied
shall be provided per County Standard No. 113. The raised median standard is modified to provide a southbound left turn lane and to restrict left turn out traffic from the proposed driveway.

NOTES:

1. The raised median shall be designed to provide for a southbound left turn pocket with 225 FT of storage capacity.
2. The raised median shall restrict the left-out turning movement from the proposed project driveway.
3. The proposed project driveway shall be constructed in accordance with the County Standard No. 207A.
4. Provide striping for two northbound through lanes and a bike lane, from south of the Cajalco Road intersection to join existing striping at existing driveway for APN 279-530-048.
5. Coordinate with the City of Corona on Temescal Canyon Road improvements. The approval and signature of the City Engineer is required prior to the approval of the County street improvement plans.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

090 - Transportation. 5 Streetlight Installation Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances No. 461.11.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 6 Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No. 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38436

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

Date: 9-3-2024

District: 2



Zoning Area/District: EL CERRITO

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38436

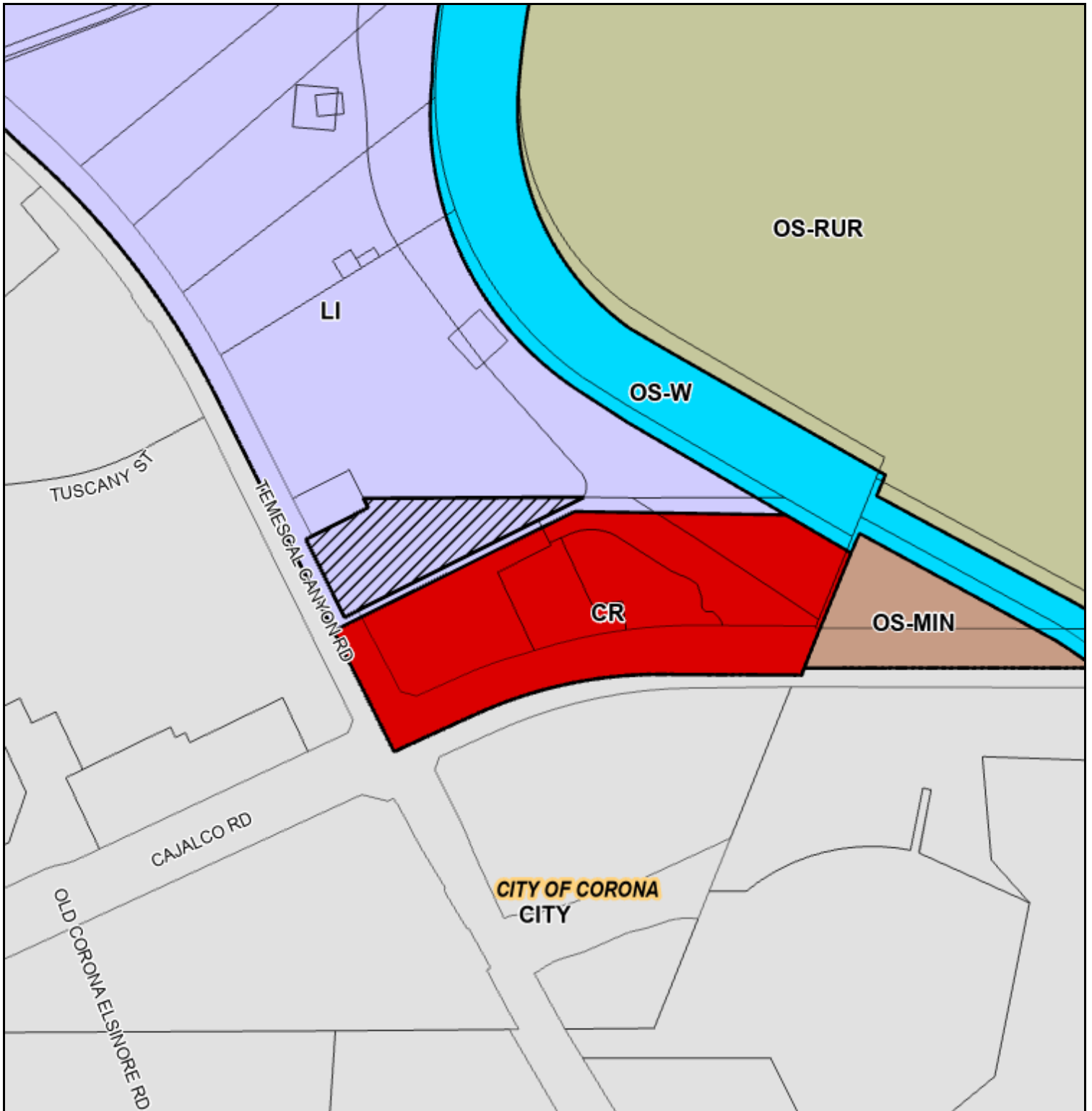
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

Date: 9-3-2024

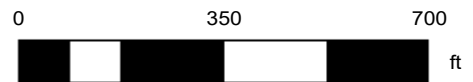
Exhibit: 5



Zoning Area/District: EL CERRITO

Author:

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38436

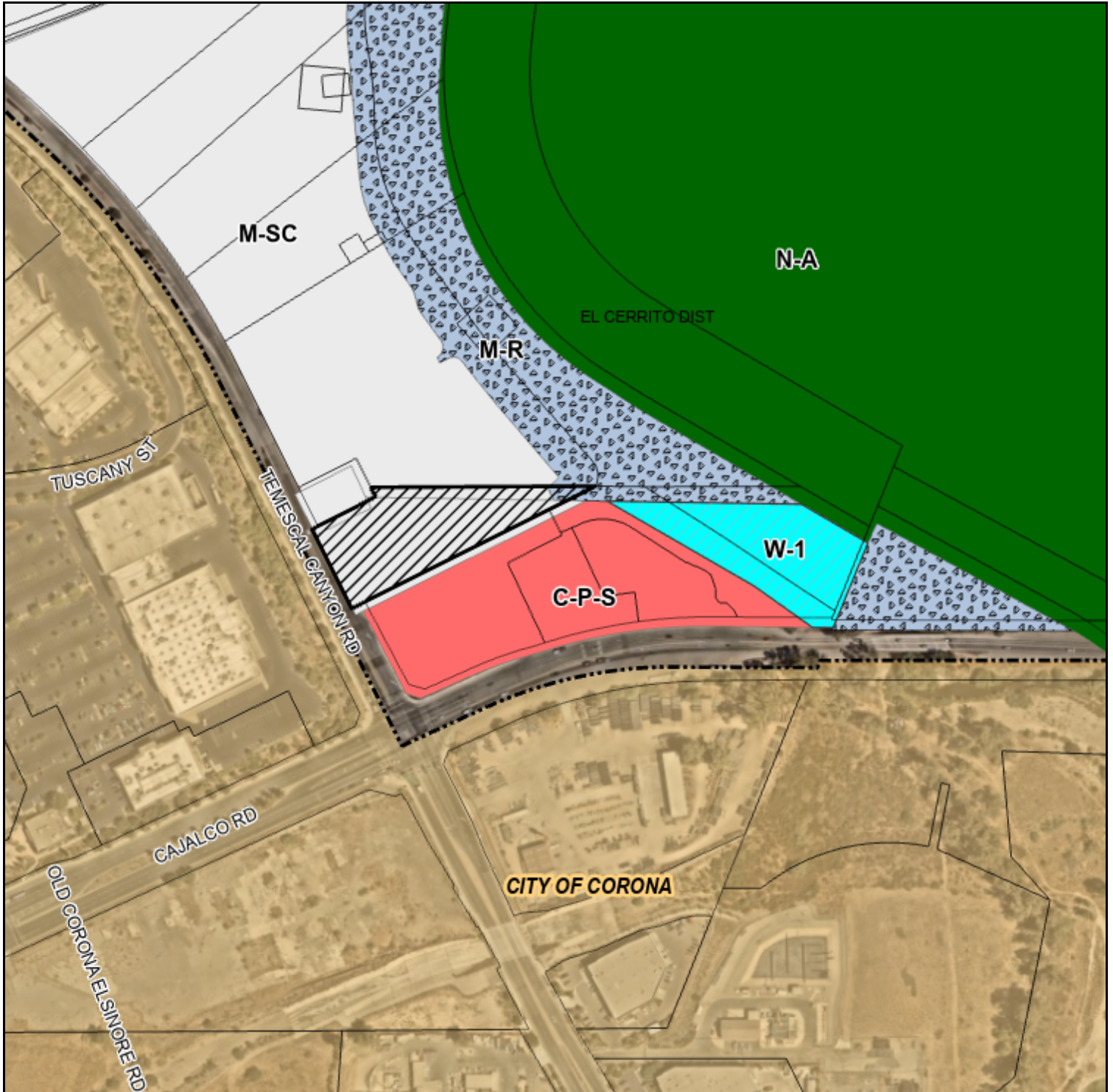
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

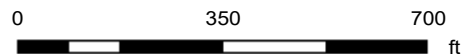
Date: 9-3-2024

Exhibit: 2



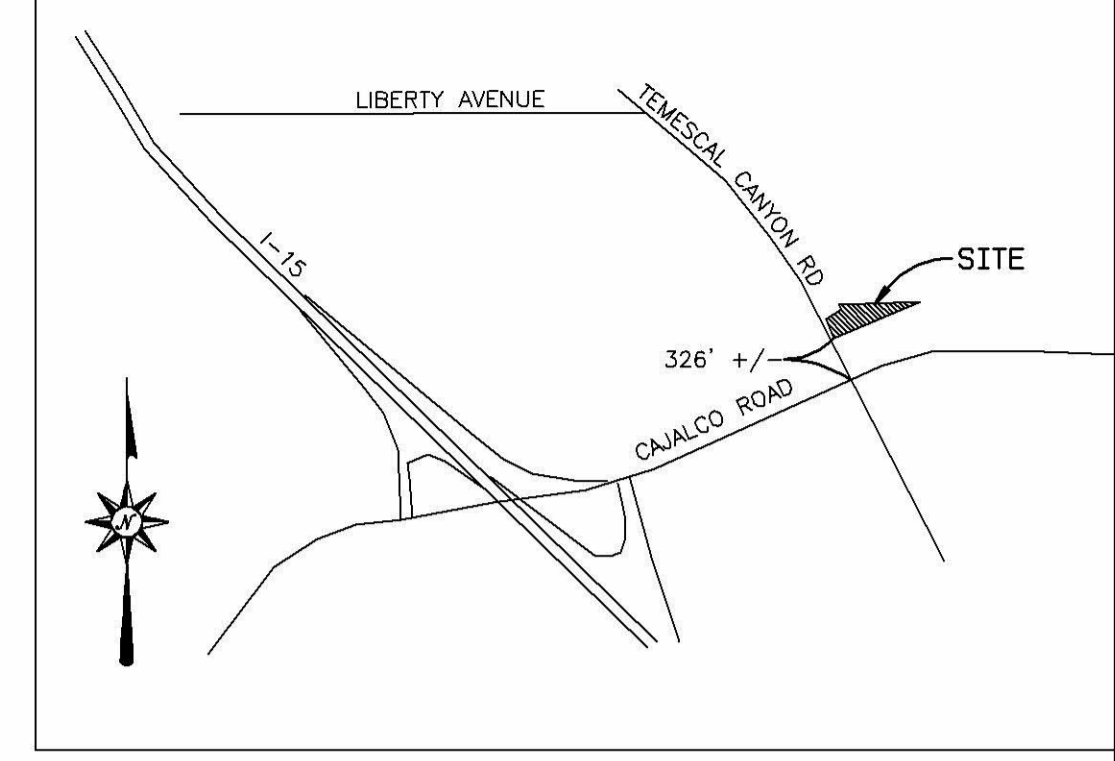
Zoning Area/District: EL CERRITO

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

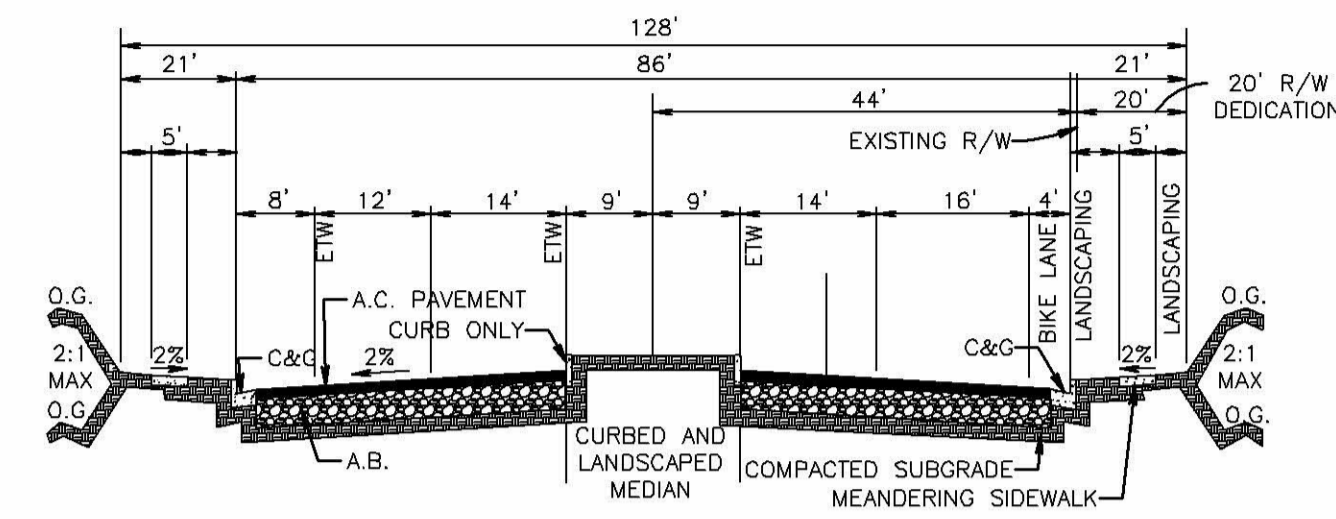


TENTATIVE PARCEL MAP NO. 38436

APPROVED
9/16/2024
 BY THE PLANNING
 DIRECTOR
PINKS



VICINITY MAP
 NOT TO SCALE



TYPICAL STANDARD
ARTERIAL HIGHWAY
TEMESCAL CANYON RD
STANDARD 92

APPLICANT:

CROSS ENGINEERING
 190 KNOX ABBOTT DR
 SUITE 2C
 CAYCE, SC 29033

PROPERTY ADDRESS:

NO SITE ADDRESS

ASSESSOR'S PARCEL NUMBER:

279-530-031

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 17220, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 95, PAGE 45 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

ACREAGE:

TOTAL PROJECT AREA: 1.88 ACRES GROSS
 NUMBER OF PARCELS: 2
 PARCEL 1: 1.43 AC. GROSS, 1.39 AC. NET
 PARCEL 2: 0.45 AC. GROSS, 0.40 AC. NET

ZONING AND LAND USE

EXISTING LAND USE: LI
 PROPOSED LAND USE: LI
 EXISTING ZONING: M-SC (MANUFACTURING - SERVICE COMMERCIAL)

UTILITIES:

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 WATER: TEMESCAL VALLEY WATER DISTRICT
 SEWER: TEMESCAL VALLEY WATER DISTRICT
 TELEPHONE: SPECTRUM

SCHOOL DISTRICT:

CORONA-NORCO UNIFIED SCHOOL DISTRICT

REPRESENTATIVE:

HESS DEVELOPMENT
 28039 SCOTT RD, SUITE D-387
 MURRIETA, CA 92563
 (951) 325-2200

GENERAL NOTES

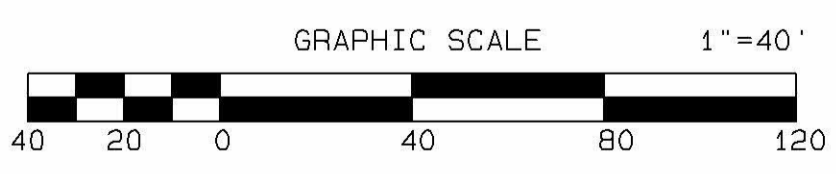
- THIS MAP SHOWS THE ENTIRE CONTIGUOUS SUBDIVISION
- THIS PROJECT IS NOT WITHIN LIQUEFACTION, GEOLOGIC HAZARDS OR SPECIAL STUDY ZONES
- THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
- THIS PROJECT IS NOT WITHIN A COUNTY SERVICE ARE OR COMMUNITY FACILITIES DISTRICT
- THIS PROJECT IS WITHIN WRMSHP PLAN AREA
- ONSITE DRAINAGE TO BE CAPTURED ON SITE, BASIN AT EAST END OF SITE.
- THERE ARE NO KNOWN WELLS ON THE PROPERTY OR WITHIN 200' OF THE PROPERTY
- FEMA MAPPED FLOODPLAIN & FLOODWAY ZONE "X", AND ZONE "AE" COMMUNITY-PANEL NUMBER 06055C1360G REVISED 08/28/2008. NO PROPOSED IMPROVEMENTS ARE WITHIN ZONE "AE"
- ACCESS IS RESTRICTED ON TEMESCAL CANYON ROAD PER STANDARD 92, ORDINANCE 461.11 EXCEPT FOR THE PROPOSED OPENING BY THIS PROJECT.
- PROPOSED DRIVEWAY PER STANDARD 207A, ORDINANCE 461.11.
- ENCROACHMENT PERMIT MAY BE REQUIRED FROM THE CITY.
- 20' STREET R/W DEDICATION TO BE DEDICATED BY SEPARATE INSTRUMENT
- A RECIPROCAL ACCESS EASEMENT TO BE DEDICATED FOR BOTH PARCELS.
- BENCHMARK USED IS COUNTY OF RIVERSIDE LF-124, RESET 1971

EASEMENT NOTES

EXISTING EASEMENT TO UNIVERSAL WATER COMPANY PER DEED RECORDED SEPTEMBER 9, 1955 IN BOOK 1704 OF OFFICIAL RECORDS, PAGE 559 AS INST. NO. 15508 AND CENTERLINE IS SHOWN HEREON.

EXISTING EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL PER DEED RECORDED JUNE 29, 2011 AS INST. NO. 2011-02686977 AND IS SHOWN AT EASTERLY CORNER.

PROPOSED RECIPROCAL 24' ACCESS EASEMENT IS SHOWN HEREON



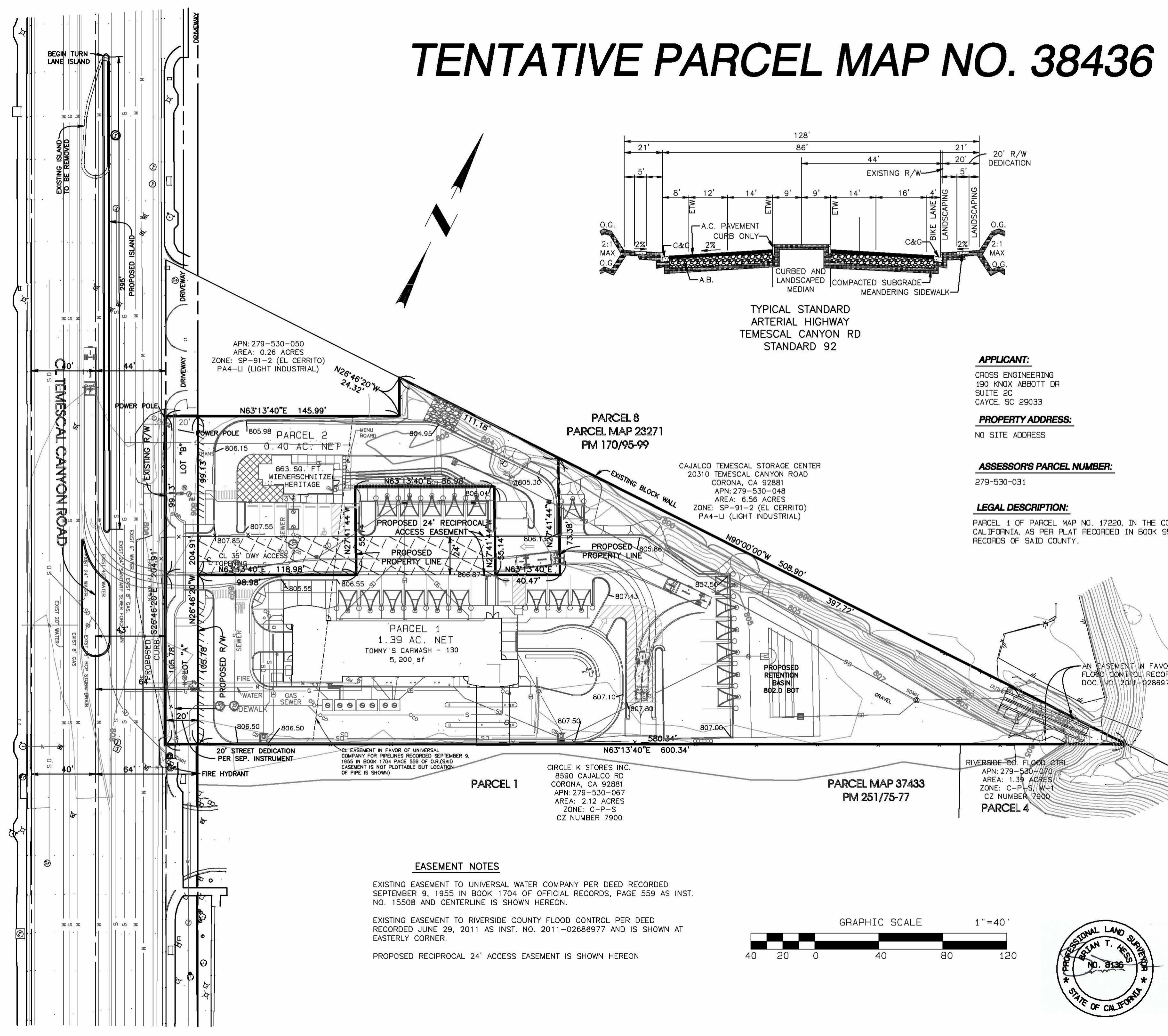
REVISION	DATE	BY
ADDED ACCESS EASEMENT AND LISTED EASEMENTS	08/01/2024	BTH
UPDATED SITE PLAN AND ADDRESSED COMMENTS	06/07/2024	BTH
UPDATED SITE PLAN AND ADDRESSED COMMENTS	02/26/2024	BTH

Hess Development Inc.
 28039 SCOTT RD STE D387
 MURRIETA, CA 92563
 PH. 951-325-2200 F. 951-639-9661
 FOR: SITWORK DEVELOPMENT

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38436

BEING A DIVISION OF PARCEL 1 IN PARCEL MAP 17220, AS SHOWN BY MAP ON FILE IN BOOK 95 PAGE 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET 1
 OF 1
 DATE: 04-29-2022
 SCALE: 1"=40'
 DR BY: BTH
 CK BY: BTH
 W.O.: 20-030



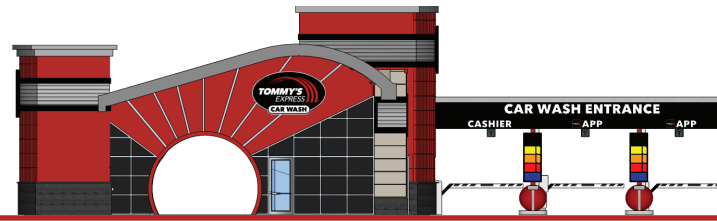


PPT200010 REFERENCE DOCUMENTS ONLY

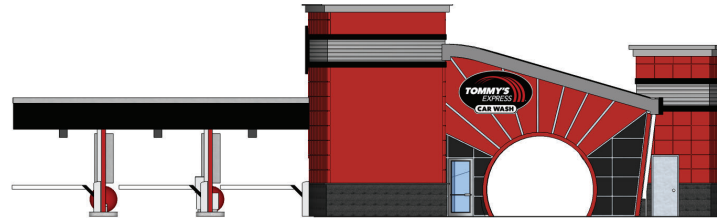




Exit End Elevation



Entry End Elevation



Front Elevation



Back Elevation











TOMMY'S CAR WASH SYSTEMS

If this document is used and signed on a digital or electronic format and is received from someone other than the issuing professional identified on the document, you must contact the issuing professional in writing to verify the authority of the user and signature and shall not be liable for any liability associated with the use of the authority of any digital or electronic seal or signature that has not been validated by the issuer.

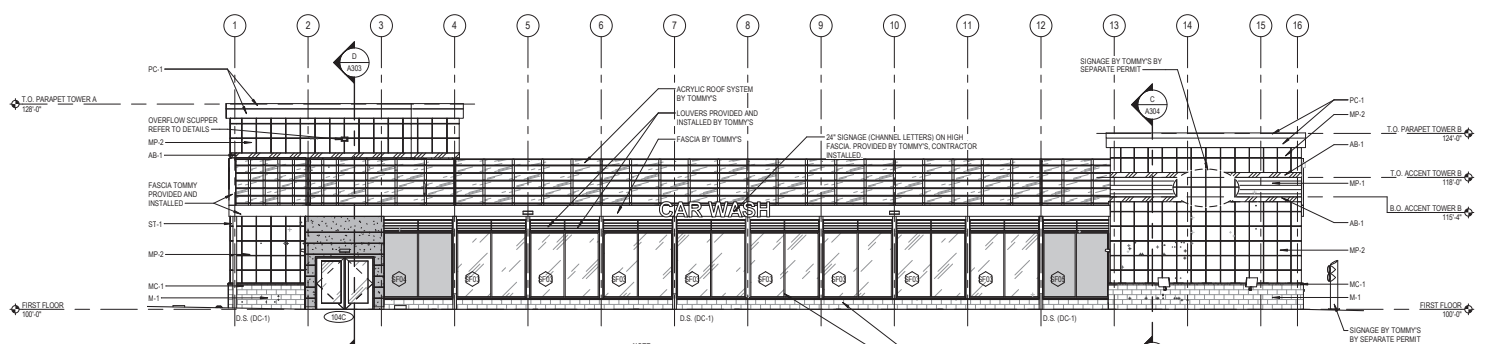
ISSUANCES

NO.	DATE	DESCRIPTION

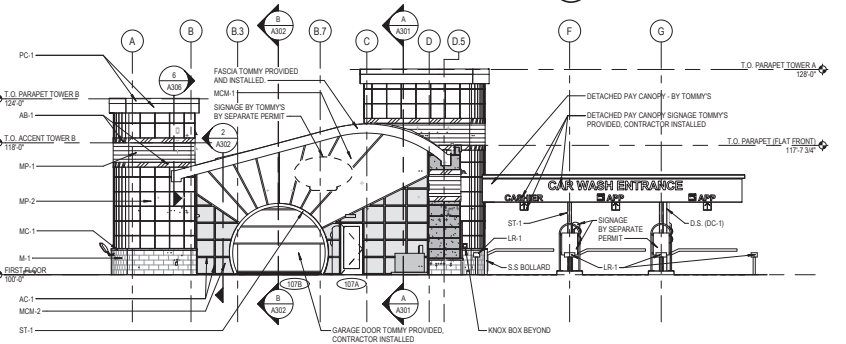
EXTERIOR ELEVATIONS
A201

EXTERIOR MATERIALS LEGEND

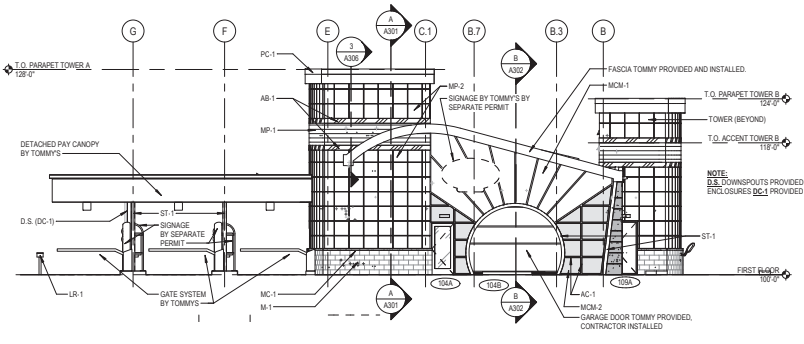
- PREFINISHED METAL PANELS
- CEMENT BOARD PANEL
- PREFINISHED METAL COPING
- ALUM. FLAT STOCK (BLACK)
- CORRUGATED METAL PANEL
- MCM PANEL (BLACK)
- GLAZING
- SPILT FACED CONCRETE MASONRY UNIT



1 BACK ELEVATION
A101 1/8" = 1'-0"



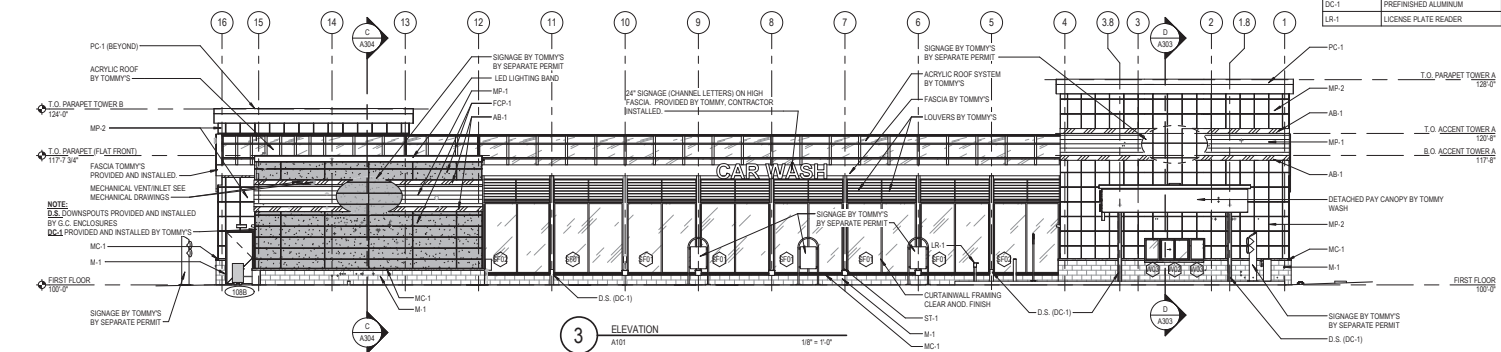
4 EXIT END ELEVATION
A101 1/8" = 1'-0"



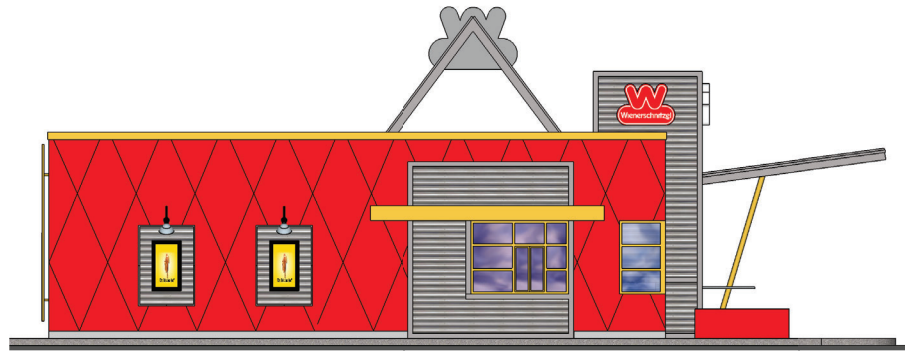
2 ENTRY END ELEVATION
A101 1/8" = 1'-0"

NOTE: ALL RIBBED PANEL ACCENT (MP-1) SHALL BE CRIMP CURVED AT CURVED FACE OF TOWERS AND SHALL HAVE MITERED CORNERS. NO CORNER TRIMS. NO EXCEPTIONS.

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	SUPPLIED BY
ST-1	STRUCTURAL STEEL	R.B.I.	POWDER COATED STRUCTURAL STEEL	RAL 3001	TOMMY
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7 2 BWR30 BELVEDERE	SILVERSMITH	TOMMY
MP-2	PREFINISHED METAL PANEL	DR1-DESIGN	30"x30" PANEL SIZE	RAL 3001	TOMMY
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	TOMMY
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX	REYNOLUX COMPOSITE PANELS	BRIGHT SILVER METALLIC	G.C.
M-1	SPILT FACE CMU	CONSUMERS	4" VENEER SPILT-FACED	ASH	G.C.
MC-1	PRECAST STONE		MASONRY CAP	MATCH CMU COLOR	G.C.
FCP-1	ARCHITECTURAL BLOCK	NOCHWA	FIBER CEMENT PANELS 18" H x 72" W	GREY	TOMMY
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED	TOMMY
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CI-TADEL	SINOCORE 1-PIECE	EBONY	TOMMY
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNOXIDIZED	G.C.
SF01, SF02, SF03	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR	G.C.
SF04, SF05	METAL PANEL INFILL		1" METAL PANEL INFILL	BLACK	G.C.
DC-1	PREFINISHED ALUMINUM		DOWNPOUT COVER		TOMMY
LR-1	LICENSE PLATE READER				



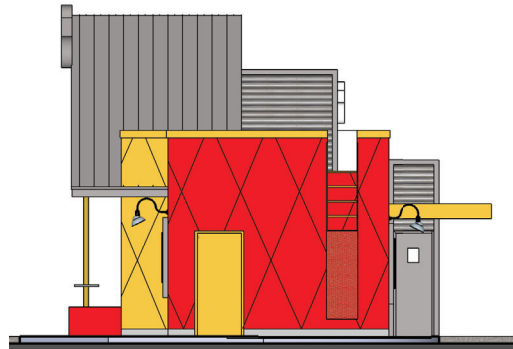
3 ELEVATION
A101 1/8" = 1'-0"



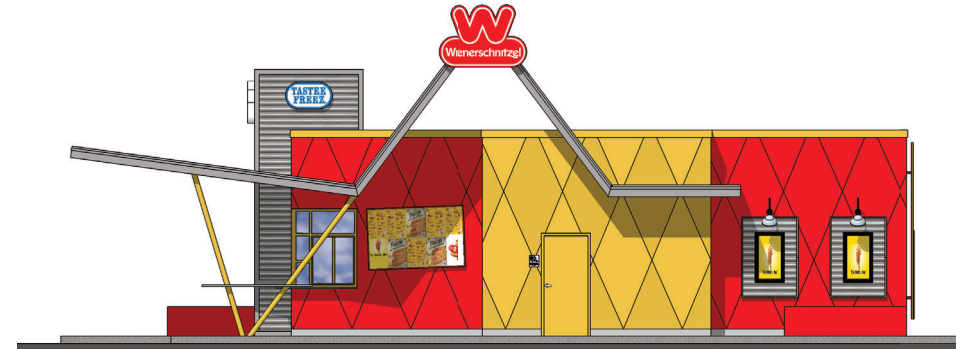
Left Elevation



Front Elevation



Rear Elevation

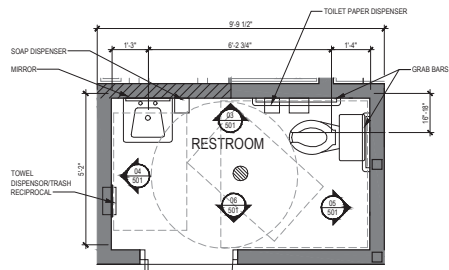


Right Elevation

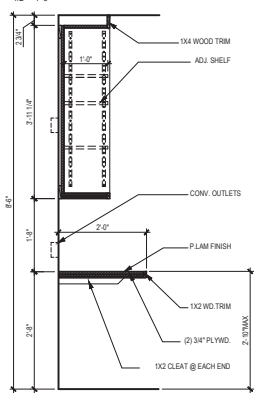
PRELIMINARY



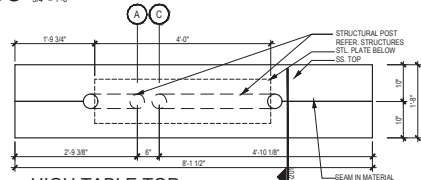
WIENERSCHNITZEL
Heritage H1



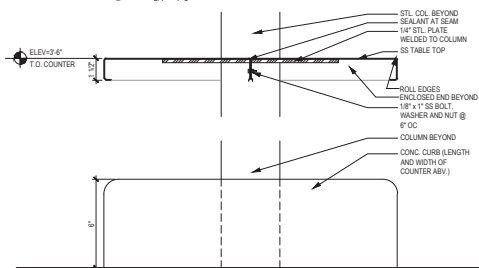
02 RESTROOM ENLARGEMENT
1/2" = 1'-0"



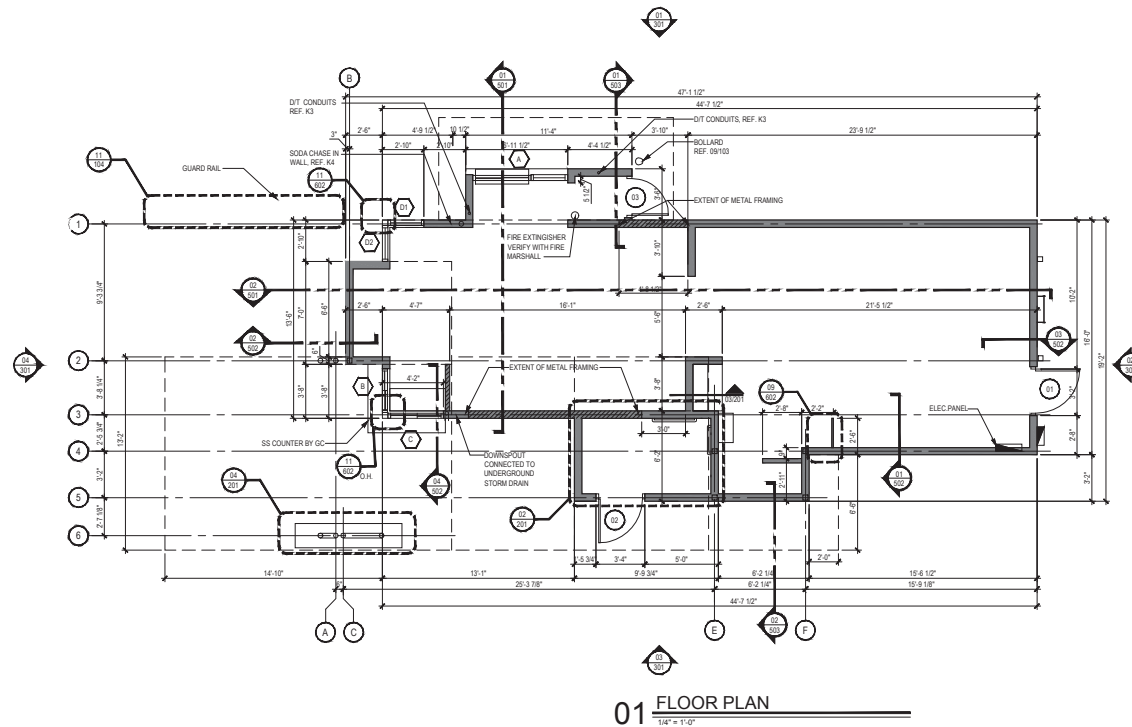
03 OFFICE MILLWORK
3/4" = 1'-0"



04 HIGH TABLE TOP
3/4" = 1'-0"



05 HIGH TABLE SECTION
3" = 1'-0"



WINDOW SCHEDULE

<p>READY ACCESS MODEL 27SLP AA400 HEATED AIR CURTAIN</p>	<p>READY ACCESS MODEL 27S W/IF ATTACHED TRANSOM & SELF-CLOSING WINDOW</p>	<p>READY ACCESS MODEL 27S W/IF ATTACHED TRANSOM & SELF-CLOSING WINDOW</p>
--	---	---

NOTES:
 1 TIGAR DRYLAC COLOR FOR WINDOWS RA1018
 2 READY ACCESS MODEL 27S IS AVAILABLE IN THREE SIZES.

DOOR SCHEDULE

DELIVERY DOOR - HOLLOW METAL DOOR AND FRAME		RESTROOM DOOR - HOLLOW METAL DOOR AND FRAME		EXPEDITE DOOR - HOLLOW METAL DOOR AND FRAME	
(1) HINGE 780-224HD CLR	(1) RR LOCKSET L9484CxCxRA 626	(1) HINGE 780-224HD CLR	(1) HINGE 780-224HD CLR	(1) HINGE 780-224HD CLR	(1) HINGE 780-224HD CLR
(1) EXIT DEVICE 450W/RM 626	(1) CYLINDER 3901 626	(1) RR LOCKSET L9484CxCxRA 626	(1) EXIT DEVICE 450W/RM 626	(1) EXIT DEVICE 450W/RM 626	(1) EXIT DEVICE 450W/RM 626
(1) EXIT DEVICE TRM-ANALW/TH 626	(1) CLOSER 3200H/C/S 689	(1) CYLINDER 3901 626	(1) CYLINDER 3901 626	(1) CYLINDER 3901 626	(1) CYLINDER 3901 626
(1) CLOSER 3200H/C/S 689	(1) ARMOR PLATE 1945 630	(1) CLOSER 3200H/C/S 689	(1) CLOSER 3200H/C/S 689	(1) CLOSER 3200H/C/S 689	(1) CLOSER 3200H/C/S 689
(1) ARMOR PLATE 1945 630	(1) THRESHOLD 4315 ML	(1) THRESHOLD 4315 ML	(1) THRESHOLD 4315 ML	(1) THRESHOLD 4315 ML	(1) THRESHOLD 4315 ML
(1) THRESHOLD 4315 ML	(1) SWEEP 7750V ML	(1) SWEEP 7750V ML	(1) SWEEP 7750V ML	(1) SWEEP 7750V ML	(1) SWEEP 7750V ML
(1) SWEEP 7750V ML	(1) WEATHERSTRIP 8115N ML	(1) WEATHERSTRIP 8115N ML	(1) WEATHERSTRIP 8115N ML	(1) WEATHERSTRIP 8115N ML	(1) WEATHERSTRIP 8115N ML
(1) WEATHERSTRIP 8115N ML	(1) DRIP GUARD 8105 626	(1) DRIP GUARD 8105 626	(1) DRIP GUARD 8105 626	(1) DRIP GUARD 8105 626	(1) DRIP GUARD 8105 626
(1) DRIP GUARD 8105 626					
(1) VIEWER 1759 626					

NOTE: ALL FINISHES SHALL BE CLEAR ANODIZED OR BRUSHED ALUMINUM UNLESS NOTED OTHERWISE.

WIENERSCHNITZEL
HERITAGE PROTO 1:1

DATE	DESCRIPTION

FLOOR PLAN

201



City of Corona
Department of Water and Power
"Protecting Public Health"

Office: 951.736.2266

755 Public Safety Way
Corona, CA 92880 – www.coronaca.gov

September 15, 2021

Joseph Cross
(801)391-2391
jcross@cespros.net
203 W Main St. Suite F3
Lexington, South Carolina 29072

Permit #: DWPL2021-0039
Subject: **Water and Sewer Requirements for 20330 Temescal Canyon Road**

Dear Sir Joseph Cross,

This letter is to confirm that the property at the address noted above is eligible to receive water and/or sewer collection service from the City of Corona upon satisfaction of all terms and conditions for service, and payment of applicable fees and charges, as set forth in the City's applicable Rules and Regulations. In addition, water and sewer service shall be subject to the following terms and conditions:

1. Water and sewer service will be provided pursuant to all City Rules and Regulations, as they may be amended, including but not limited to the City's water conservation ordinance (Corona Municipal Code Chapter 13.28), and the other requirements contained in Chapters 13.08, 13.12, 13.14, and 13.26.
2. The applicant shall satisfy all terms and conditions of service and pay all applicable water connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapter 13.14 of the Corona Municipal Code. Water connection fees will be required for each proposed service of the development. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.
3. The applicant shall satisfy all terms and conditions of service and pay all applicable sewer connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapters 13.12 and 13.14 of the Corona Municipal Code. Purchase of sewer capacity will be required for the proposed development. Credit of capacity previously acquired will be applied to the sewer capacity fees. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.

September 2, 2021

4. A set of public improvement plans shall be submitted to the Land Development Division for review and approval. Public Improvements shall include but not limited to new water service connections, sewer main extension, and sewer service connections. Water and sewer facilities shall be designed per Corona Department of Water and Power Standards and Specifications.
5. A sewer study prepared by a licensed Civil Engineer shall be submitted to the Land Development Division for review and approval. Recommendations from the sewer study shall be incorporated into the public improvement plans.
6. Prior to Encroachment Permit issuance for the improvements, the applicant shall submit to the Land Development Division, a set of plumbing plans for each building prepared by a licensed architect or engineer showing the location of the water fixtures, the water service location and size, the building supply pipe length and size, and the branches with lengths and sizes as determined per Section 610 of the 2019 California Plumbing Code. A fee for the review of the plumbing sheets may apply.
7. A clarifier for the proposed carwash is required. Submit an Industrial Waste Questionnaire to the Land Development Division and a County approved building plan to assess clarifier size recommendation.
8. A minimum size 750-gallon grease interceptor may be required based on the operation of the Wienerschnitzel Restaurant. A Restaurant Waste Questionnaire and a County approved building plan shall be submitted to the Land Development Division to assess the grease interceptor size recommendation.
9. An Industrial Waste Questionnaire and a County approved building plan shall also be submitted to evaluate if a clarifier will be required for the proposed industrial building.

If you have any questions or need any additional information, please contact me at (951) 739-4912 or at Vernon.Weisman@CoronaCA.gov

Sincerely,



Vernon R. Weisman, PE
District Engineer

C: Chris Horn, Planning and Development
C: G&G Environmental - DWP



July 9, 2024

Ammar Zayed
System Project Manager
Salim Development Group
4740 Green River Rd.
Corona, CA 92878

Re: Waste Management Service Provider

Dear Mr. Zayed:

Waste Management (WM) is pleased to provide trash, recycling and organic service to your commercial development located in Riverside County.

Commercial development, located at 20330 Temescal Canyon Rd. Corona, CA (Project APN: 279530031) represents two fast food restaurant establishments. Applicant has confirmed that enclosures will be able to contain a minimum of two-4 cubic yard containers (for trash and recycling material) and two –64-gallon organics carts to ensure that the commercial establishments are able to comply with State Recycling Mandates AB 341, AB 1826 and SB 1383. In addition, the commercial site will be able to accommodate the commercial trash collection trucks with enough clearance to safely maneuver in and out of service.

Commercial development is scheduled to open by October 2024. Once commercial establishment is operating, WM personnel can provide assistance to the restaurant establishment owners to assist with calculating the right level of service for their trash and recycling needs.

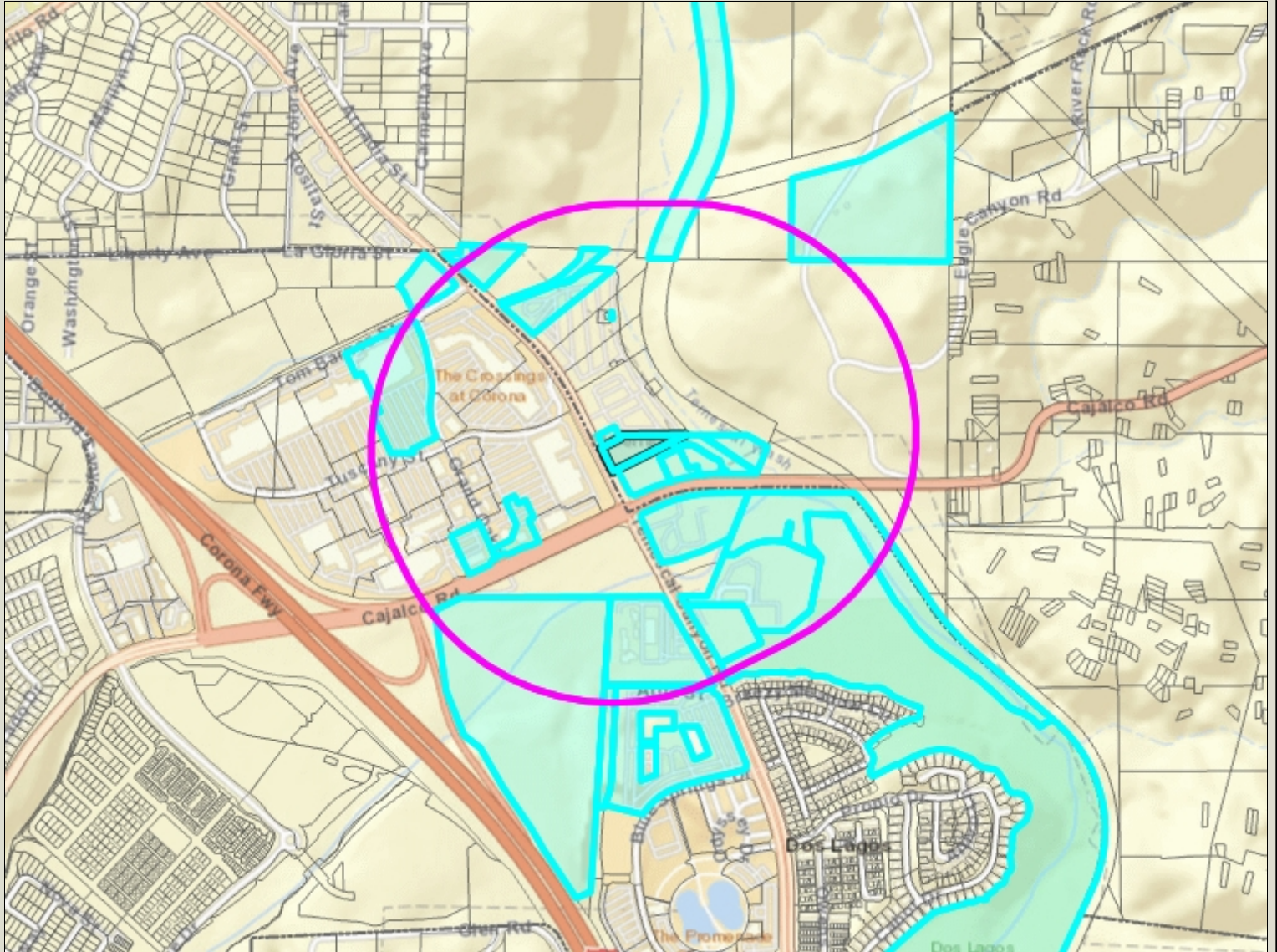
Should you need additional information or have any further questions, please contact me at 951-609-6341 or email at lquiroa@wm.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lily V. Quiroa', with a long horizontal flourish extending to the right.

Lily V. Quiroa
WM

Riverside County GIS Mailing Labels



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 8/26/2024 4:14:09 PM

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279070014
MINNESOTA MINING & MFG CO
P O BOX 33441
ST PAUL, MN 55133

279070019
MINNESOTA MINING & MANUFACTURING
CO
3M CENTER
ST PAUL, MN 55144

279140028
FIVE DEGREES
2518 N SANTIAGO BLVD
ORANGE CA 92867

279240020
RIVERSIDE COUNTY TRANSPORTATION
COMMISSION
P O BOX 12008
RIVERSIDE CA 92502

279460006
GIBBEL BROTHERS INC
PO BOX 80615
INDIANAPOLIS IN 46280

279460057
KINGREG VI
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92708

279460058
DOS LAGOS OFFICE
4160 TEMESCAL CYN RD STE 314
CORONA CA 92883

279470009
GRIFFCO LAND
2518 N SANTIAGO BLV
ORANGE CA 92867

279470022
CITY OF CORONA
P O BOX 940
CORONA CA 92878

279470029
TFA
1370 JET STREAM DR NO 100
HENDERSON NV 89052

279470030
RIVERSIDE CORONA RESOURCE
CONSERVATION DIST
4500 GLENWOOD DR BLD A
RIVERSIDE CA 92501

279530001
CASTLE & COOKE CORONA CROSSINGS
10000 STOCKDALE HIGHWAY
BAKERSFIELD CA 93311

279530007
CASTLE & COOKE CORONA CROSSINGS
1235 N LOOP WEST NO 205
HOUSTON TX 77008

279530025
TARGET CORP
PO BOX 9456
MINNEAPOLIS MN 55440

279530028
ARB INC
26000 COMMERCENTRE DR
EL TORO CA 92630

279530031
TEMESCAL DEV
4740 GREEN RIVER RD STE 304
CORONA CA 92878

279530033
WESTERN RIVERSIDE COUNTY
REGIONAL
3403 TENTH ST STE 320
RIVERSIDE CA 92501

279530035
WMWD
P O BOX 5286
RIVERSIDE CA 92517

279530036
SUKUT REAL PROP
4010 W CHANDLER AVE
SANTA ANA CA 92704

279530038
RIVERSIDE CORONA RESOURCE
CONSERV DIST
4500 GLENWOOD DR
RIVERSIDE CA 92501

279530039
TEMESCAL CANYON RV
4010 W CHANDLER
SANTA ANA CA 92704

279530044
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

279530050
ELSINORE VALLEY MUNICIPAL WATER
DIST
31315 CHANEY ST
LAKE ELSINORE CA 92530

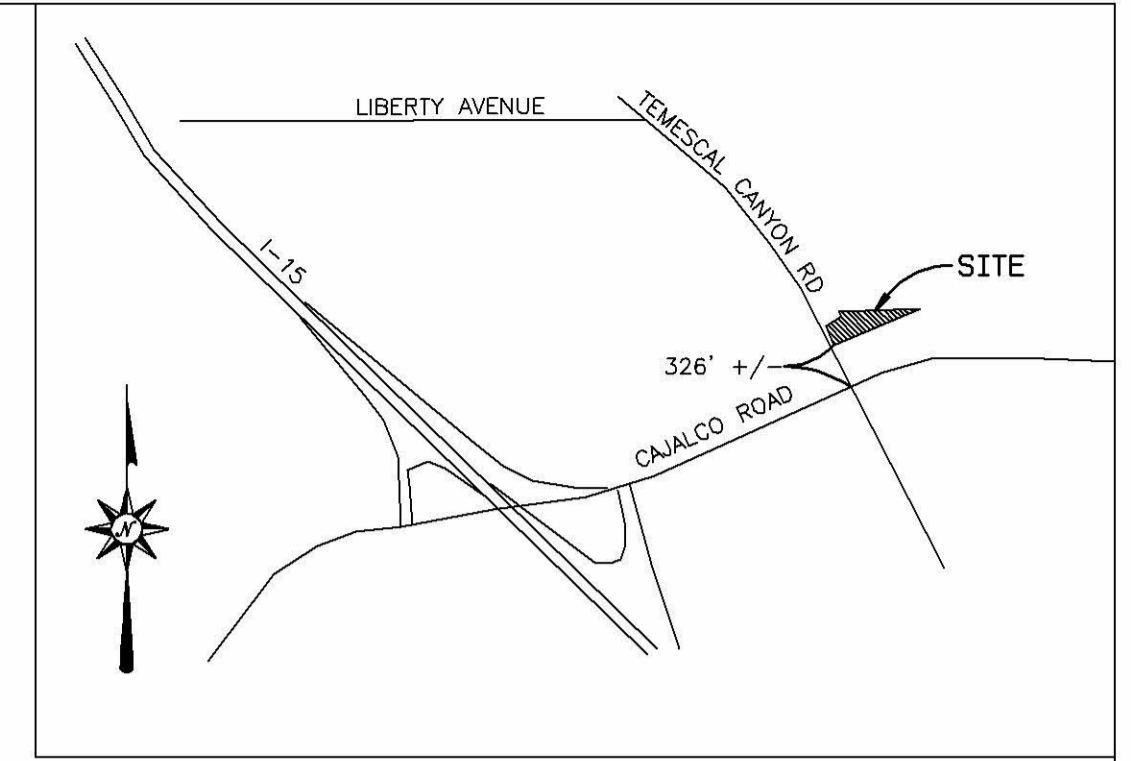
279530067
CIRCLE K STORES INC
255 E RINCON ST STE 100
CORONA CA 92879

279530068
RUBINFELD FAMILY LIMITED
PARTNERSHIP
1812 W BURBANK BLVD # 972
BURBANK CA 91506

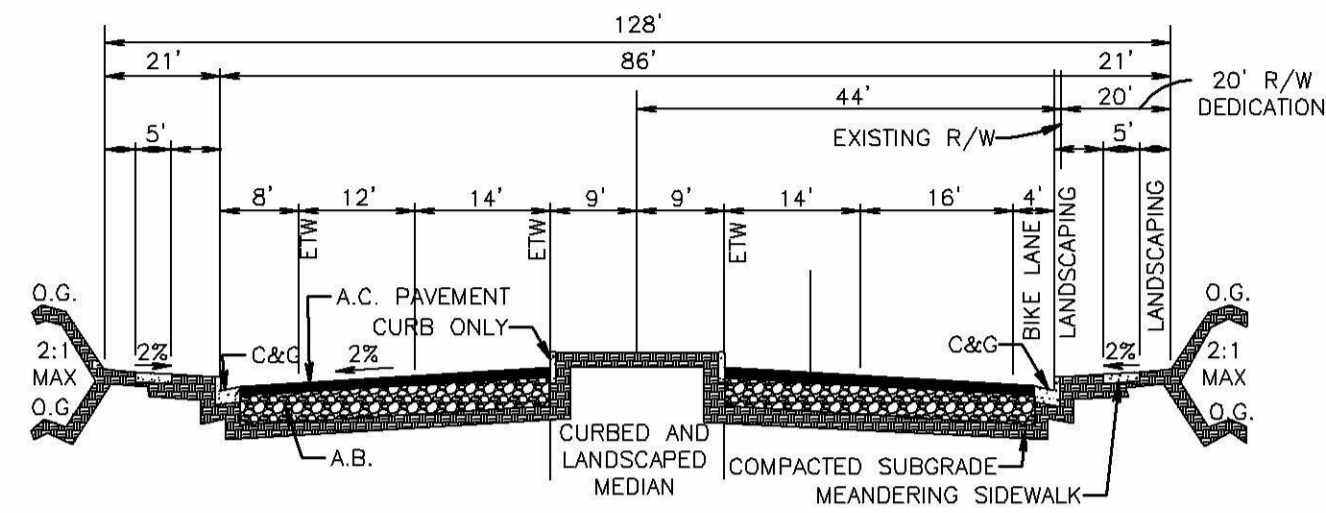
279530069
DMSD PROP
41760 IVY ST STE 201
MURRIETA CA 92562

279530070
RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DIST
1995 MARKET ST
RIVERSIDE CA 92501

TENTATIVE PARCEL MAP NO. 38436



VICINITY MAP
NOT TO SCALE



APPLICANT:

CROSS ENGINEERING
190 KNOX ABBOTT DR
SUITE 2C
CAYCE, SC 29033

PROPERTY ADDRESS:

NO SITE ADDRESS

ASSESSOR'S PARCEL NUMBER:

279-530-031

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 17220, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 95, PAGE 45 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

ACREAGE:

TOTAL PROJECT AREA: 1.88 ACRES GROSS
NUMBER OF PARCELS: 2
PARCEL 1: 1.43 AC. GROSS, 1.39 AC. NET
PARCEL 2: 0.45 AC. GROSS, 0.40 AC. NET

ZONING AND LAND USE

EXISTING LAND USE: LI
PROPOSED LAND USE: LI
EXISTING ZONING: M-SC (MANUFACTURING - SERVICE COMMERCIAL)

UTILITIES:

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
WATER: TEMESCAL VALLEY WATER DISTRICT
SEWER: TEMESCAL VALLEY WATER DISTRICT
TELEPHONE: SPECTRUM

SCHOOL DISTRICT:

CORONA-NORCO UNIFIED SCHOOL DISTRICT

REPRESENTATIVE:

HESS DEVELOPMENT
28039 SCOTT RD, SUITE D-387
MURRIETA, CA 92563
(951) 325-2200

GENERAL NOTES

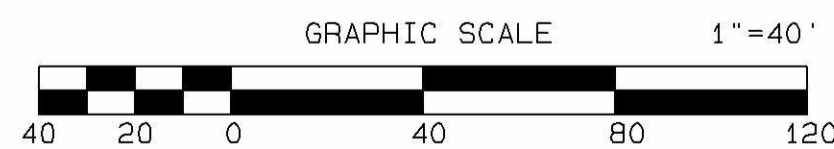
- THIS MAP SHOWS THE ENTIRE CONTIGUOUS SUBDIVISION
- THIS PROJECT IS NOT WITHIN LIQUEFACTION, GEOLOGIC HAZARDS OR SPECIAL STUDY ZONES
- THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
- THIS PROJECT IS NOT WITHIN A COUNTY SERVICE ARE OR COMMUNITY FACILITIES DISTRICT
- THIS PROJECT IS WITHIN WRMSHP PLAN AREA
- ONSITE DRAINAGE TO BE CAPTURED ON SITE, BASIN AT EAST END OF SITE.
- THERE ARE NO KNOWN WELLS ON THE PROPERTY OR WITHIN 200' OF THE PROPERTY
- FEMA MAPPED FLOODPLAIN & FLOODWAY ZONE "X", AND ZONE "AE" COMMUNITY-PANEL NUMBER 06055C1360G REVISED 08/28/2008. NO PROPOSED IMPROVEMENTS ARE WITHIN ZONE "AE"
- ACCESS IS RESTRICTED ON TEMESCAL CANYON ROAD PER STANDARD 92, ORDINANCE 461.11 EXCEPT FOR THE PROPOSED OPENING BY THIS PROJECT.
- PROPOSED DRIVEWAY PER STANDARD 207A, ORDINANCE 461.11.
- ENCROACHMENT PERMIT MAY BE REQUIRED FROM THE CITY.
- 20' STREET R/W DEDICATION TO BE DEDICATED BY SEPARATE INSTRUMENT
- A RECIPROCAL ACCESS EASEMENT TO BE DEDICATED FOR BOTH PARCELS.
- BENCHMARK USED IS COUNTY OF RIVERSIDE LF-124, RESET 1971

EASEMENT NOTES

EXISTING EASEMENT TO UNIVERSAL WATER COMPANY PER DEED RECORDED SEPTEMBER 9, 1955 IN BOOK 1704 OF OFFICIAL RECORDS, PAGE 559 AS INST. NO. 15508 AND CENTERLINE IS SHOWN HEREON.

EXISTING EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL PER DEED RECORDED JUNE 29, 2011 AS INST. NO. 2011-02686977 AND IS SHOWN AT EASTERLY CORNER.

PROPOSED RECIPROCAL 24' ACCESS EASEMENT IS SHOWN HEREON



REVISION	DATE	BY
ADDED ACCESS EASEMENT AND LISTED EASEMENTS	08/01/2024	BTH
UPDATED SITE PLAN AND ADDRESSED COMMENTS	06/07/2024	BTH
UPDATED SITE PLAN AND ADDRESSED COMMENTS	02/26/2024	BTH

Hess Development Inc.
28039 SCOTT RD STE D387
MURRIETA, CA 92563
PH. 951-325-2200 F. 951-639-9661
FOR: SITWORK DEVELOPMENT

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38436

BEING A DIVISION OF PARCEL 1 IN PARCEL MAP 17220, AS SHOWN BY MAP ON FILE IN BOOK 95 PAGE 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET 1
OF 1
DATE: 04-29-2022
SCALE: 1"=40'
DR BY: BTH
CK BY: BTH
W.O.: 20-030