

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



**ITEM: 1.2**  
(ID # 27740)

**MEETING DATE:**  
Tuesday, May 20, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE FOR TENTATIVE PARCEL MAP NO. 39094 – (TPM39094) – Applicant: Janet Cleveland – Engineer: Allen W. Martin – Second Supervisorial District – Temescal Canyon Zoning District – Temescal Canyon Area Plan – Community Development: Estate Density Residential (CD:EDR) – Location: west of Hyacinth St. and northwest of Santiago Canyon – 6.62 Gross Acres – Zoning: Specific Plan - General Commercial (C-1/C-P) – REQUEST: Schedule “J” subdivision of two properties totaling into 2 parcels, 3.31 acres each within Planning Area. 16 (Estate Density Residential) of SP00256 (Sycamore Creek). There are existing dwellings on both proposed parcels, no additional structures are proposed at this time. APNs: 290-067-004, 290-670-033. 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 March 31, 2025.

**ACTION:Consent**

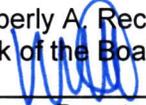
  
John Hildebrand, Planning Director 5/5/2025

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**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: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: May 20, 2025  
xc: TLMA-Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Applicant Funded 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**TENTATIVE PARCEL MAP No. 39094 (TPM39094)** is a Schedule “J” subdivision of two properties totaling into 2 parcels, 3.31 acres each within Planning Area. 16 (Estate Density Residential) of SP00256 (Sycamore Creek). There are existing dwellings on both proposed parcels, no additional structures are proposed at this time.

The “project” was approved by the Planning Director on March 31, 2025. A 10-day notice was sent to surrounding property owners advising them of a public hearing on TPM 39094. The Planning Department did not receive written communication from the public indicating support or opposition to the proposed Project. Following staff’s presentation on the project and soliciting public comment during the Director’s Hearing, the Director approved TPM39094 with conditions of approval.

**Impact on Residents and Businesses**

The impacts on this project have been evaluated through the Development Advisory Committee and public hearing process by the Planning Department.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- Attachment A: DH Report of Actions**
- Attachment B: Tentative Parcel Map 39094**
- Attachment C: Radius Map and Mailing Labels**
- Attachment D: GIS Maps**
- Attachment E: Advisory Notification Document**
- Attachment F: Notice of Exemption**
- Attachment G: Conditions of Approval**
- Attachment H: Director’s Hearing Staff Report**

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



Jason Farin, Principal Policy Analyst

5/14/2025



Aaron Gettis, Chief of Deputy County Counsel

5/13/2025



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

March 31, 2025

**AGENDA**  
REGULAR MEETING  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**DIRECTOR'S HEARING**  
COUNTY ADMINISTRATIVE CENTER  
12<sup>TH</sup> Floor, Conference Room A  
4080 Lemon Street, Riverside, CA 92501

**CALL TO ORDER 1:30 PM**

**1.0 CONSENT CALENDAR:**

NONE

**2.0 PUBLIC HEARINGS - CONTINUED ITEMS:**

NONE

**3.0 PUBLIC HEARINGS - NEW ITEMS:**

- 3.1 **TENTATIVE PARCEL MAP NO. 39094 (TPM39094) –** Applicant: Janet Cleveland – Engineer: Allen W. Martin – Second Supervisorial District – Temescal Canyon Zoning District – Temescal Canyon Area Plan: Community Development: Estate Density Residential – Location: west of Hyacinth St. and northwest of Santiago Canyon – 6.62 Gross Acres – Zoning: Specific Plan - General Commercial (C-1/C-P) – **REQUEST:** Schedule “J” subdivision of two properties totaling into 2 parcels, 3.31 acres each within Planning Area. 16 (Estate Density Residential) of SP00256 (Sycamore Creek). There are existing dwellings on both proposed parcels, no additional structures are proposed at this time. APNs: 290-067-004, 290-670-033. Planning Contact: Jose Merlan at [Jmerlan@rivco.org](mailto:Jmerlan@rivco.org) or (951) 955-0314.

**Planning Director's Actions:**

Public Hearing: Closed

**FOUND** that the project is **EXEMPT** From the California Environmental Quality Act (CEQA); and,

**APPROVED** Tentative Parcel Map NO. 39094

- 3.2 **PLOT PLAN WIRELESS NO. 240004 –** CEQA exempt pursuant to State CEQA Guidelines Section 15061 (Common Sense) and Section 15303 (New Construction or Conversion of Small Structures) - Applicant: Peter Blied - Owner: Mecca Land Development - Fourth Supervisorial District - Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Jurisdiction (IND): Zoning: Controlled Development Areas (W-2)- Location: North of 72nd Ave, East of SH-CA-86, West of Buchanan St, South of 71st Ave, 9.89 acres. Request: This Plot Plan Wireless (PPW) request is to install a new, colocatable, unmanned wireless telecommunications facility. The tower is proposed to be 77 feet tall with (1) 3 foot MW antenna, (24) 8 foot panel antennas, (36) RRUs, (6) DC surge suppressors, (2) GPS antennas, (1) wrought iron fence enclosure within proposed 50'x 60' equipment lease area at ground level, (1) generator on a raised concrete pad at proposed ground equipment area, (2) equipment cabinets and (1) future proposed concrete pad at proposed ground equipment area, (1) canopy shade with walls

**Planning Director's Actions:**

Public Hearing: Closed

**FOUND** that the project is **EXEMPT** From the California Environmental Quality Act (CEQA); and,

**APPROVED** Plot Plan Wireless NO. 240002.

on west, south and east sides, north side to be open. (1) multimeter on (1) H-Frame at ground equipment area, 3' landscaping area with cactus on the north, south and west side of fence enclosure. APN: 749-230-010. Planning Contact: Yesenia Becerrill at [ybecerrill@rivco.org](mailto:ybecerrill@rivco.org) or (760) 863-7509.

3.3

**4.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240051 (GPA240051) – REQUEST:**

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide three (3) parcels to plus/minus seventy (70) single-family lots that will range in lot sizes from minimum of 10,000 square feet to 15,000 square feet for the purpose of establishing seventy (70) single-family dwellings. 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 **GPA240051** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Engineer / Representative: SRK Architects Inc. c/o Brian Kite – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of Hacienda Avenue, north of Dillon Road, east of Mountain View Road, west of Long Canyon Road – APN(s): 656-270-013, -015, and -044 – 30.0 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at [emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org).

**Planning Director's Actions:**

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

**RECOMMEND** that the General Plan Amendment No. 240051 move forward to Planning Commission.

**4.2 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240057 (GPA240057) – REQUEST:**

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of one (1) parcel Community Development: High Density Residential (CD: HDR) to Open Space: Recreation (OS: R), to allow for submittal of an application for an implementing project to develop seventy (70) guest houses/cottages of three (3) different sizes that will have their own restrooms, sleeping and living room areas for short-term rental. 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 GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Pandora Development c/o Peter Zhang – Representative: Heptagon

**Planning Director's Actions:**

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

**RECOMMEND** that the General Plan Amendment No. 240057 move forward to Planning Commission.

Seven Consulting c/o Brad Donais – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Community Development: High Density Residential (CD: HDR) – Location: north of 19<sup>th</sup> Avenue, south of 18<sup>th</sup> Avenue, east of Long Canyon Road, west of Corkill Road – APN(s): 659-020-028 – 18.65 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at [emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org).

4.3

**INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240040 (GPA240040)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for an implementing project to subdivide the two (2) parcels into plus/minus seventy (70) single-family residential lots consisting of approximately 15,000 square feet. 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 GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Area Plan – Applicant: Scott Taschner – Representative: Buena Vista Development c/o Jason Chen – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Residential (R: RR) – Location: south of 18<sup>th</sup> Avenue, north of 20<sup>th</sup> Avenue, east of Bubbling Wells Road, and west of Mountain View Road – APN(s): 657-300-004 and -005 – 40.0 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at [emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org).

**Planning Director's Actions:**

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

**RECOMMEND** that the General Plan Amendment No. 240040 move forward to Planning Commission.

4.4

**INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240019 (GPA240019)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of one (1) parcel from Open Space: Rural (OS: RUR) to Rural Community: Low Density Residential (RC: LDR), to allow for submittal of an application for mixed-use with a small eco-tourist or glamping resort on a portion of the site. 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 GPA240051 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Engineer / Representative: SRK Architects c/o Brian Kite – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Open Space: Rural (OS: RUR) – Location: 0.5 miles north of Mission Lakes Boulevard and 0.9 miles east of Annandale Avenue – APN(s): 638-070-001 – 161.76 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at [emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org) or 951-955-3024.

**Planning Director's Actions:**

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

**RECOMMEND** that the General Plan Amendment No. 240019 move forward to Planning Commission.

4.5 **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240071 (GPA240071) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240051 to change the General Plan Foundation Component of nine (9) parcels from Rural: Rural Desert (R: RD) to Rural Community: Very Low Density Residential (RC: VLDR), to allow for submittal of an application for an implementing project that would allow the future development of the site with fifty-six (56) plus/minus approximately 1.25-acre single-family lots. 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 **GPA240051** is initiated by the Board of Supervisors. – Fourth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Applicant: Scott Taschner – Representative: SKR Architect Inc. c/o Brian Kite – Existing Zoning: R-T (Mobilehome Subdivision and Mobilehome Park) and W-2 (Controlled Development Areas) – Existing Land Use: Rural: Rural Desert (R: RD) – Location: north of Charles Street, east of Bennet Road, south of 18<sup>th</sup> Avenue, west of Ford Avenue – APNs: 659-100-005, -007, -008, -009, -012, -014, -015, -017, and -033 – 79.3 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at (951) 955-3024 or email at [emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org).

4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240085 (GPA240085) Foundation Component – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240085 to change the General Plan Foundation Component of one (1) parcels from Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR), to allow for submittal of an application for an implementing project consisting of +/-58 single family lots with access taken at two point along Ski Ridge Road. 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 GPA240085 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Sky Valley Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Scott Taschner c/o CityPermitHelp.com – Existing Zoning: R -A-1 ¼ (Residential Agricultural, 1 ¼ acre, minimum) – Existing Land Use: Rural: Rural Residential (R:RR) – Location: north of 21<sup>st</sup> Avenue, east of Sky Ridge Road, south of 20th Avenue, west of Henry Road – APN: 647-080-031 – 33.74 Gross Acres – Planning Contact: Jordan Leffew at [jleffew@rivco.org](mailto:jleffew@rivco.org) or (951) 955-9

**Planning Director's Actions:**

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

**RECOMMEND** that the General Plan Amendment No. 240071 move forward to Planning Commission.

**Planning Director's Actions:**

Public Hearing: Closed

General Plan Advisory Committee recommendations are:

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

**RECOMMEND** that the General Plan Amendment No. 240085 move forward to Planning Commission.

**5.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR CONDITIONAL USE PERMIT NO. 240027 AND DEVELOPMENT AGREEMENT NO. 2400008 (SAVIRA SOLAR PROJECT)** – Applicant: Clearway Energy c/o Deandra Cass – Fourth Supervisorial District – Chuckwalla Zoning Area – Desert Center Area Plan – Open Space: Rural (OS: RUR) – Location: north of Interstate 10 Freeway, south of State Highway 62/Desert Center Rice Road, east of U.S. Route 95, and west of State Highway 177/Rice Road/Aqueduct Road – 534.4 Gross Acres – Zoning: Controlled Development Areas Minimum 10 Acre (W-2-10) – **REQUEST:** Conditional Use Permit No. 240027 and Development Agreement No. 2400008 is a proposal to establish, develop and construct the Savira Solar Project that will consist of a utility-scale solar photovoltaic (PV) electrical generating and storage facility generating up to approximately 150 megawatts (MW) of renewable energy and include an Operations and Maintenance (O&M) facility, a 230 kV project substation, an approximate 250 MW Battery Energy Storage System (BESS) that will transmit solar energy via a new approximately 2-mile-long, 230 kV generation interconnection tie (gen-tie) line to the existing Arica and Victory Pass substation, where it would be carried on the existing approximate 3-mile 230 kV Arica/Victory Pass gen-tie to interconnect to the regional transmission grid at the existing Southern California Edison (SCE) Red Bluff Substation. The Project applicant is seeking a minimum of 40-year CUP. – APNs: 811-231-004, -003, and -001; 811-190-004, -005; and 811-231-008. – Related Cases: PAR240030 Project Planner: Elizabeth Mora-Rodriguez at 951-955-3024 or email at [emorarodriguez@rivco.org](mailto:emorarodriguez@rivco.org).

**Planning Director's Actions**  
Item presented for public comments.

Public comments received.

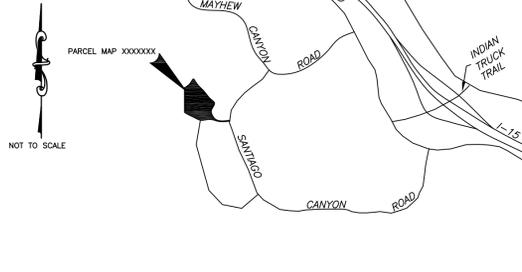
**6.0 PUBLIC COMMENTS**

NONE

**7.0 ADJOURNMENT – 2:30PM**

**VICINITY MAP**

THOMAS GUIDE 39TH EDITION  
PAGE 834, COORD. G-1  
GPS COORDINATES:  
LATITUDE: 33°44'54.76"N  
LONGITUDE: 117°28'2.49"W



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

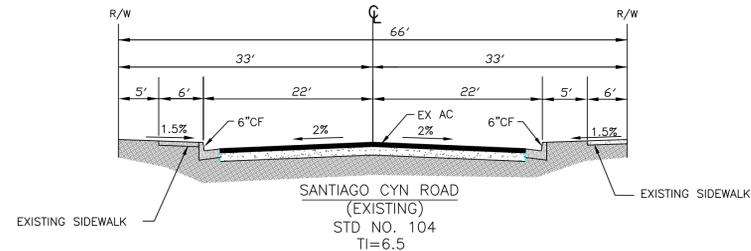
**TENTATIVE PARCEL MAP 39094  
SCHEDULE "J" MAP**

**"FOR FINANCE AND CONVEYANCE PURPOSES ONLY"**

**SOUTHLAND ENGINEERING**

**OCTOBER 2024**

REVISIONS					
MARK	DATE	INITIAL FOR	DESCRIPTION	REC	APPR/DATE

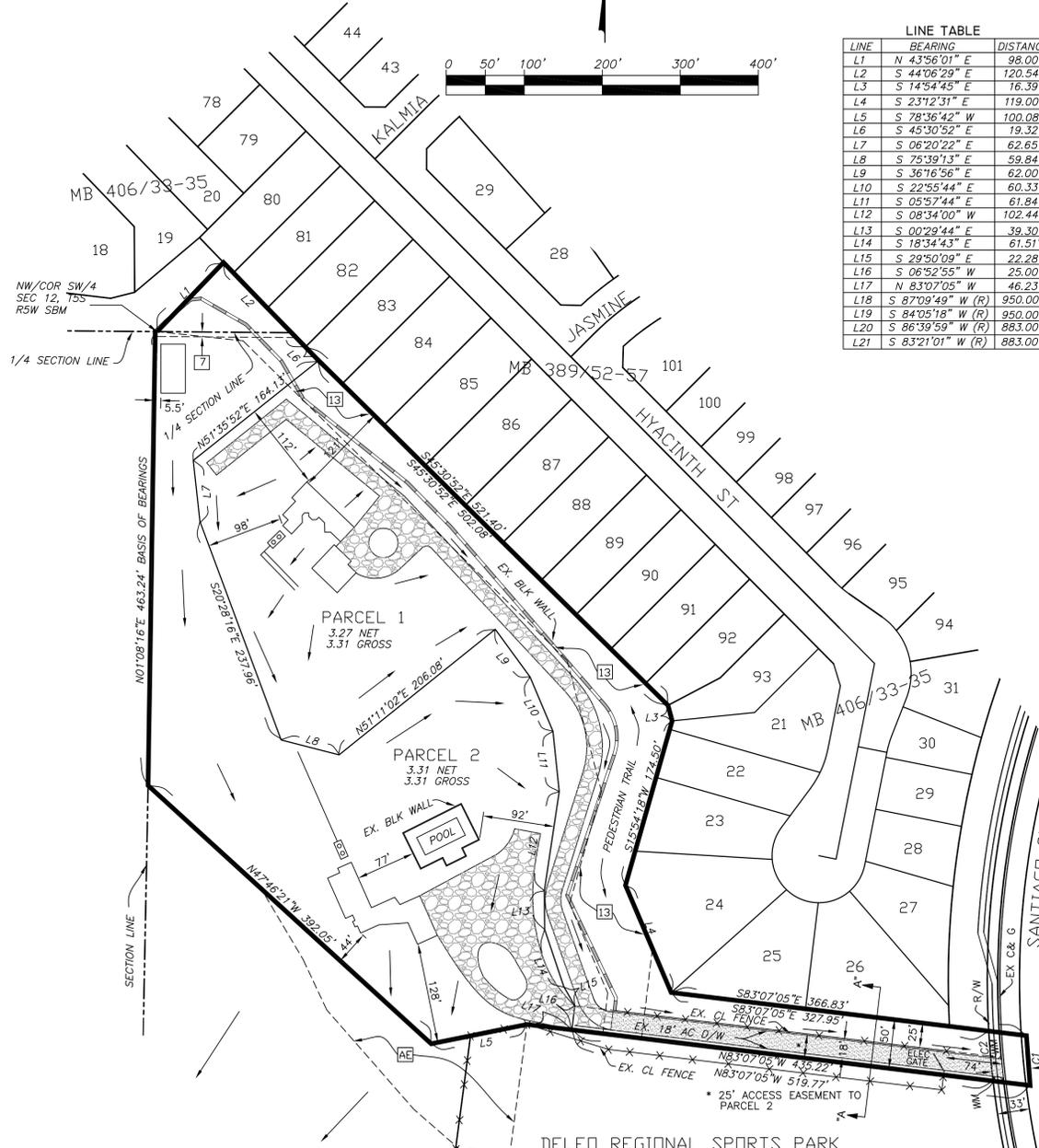


SCALE: 1"=100'

LINE TABLE			CURVE DATA				
LINE	BEARING	DISTANCE	#	DELTA	TANGENT	RADIUS	LENGTH
L1	N 43°56'01" E	98.00'	C1	03°04'31"	25.50'	950.00'	50.99'
L2	S 44°06'29" E	120.54'	C2	03°18'58"	25.56'	883.00'	51.05'
L3	S 14°54'45" E	76.39'					
L4	S 23°12'31" E	119.00'					
L5	S 78°36'42" W	100.08'					
L6	S 45°30'52" E	19.32'					
L7	S 06°20'22" E	62.65'					
L8	S 75°39'13" E	59.84'					
L9	S 36°16'56" E	62.00'					
L10	S 22°55'44" E	60.33'					
L11	S 05°57'44" E	61.84'					
L12	S 08°34'00" W	102.44'					
L13	S 00°29'44" E	39.30'					
L14	S 18°34'43" E	61.51'					
L15	S 29°50'09" E	22.28'					
L16	S 06°52'55" W	25.00'					
L17	N 83°07'05" W	46.23'					
L18	S 87°09'49" W (R)	950.00'					
L19	S 84°05'18" W (R)	950.00'					
L20	S 86°39'59" W (R)	883.00'					
L21	S 83°21'01" W (R)	883.00'					

**LEGEND**

- ⊗ ITEM NO. LISTED IN SCHEDULE B OF TITLE REPORT
- EXISTING CHAIN LINK FENCE
- EXISTING BLOCK WALL
- ⊙ PP POWER POLE
- EX EXISTING DRIVEWAY
- D/W DRIVEWAY
- R/W RIGHT-OF-WAY
- CL CHAIN LINK
- WM WATER METER
- AE ACCESS EASEMENT
- EX DG DRIVEWAY
- EX AC DRIVEWAY



**OWNER/APPLICANT**  
 JAMES G. CLEVELAND AND JANET M. CLEVELAND  
 25629 SANTIAGO CANYON ROAD  
 CORONA, CA 92883  
 (951) 847-8268  
 CLEVELAND7614@SBCGLOBAL.NET

NANCY S. CLEVELAND  
 25625 SANTIAGO CANYON ROAD  
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**CIVIL ENGINEER**  
 SOUTHLAND ENGINEERING  
 2200 BUSINESS WAY, SUITE 100  
 RIVERSIDE, CA 92501  
 (951) 788-8488  
 EMAIL: AMARTIN@SOUTHLANDENGINEERING.COM  
 EMAIL: LMERRITT@SOUTHLANDENGINEERING.COM

**PROPERTY INFORMATION**

**ASSESSORS PARCEL NUMBER:**  
 290-670-004 & 033

**ADDRESSES:**  
 25629 SANTIAGO CANYON ROAD  
 CORONA, CA 92883  
 AND  
 25625 SANTIAGO CANYON ROAD  
 CORONA, CA 92883

**ACREAGE(S):**  
 NET ACREAGE: 6.58 ACRES  
 GROSS ACREAGE: 6.62 ACRES

**LEGAL DESCRIPTION:**  
 PARCEL 6" OF LOT LINE ADJUSTMENT 4416, RECORDED 12-20-2001  
 INSTRUMENT # 632915, RE-RECORDED 3-1-2002, AS INSTRUMENT #  
 107682, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PROJECT INFORMATION**

THIS PROJECT IS TO DIVIDE A 6.62 ACRE PARCEL INTO TWO PARCELS FOR THE DISTRIBUTION OF THE CLEVELAND FAMILY.

**DEVELOPMENT INFORMATION**

**ACREAGE(S):**

<b>PARCEL 1:</b>	<b>PARCEL 2:</b>
NET ACREAGE: 3.27 ACRES	NET ACREAGE: 3.31 ACRES
GROSS ACREAGE: 3.31 ACRES	GROSS ACREAGE: 3.31 ACRES

- EASEMENT NOTES**
- [7] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED JULY 14, 1983, AS INSTRUMENT NO. 83-141097 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA
  - [8] AN EASEMENT FOR NUISANCES FROM MINING OPERATIONS ON ADJACENT PROPERTY AND INCIDENTAL PURPOSES IN FAVOR OF G.L. PHARRIS SAND & GRAVEL, INC. PER DOCUMENT RECORDED JUNE 30, 1992, AS INSTRUMENT 92-242352 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA. EASEMENT IS BLANKET IN NATURE.
  - [10] AN EASEMENT FOR NUISANCES FROM MINING OPERATIONS ON ADJACENT PROPERTY AND INCIDENTAL PURPOSES IN FAVOR OF "MINING OPERATOR" PER DOCUMENT RECORDS OF NOVEMBER 12, 1993, AS INSTRUMENT NO. 93-451566 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA. EASEMENT IS BLANKET IN NATURE.
  - [13] EASEMENT RESERVED IN GRANT DEED FOR GRADING, SLOPE MAINTENANCE, IRRIGATING AND REDESTRIAN TRAIL IN FAVOR OF SYCAMORE CREEK ASSOCIATES, L.P. PER DOCUMENT RECORDED MAY 17, 2002, AS DOCUMENT NO. 2002-263520 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA.
  - [14] AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED JANUARY 03, 2006, AS DOCUMENT NO. 2006-0000780 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA
  - [AE] AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF JAMES J. CLEVELAND, JANET G. CLEVELAND AND NANCY S. CLEVELAND PER DOCUMENT RECORDED MARCH 23, 2007 AS DOCUMENT NO. 2007-0198761, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA.

**SURVEYOR'S NOTES**

THE BASIS OF BEARING FOR THIS MAP IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, T5S, R/W OF THE SBM, PER LOT LINE ADJUSTMENT 4416, RECORDED DECEMBER 20, 2001, AS INSTRUMENT NO. 632915, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA BEING NORTH 01°08'16" EAST.

**FLOOD ZONE INFORMATION**

FLOOD ZONE "UNSHADED X"-THE AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREA OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2%-ANNUAL-CHANCE FLOOD.

PANEL NO. 2005, COMMUNITY PANEL: 06065C2005G EFFECTIVE 08/28/2008

**UTILITY PURVEYORS**

ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
WATER:	TEMESCAL VALLEY WATER DISTRICT
SEWER:	INDIVIDUAL SEPTIC SYSTEM
GAS:	PROPANE
SCHOOL DISTRICT:	CORONA UNIFIED SCHOOL DISTRICT
TELEPHONE:	AT&T
SOLID WASTE:	WASTE MANAGEMENT

- MISCELLANEOUS NOTES**
1. THIS PROPERTY IS LOCATED WITHIN THE SYCAMORE CREEK SPECIFIC PLAN NO. 256, PLANNING AREA 16.
  2. THOMAS GUIDE 39TH EDITION, PAGE 834, COORD G-1.
  3. THERE ARE NO PROTECTED OR ENDANGERED TREES THAT EXIST ON THE PROPERTY.
  4. THIS PROPERTY IS LOCATED WITHIN THE LAKE ELSINORE FAULT ZONE.
  5. THIS PROPERTY IS LOCATED IN FLOOD ZONE "UNSHADED X"- THE AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREA OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2%-ANNUAL-CHANCE FLOOD.
  6. THIS PROPERTY IS NOT LOCATED WITHIN A HIGH FIRE AREA.
  7. THIS PROPERTY HAS A VERY LOW POTENTIAL FOR LIQUEFACTION.
  8. THIS PROPERTY IS LOCATED WITHIN COMMUNITY SERVICES AREAS 134 AND 152.
  9. THIS MAP IS A SCHEDULE "J" PARCEL MAP.
  10. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
  11. THERE ARE NO CHANNELS ON THIS PROPERTY.
  12. THERE ARE EXISTING STRUCTURES ON THE PROPERTY AND ARE TO REMAIN.
  13. NO NEW STRUCTURES ON THE PROPERTY AND ARE TO REMAIN.
  14. COMPLIANCE WITH RIVERSIDE COUNTY WATER QUALITY MANAGEMENT PLAN (WQMP)
  15. DEVELOPMENT STANDARDS ARE PER ORDINANCE 348 SECTION 6.52 AND 6.53 (R-A-1).
  16. NO GRADING IS PROPOSED. SITE ALREADY DEVELOPED.
  17. ALL EXISTING FENCES AND BLOCK WALLS ARE TO REMAIN IN PLACE.
  18. THERE ARE NO COMMON AREAS, OPEN SPACE AND RECREATIONAL AREAS WITHIN THIS PROPERTY.

**ZONING INFORMATION**

**ZONING:**  
 ZONING PER SPECIFIC PLAN NO 256 #2, PLANNING AREA 16  
 SAME AS R-A EXCEPT SECTION 6.50 REVISED TO 1 ACRE MINIMUM LOTS

**SETBACK REQUIREMENTS:**  
 FRONT YARD (STREET SIDE) = 20'  
 REAR YARD = 10'  
 SIDE YARD = 5'

**HEIGHT REQUIREMENTS:**  
 STRUCTURES SHALL NOT EXCEED 40' AT REAR YARD

**MINIMUM LOT SIZE REQUIREMENT:**

LOT SIZE	AVERAGE LOT WIDTH	AVERAGE LOT DEPTH
1 ACRE	100'	150'

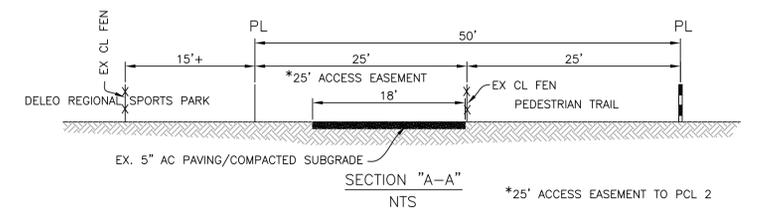
**SURROUNDING ZONING:**  
 WEST: M-R-A (MINERAL RESOURCES AND RELATED MANUFACTURING)  
 SOUTH: OS-R (OPEN SPACE-RECREATION)  
 EAST: R-1  
 NORTH: R-1

**GENERAL PLAN/LAND USE**

**LAND USE DESIGNATION:**  
 EXISTING: SPECIFIC PLAN 256, VLDR (VERY LOW DENSITY RESIDENTIAL) NO CHANGE

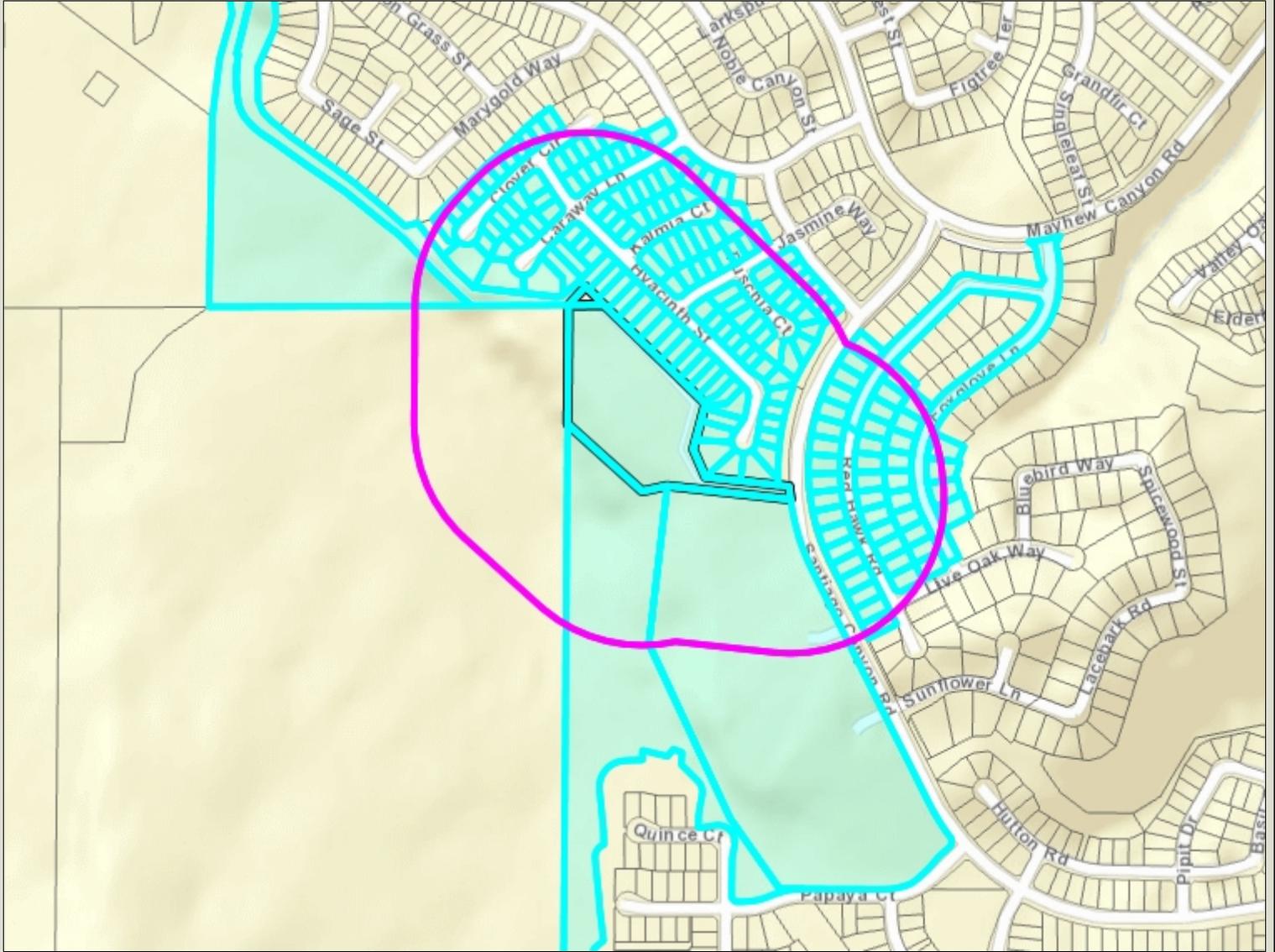
**SURROUNDING LAND USE DESIGNATION/USE:**

WEST: MR (MINERAL RESOURCES)	MINE
SOUTH: OS-R (OPEN SPACE RECREATION)	REGIONAL PARK
EAST: MDR (MEDIUM DENSITY RESIDENTIAL)	RESIDENTIAL
NORTH: MDR (MEDIUM DENSITY RESIDENTIAL)	RESIDENTIAL



TPM39094

600 FT RADIUS



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

Notes



**\*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... 2/27/2025 9:01:46 AM

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290110055  
MAYHEW LAND CO  
P O BOX 77850  
CORONA CA 92877

290110056  
SYCAMORE CREEK COMMUNITY ASSN  
25420 MAYHEW CANYON RD  
CORONA CA 92883

290580005  
BIR RAGHBIR & JASWANT FAMILY  
LIVING TRUST  
4145 STRANDBERG ST  
CORONA CA 92881

290581001  
JESUS VALLES CHAVEZ  
25303 CORAL CANYON RD  
CORONA CA 92883

290581002  
PATRICK D. ROGAN  
PO BOX 79376  
CORONA CA 92877

290581003  
NIRBHAY SINGH  
25319 CORAL CANYON RD  
CORONA CA 92883

290581004  
VICTORIA W. MORRIS  
25327 CORAL CANYON RD  
CORONA CA 92883

290590001  
JOHANNAH F. DIVJAK  
11045 KALMIA CT  
CORONA CA 92883

290590002  
SAMIR HADDAD  
11053 KALMIA CT  
CORONA CA 92883

290590003  
JULIA Z. DELCASTILLO  
11069 KALMIA CT  
CORONA CA 92883

290590004  
FUENTES J JESUS TORRE  
11077 KALMIA CT  
CORONA CA 92883

290590005  
FRANCISCO FRANCO  
11085 KALMIA CT  
CORONA CA 92883

290590006  
DANIEL J. EDWARDS  
11093 KALMIA CT  
CORONA CA 92883

290590007  
CATHERINE SUNCHUN TSAI  
11101 KALMIA CT  
CORONA CA 92883

290590008  
STEVEN M. SUDERNO  
11109 KALMIA CT  
CORONA CA 92883

290590010  
TAQUON T. TAYLOR  
P O BOX 5531  
BUENA PARK CA 90622

290590011  
FRANK CABANAS  
11082 KALMIA CT  
CORONA CA 92883

290590012  
RUDDY REYES  
11074 KALMIA CT  
CORONA CA 92883

290590013  
KOFI BASS  
11066 KALMIA CT  
CORONA CA 92883

290590014  
DAN ZHANG  
9228 1/2 HALL ROAD  
DOWNEY CA 90241

290590015  
ANGEL THAO NHI NGUYEN VU SUON  
4801 CONTOUR CT  
OCEANSIDE CA 92057

290590016  
KATHLEEN TENNISON  
25454 HYACINTH ST  
CORONA CA 92883

290590017  
ZION FAMILY REVOCABLE LIVING TRUST  
973 FOOTHILL PKY STE 110-174  
CORONA CA 92883

290590018  
JORGE M. AVILA  
25438 HYACINTH ST  
CORONA CA 92883

290590019  
CLARIZZA GRACE A BALAGUER  
11019 CARAWAY LN  
CORONA CA 92883

290590020  
MANUEL RANGEL LOPEZ JUAN  
11035 CARAWAY LN  
CORONA CA 92883

290590021  
SHANNON SANTORE  
11043 CARAWAY LN  
CORONA CA 92883

290590022  
TRUNG D. NGUYEN  
11051 CARAWAY LN  
CORONA CA 92883

290590023  
YANG ZHANG  
11059 CARAWAY LN  
CORONA CA 92883

290591001  
JOHN C. DYKES  
11056 CARAWAY LN  
CORONA CA 92883

290591002  
HUSTON LEE WALKER  
11048 CARAWAY LN  
CORONA CA 92883

290591003  
TERENCE A. JOHNSON  
11040 CARAWAY LN  
CORONA CA 92883

290591004  
DICK M. YIP  
1271 PEACOCK HILL DR  
SANTA ANA CA 92705

290591005  
MARTIN D. WOODS  
11024 CARAWAY LN  
CORONA CA 92883

290591006  
LOPEZ FAMILY TRUST DTD 12/15/20  
11016 CARAWAY LN  
CORONA CA 92883

290591007  
JOSEPH SYKES  
11008 CARAWAY LN  
CORONA CA 92883

290591008  
JOSE MOTA  
10993 CLOVER CIR  
CORONA CA 92883

290591009  
FAMILY TRUST MCGEE SAMUEL & EDNA  
M  
11001 CLOVER CIR  
CORONA CA 92883

290591010  
JEREMY A. VANHEERDE  
11009 CLOVER CIR  
CORONA CA 92883

290591011  
SCOTT KITE  
11017 CLOVER CIR  
CORONA CA 92883

290591012  
VALESKA JADE HALES  
16121 MARJAN LN  
HUNTINGTON BEACH CA 92647

290591018  
JAYAGODA FAMILY TRUST DATED  
06/14/2008  
10998 CLOVER CIR  
CORONA CA 92883

290591019  
MERCER MELVIN & CYNTHIA LIVING  
TRUST DTD 02/15/24  
10990 CLOVER CIR  
CORONA CA 92883

290591020  
LAVERN JORDAN WILSON  
10982 CLOVER CIR  
CORONA CA 92883

290591021  
DANIEL STELUNG  
12 ALBA W  
IRVINE CA 92620

290591022  
WILLEY FAMILY TRUST UA DTD  
03/04/2024  
10966 CLOVER CIR  
CORONA CA 92883

290591023  
KYONG FAM TR DATED 10/19/17  
511 JOSE WAY  
FULLERTON CA 92835

290591024  
GRUNTZ FAMILY TRUST DTD 3/29/22  
10942 CLOVER CIR  
CORONA CA 92883

290591025  
JEREMY HEALEY  
10930 CLOVER CIR  
CORONA CA 92883

290591026  
ROBERT MEKHAIL  
10918 CLOVER CIR  
CORONA CA 92883

290591027  
JUSTIN C. LEWIS  
10906 CLOVER CIR  
CORONA CA 92883

290591028  
ROBERT GOSSETT  
10894 CLOVER CIR  
CORONA CA 92883

290591029  
MILTON BHOORQUEZ  
10885 CLOVER CIR  
CORONA CA 92883

290591030  
JENIPHER L. MELENDEZ  
10891 CLOVER CIR  
CORONA CA 92883

290591031  
CHERYL M. AOYS  
10909 CLOVER CIR  
CORONA CA 92883

290591032  
BRYANT SEAN & AMANDA REVOC  
LIVING TRUST  
10921 CLOVER CIR  
CORONA CA 92883

290591033  
JOHN FREDERICK SMITH  
1516 NASHVILLE ST  
SAN DIEGO CA 92110

290591034  
RONALD N. PALACIOS  
10945 CLOVER CIR  
CORONA CA 92883

290591035  
CHAVEZ RAFAEL & MARLENE LIVING  
TRUST DTD 08/23/23  
10948 CARAWAY LN  
CORONA CA 92883

290591036  
MIKE A. VANWONTERGHEM  
10936 CARAWAY LN  
CORONA CA 92883

290591037  
ANTHONY RAY BUNCH  
10924 CARAWAY LN  
CORONA CA 92883

290591038  
JARROD MANUEL  
10912 CARAWAY LN  
CORONA CA 92883

290591039  
WADE GERALD ARENS  
10906 CARAWAY LN  
CORONA CA 92883

290591040  
THOMSON PAUL L & CHENYING  
YANGLIVING TRUST  
10927 CARAWAY LN  
CORONA CA 92883

290591041  
TIEU ALAN & JENNY FAMILY TRUST EST  
05/12/06  
10939 CARAWAY LN  
CORONA CA 92883

290591042  
CHAO SHON LIU  
10951 CARAWAY LN  
CORONA CA 92883

290591044  
HIROKI NISHIMURA  
25401 HYACINTH ST  
CORONA CA 92883

290591045  
ANDREW M. MADDEN  
25417 HYACINTH ST  
CORONA CA 92883

290591046  
ALLAN DELEON  
25425 HYACINTH ST  
CORONA CA 92883

290591047  
NOE TENORIO  
25441 HYACINTH ST  
CORONA CA 92883

290591048  
EROL A. GUREL  
25449 HYACINTH ST  
CORONA CA 92883

290591049  
SEAN R. HARRIS  
25457 HYACINTH ST  
CORONA CA 92883

290591050  
JUE WANG  
25465 HYACINTH ST  
CORONA CA 92883

290591051  
VICTORIA A. ABANISE  
25473 HYACINTH ST  
CORONA CA 92883

290591052  
GERRY KODO  
25481 HYACINTH ST  
CORONA CA 92883

290591053  
CLIFFORD J. STOTTS  
25489 HYACINTH ST  
CORONA CA 92883

290591054  
LARRY COOK  
25497 HYACINTH ST  
CORONA CA 92883

290601002  
JASON MARK BURKE  
11140 JASMINE WAY  
CORONA CA 92883

290601003  
GERALD ATKINS  
11132 JASMINE WAY  
CORONA CA 92883

290601004  
BYRON R. HOLEMAN  
11124 JASMINE WAY  
CORONA CA 92883

290601005  
CYNTHIA I. NOVOA  
10443 BOXWOOD TER  
SANTA FE SPRINGS CA 90670

290601006  
ADAM MAFFEI  
11108 JASMINE WAY  
CORONA CA 92883

290601007  
MABEL JARAMILLO  
11100 JASMINE WAY  
CORONA CA 92883

290601008  
TRENTON MICHAEL TATE  
11092 JASMINE WAY  
CORONA CA 92883

290601009  
STEVEN A. JOHNSON  
7 N MIDDLE RIDGE LN  
ROLLING HILLS CA 90274

290602001  
HPA JV BORROWER 2019-1 ML  
180 N STETSON AVE STE 3650  
CHICAGO IL 60601

290602002  
ADRIAN AGUIRRE  
25513 HYACINTH ST  
CORONA CA 92883

290602003  
TITH LLC  
1936 RIO BONITO DR  
ROWLAND HEIGHTS CA 91748

290602004  
NABUA NOEL & SALVACION LIVING 2019  
TRUST DTD 10/7/2019  
25529 HYACINTH ST  
CORONA CA 92883

290602005  
TREVOR COSTIN  
25537 HYACINTH ST  
CORONA CA 92883

290602006  
CASSANDRA DENISE JONES  
25545 HYACINTH ST  
CORONA CA 92883

290602007  
DANIEL CHRISTENSEN  
25553 HYACINTH ST  
CORONA CA 92883

290602008  
WEST COAST LORBER 2018 TRUST  
AGREEMENT DTD 4/6/18  
25561 HYACINTH ST  
CORONA CA 92883

290602009  
AMARINDER BHANGOO  
25569 HYACINTH ST  
CORONA CA 92883

290602010  
LINDSAY DELGADO  
25577 HYACINTH ST  
CORONA CA 92883

290602011  
MICHAEL J. VESELY  
25609 HYACINTH ST  
CORONA CA 92883

290602012  
JUAN SIFFREDI  
25617 HYACINTH ST  
CORONA CA 92883

290602013  
TAMMY DAVENPORT  
808 W 156TH ST  
COMPTON CA 90220

290602014  
AMBROSE A. RUSSO  
25633 HYACINTH ST  
CORONA CA 92883

290602015  
VIRGIL H. WHIDDON  
25630 HYACINTH ST  
CORONA CA 92883

290602016  
CRAIG STORAR  
25622 HYACINTH ST  
CORONA CA 92883

290602017  
MICHAEL WAYNE CHANCE  
25614 HYACINTH ST  
CORONA CA 92883

290602018  
ANTONIO VIRAMONTES  
385 RIVER OAKS PKWY APT 50  
SAN JOSE CA 95134

290602019  
KALYANI FAMILY LIVING TRUST DTD  
09/13/19  
13949 WINDROSE AVE  
CORONA CA 92880

290602020  
ROBERT R. CURRIER  
25590 HYACINTH ST  
CORONA CA 92883

290602022  
KHA NOU  
3510 ELKER RD  
CORONA CA 92882

290602023  
MAX MARSHALL ANDRESEN  
25574 HYACINTH ST  
CORONA CA 92883

290602024  
STEPHEN RIVERA  
25566 HYACINTH ST  
CORONA CA 92883

290602025  
ERIC CHIN  
5601 CAPELLA PL  
RANCHO CUCAMONGA CA 91739

290602026  
KEVIN JAMES BALDWIN  
25550 HYACINTH ST  
CORONA CA 92883

290602027  
MARK ANDREW CURRIER  
25542 HYACINTH ST  
CORONA CA 92883

290602028  
RONALD EDWARD SAVAGEAU  
25534 HYACINTH ST  
CORONA CA 92883

290602029  
HOUSEN SEAN D FAMILY TRUST DTD  
09/09/24  
25518 HYACINTH ST  
CORONA CA 92883

290602030  
JAMES J. ROOT  
25483 FUCHSIA CT  
CORONA CA 92883

290602031  
DEAN G. ARMSTRONG  
25491 FUCHSIA CT  
CORONA CA 92883

290602032  
KRUNAL PATEL  
25499 FUCHSIA CT  
CORONA CA 92883

290602033  
EDGAR RODRIGUEZ  
25507 FUCHSIA CT  
CORONA CA 92883

290602034  
FATEMEH SOHELIA SIMMONS  
25515 FUCHSIA CT  
CORONA CA 92883

290602036  
JASON ELDRIDGE  
25531 FUCHSIA CT  
CORONA CA 92883

290602037  
GEORGE KHALIL  
25539 FUCHSIA CT  
CORONA CA 92883

290602038  
MICHAEL S. BEAUDOIN  
25528 FUCHSIA CT  
CORONA CA 92883

290602039  
MATTHEW GREGORY BUCHANAN  
25520 FUCHSIA CT  
CORONA CA 92883

290602040  
LENNIE P. BALLESTEROS  
25512 FUCHSIA CT  
CORONA CA 92883

290602041  
REYNALDO GAMO  
25504 FUCHSIA CT  
CORONA CA 92883

290602042  
JUAN CARLOS MARTINEZ  
25496 FUCHSIA CT  
CORONA CA 92883

290602043  
TIMOTHY WILLIAM CAUSGROVE  
25488 FUCHSIA CT  
CORONA CA 92883

290602044  
THOMAS R. HASKIN  
25455 CAMELLIA ST  
CORONA CA 92883

290602045  
HEMAJITH DARSHANA  
GONAPOLADENIYAGE  
25463 CAMELLIA ST  
CORONA CA 92883

290602046  
SYED HUSSAIN ASGHAR  
25471 CAMELLIA ST  
CORONA CA 92883

290602047  
EVELYN TO TANG  
25479 CAMELLIA ST  
CORONA CA 92883

290602048  
PETER CARRION  
25487 CAMELLIA ST  
CORONA CA 92883

290602049  
ROBERT PALAZUELOS  
25495 CAMELLIA ST  
CORONA CA 92883

290630012  
ANN NGUYEN  
25537 RED HAWK RD  
CORONA CA 92883

290630013  
BURNETT LUCY LIVING TRUST DTD  
07/17/24  
25547 RED HAWK RD  
CORONA CA 92883

290630014  
RONALD F. CIAMPA  
38672 CAMINO AGUACERO  
BERMUDA DUNES CA 92203

290630015  
REYNA L. HERNANDEZ  
7664 STEAMBOAT ST  
RIVERSIDE CA 92507

290630016  
MIKE DALTON  
25577 RED HAWK RD  
CORONA CA 92883

290630017  
NAKUL KALRA  
25574 RED HAWK RD  
CORONA CA 92883

290630018  
CEZAR F. RODRIGUEZ  
25564 RED HAWK RD  
CORONA CA 92883

290630019  
GRACE HEAJUNG LEE  
25554 RED HAWK RD  
CORONA CA 92883

290630020  
KEVIN DANIEL SINGH  
25544 RED HAWK RD  
CORONA CA 92883

290630036  
MILTON MARLON JOHNSON  
25569 FOXGLOVE LN  
CORONA CA 92883

290630037  
JAMES E. JOHNSON  
25579 FOXGLOVE LN  
CORONA CA 92883

290630038  
UDEEKSHA SHARMI PERERA  
25589 FOXGLOVE LN  
CORONA CA 92883

290630052  
BIJAN K. SAMANTA  
71 ASHFORD  
IRVINE CA 92618

290630056  
SYCAMORE HILLS COMMUNITY ASSN  
16845 VON KARMAN STE 200  
IRVINE CA 92606

290640001  
GERARDO ALAMO  
25587 RED HAWK RD  
CORONA CA 92883

290640002  
AMANDA LOUISE TURTON  
25597 RED HAWK RD  
CORONA CA 92883

290640003  
HANS H Y OEI  
25607 RED HAWK RD  
CORONA CA 92883

290640004  
ALLAN TYNER  
25617 RED HAWK RD  
CORONA CA 92883

290640005  
TAUSHA WAGNER  
25627 RED HAWK RD  
CORONA CA 92883

290640006  
ANDREW NICK  
25637 RED HAWK RD  
CORONA CA 92883

290640007  
SARAH CHRISTINE IVERSON  
25647 RED HAWK RD  
CORONA CA 92883

290640008  
GUILLERMO LOPEZ  
25657 RED HAWK RD  
CORONA CA 92883

290640009  
CHRISTOPHER D. FAWCETT  
25667 RED HAWK RD  
CORONA CA 92883

290640010  
SEAN J. WILLIAMS  
25677 RED HAWK RD  
CORONA CA 92883

290640011  
JESUS GALINDO  
25687 RED HAWK RD  
CORONA CA 92883

290640012  
AARON J. HALSEY  
25697 RED HAWK RD  
CORONA CA 92883

290640013  
RAZAK SURREY  
25707 RED HAWK RD  
CORONA CA 92883

290640022  
KHALIF MAJIED-MUHAMMAD  
25694 RED HAWK RD  
CORONA CA 92883

290640023  
CHAD M. POOL  
25684 RED HAWK RD  
CORONA CA 92883

290640024  
QUANG HONG NGUYEN  
25664 RED HAWK RD  
CORONA CA 92883

290640025  
BRIAN SMITH  
25654 RED HAWK RD  
CORONA CA 92883

290640026  
CARL A. DESMOND  
26444 RED HAWK RD  
CORONA CA 92883

290640027  
THOMAS A. RINGL  
25634 RED HAWK RD  
CORONA CA 92883

290640028  
JOHN MICHAEL JORDAN  
25614 RED HAWK RD  
CORONA CA 92883

290640029  
INNOCENT KENNEDY AMEACHI  
25608 RED HAWK RD  
CORONA CA 92883

290640030  
SOLOMON H. CATES  
25594 RED HAWK RD  
CORONA CA 92883

290640031  
RAFAEL MEZA  
25599 FOXGLOVE LN  
CORONA CA 92883

290640032  
REDEN DELA CRUZ RAMOS  
25609 FOXGLOVE LN  
CORONA CA 92883

290640033  
MATTHEW E. HOLMES  
25619 FOXGLOVE LN  
CORONA CA 92883

290640034  
ANGELA YAN TAI  
25629 FOXGLOVE LN  
CORONA CA 92883

290640035  
CARLOS E. ARELLANOS  
25639 FOXGLOVE LN  
CORONA CA 92883

290640036  
JARED WARNER  
25649 FOXGLOVE LN  
CORONA CA 92883

290640037  
RICHARD A. HUERTA  
25659 FOXGLOVE LN  
CORONA CA 92883

290640038  
ELIZABETH REEVES  
25606 FOXGLOVE LN  
CORONA CA 92883

290640039  
MATTHEW S. DENAPLE  
25616 FOXGLOVE LN  
CORONA CA 92883

290640040  
DAVID R. ZUNG  
25636 FOXGLOVE LN  
CORONA CA 92883

290660024  
COUNTY OF RIVERSIDE  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

290670004  
JAMES G. CLEVELAND  
24585 TEMESCAL CANYON RD  
CORONA CA 92883

290670005  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

RIVERSIDE COUNTY PLANNING DEPARTMENT

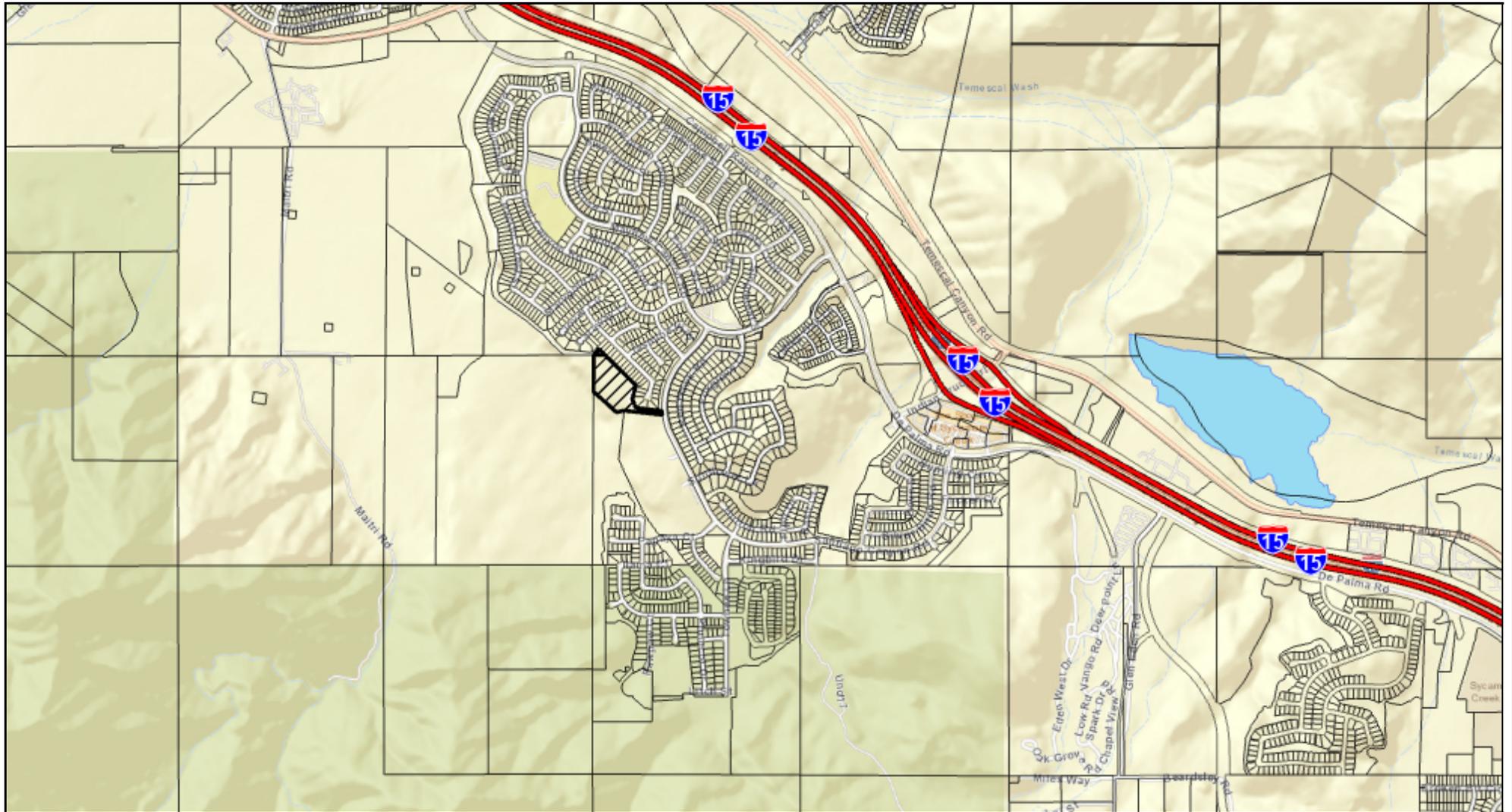
TPM39094

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

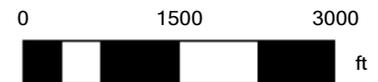
Date: 3-7-2025

District: 2



Zoning Area/District: GLEN IVY

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

TPM39094

LAND USE

Supervisor: KAREN SPIEGEL

Date: 2-27-2025

District: 2

Exhibit: 1



Zoning District: GLEN IVY



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

TPM39094

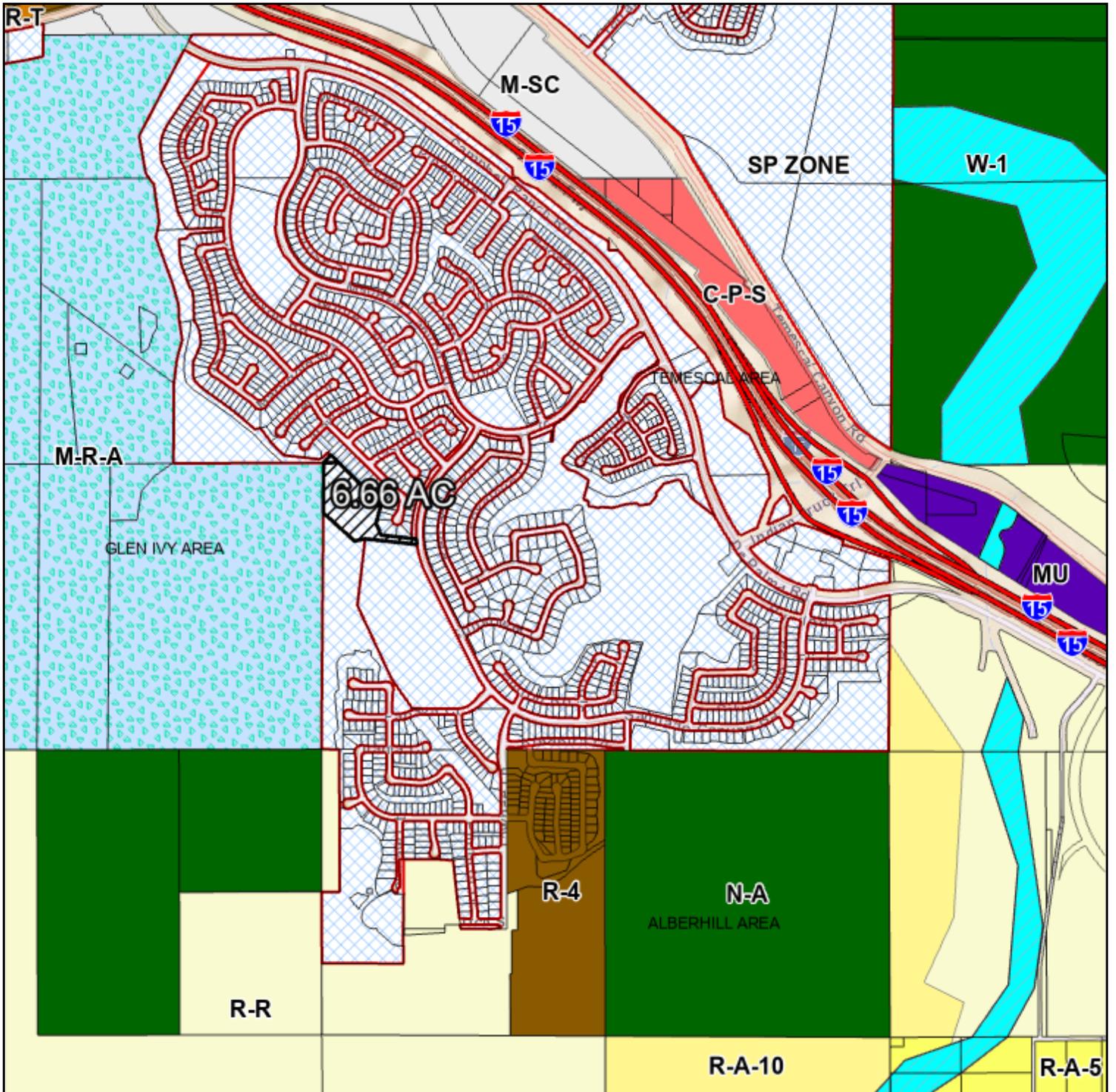
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

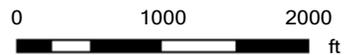
Date: 2-27-2025

Exhibit: 2



Zoning Area/District: GLEN IVY

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>





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Rania Odenbaugh, P.E.  
Assistant CEO/TLMA Director



03/13/25, 5:50 pm

TPM39094

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM39094. 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.

### **Advisory Notification**

#### **Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 39094 (TPM39094) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

#### **Advisory Notification. 2            AND - Project Description & Operational Limits**

Schedule "J" subdivision of two properties totaling into 2 parcels, 3.31 acres each within Planning Area. 16 (Estate Density Residential) of SP00256 (Sycamore Creek). There are existing dwellings on both proposed parcels, no additional structures are proposed at this time. Schedule "J" Map conveyance and financing map is not for development purposes for development purposes. Any structures already existing at the site now are allowed to remain. See Schedule "J" Map which calls out the existing structures on Parcel 1 and Parcel 2. Per Ordinance 460 SECTION 10.16. SCHEDULE "J" FINANCE/CONVEYANCE SUBDIVISION MAP Any division of land solely for the purposes of financing or conveying title to all or a portion of the land. A Schedule "J" subdivision map does not create any legal building sites. A Schedule "J" subdivision map shall not be considered a vesting map.

#### **Advisory Notification. 3            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 3                    AND - Federal, State & Local Regulation Compliance (cont.)**

Consultation) {for GPAs, SPs, & SPAs

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and

TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

#### **Advisory Notification. 4                    AND - Hold Harmless**

Hold Harmless

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 4                    AND - Hold Harmless (cont.)**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM39094 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TPM39094 , including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### E Health

#### **E Health. 1                                    DEH - ECP Review**

Prior to any development on the property, it will be required to submit a Phase I Environmental Site Assessment (ESA) report is required to be submitted for review and approval. Phase I ESA must be in accordance with ASTM1527-13 standards. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

#### **E Health. 2                                    DEH - Water and Sewage Disposal Review**

Per review of TPM39094, water source is from Elsinore Valley Municipal Water District (EVMWD) and sewage disposal uses onsite wastewater treatment systems (OWTS)/septic systems. Prior to any development on the property, applicant must obtain clearance from Department of Environmental Health (DEH).

## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### E Health. 2

#### DEH - Water and Sewage Disposal Review (cont.)

To obtain clearance for water source, provide documentation that shows service from EVMWD. To obtain clearance for sewage disposal, a review of whether the OWTS is properly sized must be conducted.

Note: For continued use of OWTS on property, applicant must establish that sewer is not available for use.

### Fire

#### Fire. 1

#### Fire Department Access

Commercial - 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 minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. (For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04.) The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 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.

Residential - Fire apparatus access roads/driveways shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. When the building is equipped throughout with an approved automatic fire sprinkler system, this distance is permitted to be extended from 150 feet to 300 feet. Access shall comply with requirements from the Riverside County Office of the Fire Marshal Technical Policy #TP16-001 Fire Apparatus Access and Fire Protection Water Supplies for One- and Two-Family Dwellings, Additions Thereto and Associated Accessory Structures. Reference CFC 503.

#### Fire. 2

#### Fire Department Access Turn Around

Commercial - 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 45 feet outside radius and 21 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.

Residential - 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. (For development within the SRA and within the LRA VHFHSZ, the bulb turnaround at the terminus shall be 40 feet outside radius and 16 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.

## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 3** **Fire Department Fire Protection Water Supply and Access Review (cont.)**

**Fire. 3** **Fire Department Fire Protection Water Supply and Access Review**

The fire department will require any development on the property to submit a site plan, building information and other supporting documentation for the review of required fire protection water supply and access. Reference CFC 503 and CFC 507.

**Fire. 4** **Fire Protection Water Supplies/Fire Flow**

Minimum fire flow for the construction of all buildings is 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.

**Fire. 5** **Fire Protection Water Supplies/Hydrants**

Commercial - 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.

Residential - Fire hydrants shall be located no more than 400 feet from all portions of the exterior of all buildings, or 600 feet from all portions of the exterior of the building equipped with an approved fire sprinkler system, along an approved route on a fire apparatus access road/driveway, unless otherwise approved by the Fire Department. The maximum distance to a fire hydrant can be increased utilizing direction from the Riverside County Office of the Fire Marshal Technical Policy #TP16-002 One- and Two-Family Dwellings Fire Hydrant Mitigation Matrix. Reference CFC 507.5.

**Fire. 6** **Fire Sprinkler System**

Commercial - 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  
- Residential - Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC 313.2.

### Flood

**Flood. 1** **Flood Hazard Report**

TPM 39094  
FLOOD HAZARD REPORT  
DAC DATE: 12/12/2024



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### Unanticipated Resources (cont.)

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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

County of Riverside County Clerk

**Project Title/Case No.:** TPM39094

**Project Location:** 25629 Santiago Canyon Rd. Corona, CA 92883.

**Project Description:** Schedule "J" subdivision of two properties totaling approx. 6.77 acres into 2 parcels, 3.31 acres each within Planning Area 16 (Estate Density Residential) of SP00256 (Sycamore Creek). There are existing dwellings on both proposed parcels, no additional structures are proposed at this time.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** James Cleveland, 25625 Santiago Canyon Rd Corona, CA 92883

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (Sec.15303) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption (_____)                  |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Other: 15061 (b)(3)               |

**Reasons why project is exempt:**

The Project is exempt from the provisions of CEQA, specifically by the State CEQA Guidelines as identified above. The Project will not result in any specific or general exceptions to the use of categorical exemptions as detailed under State CEQA Guidelines section 15300.2. The Project will not cause any impacts to scenic resources, historic resources or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur where it can be seen with certainty as to create a direct or reasonably foreseeable indirect physical environmental impact.

**Section 15061(b)(3) – Common Sense Exemption.** The activity is covered by the commonsense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed Tentative Parcel Map (TPM39094) involves the Schedule "J" Subdivision of a 6.62-acre property into two new parcels, each measuring 3.31 acres, within Planning Area 16 (Estate Density Residential) of Specific Plan SP00256 (Sycamore Creek #256, Area 16). Both parcels contain existing dwellings, with no additional structures proposed at this time. No new undisturbed area would be impacted by the subdivision. As such, the proposed project does not bring about changes to the physical environment as to cause significant effects on the environment.

NOTICE OF EXEMPTION

Page 2

**Section 15305** – Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel; (b) Issuance of minor encroachment permits; (c) Reversion to acreage in accordance with the Subdivision Map Act.

The proposed Tentative Parcel Map (TPM39094) would consist of the Schedule "J" Subdivision of one property into 2 new parcels each within Planning Area 16 (Estate Density Residential) of SP00256 (SYCAMORE CREEK #256, AREA 16). Average slope is less than 20% (1 -2% average slope). Existing dwellings are on both proposed parcels with no additional structures proposed at this time. Therefore, the proposed Tentative Parcel Map meets the intent and scope of Section 15305, Categorical Exemption.

Based on the identified exemptions and justifications above, it can be reasonably concluded that no physical environmental impacts are anticipated to occur and that there is no possibility that this Project would have a direct, indirect, or cumulatively significant effect on the environment; therefore, the activity is exempt under CEQA. No further environmental analysis is warranted.

Hektor Soto

951-955-3200

*County Contact Person*

*Phone Number*

*Hektor Soto*

Assistant Planner

3/10/2025

Signature

Title

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 03/10/2025: Y:\Planning Master Forms\Templates\CEQA Forms\Form\_NOE.docx

Please charge deposit fee case#: ZEA No. **XXXXX** ZCFG No. **XXXX** - County Clerk Posting Fee

**FOR COUNTY CLERK'S USE ONLY**

Plan: TPM39094

Parcel: 290670004

50. Prior To Map Recordation

Planning

050 - Planning. 1                      Fee Balance    Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for TPM39094 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                      Schedule J Note of Final Map    Not Satisfied

Each sheet of the subdivision map shall clearly provide the following: "For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land."

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1                      ECP Clearance    Not Satisfied

Prior to any development/grading on the property, it will be required to submit a Phase I Environmental Site Assessment (ESA) report is required to be submitted for review and approval. Phase I ESA must be in accordance with ASTM1527-13 standards. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      No Building Permit W/O Grading Permit    Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

E Health

080 - E Health. 1                      DEH - ECP Clearance    Not Satisfied

Prior to any development on the property, it will be required to submit a Phase I Environmental Site Assessment (ESA) report is required to be submitted for review and approval. Phase I ESA must be in accordance with ASTM1527-13 standards. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

080 - E Health. 2                      DEH - Water Source and Sewage Disposal Review    Not Satisfied

Per review of TPM39094, water source is from Elsinore Valley Municipal Water District (EVMWD) and sewage disposal uses onsite wastewater treatment systems (OWTS)/septic systems. Prior to any development on the property, applicant must obtain clearance from Department of Environmental Health (DEH).

To obtain clearance for water source, provide documentation that shows service from EVMWD.

To obtain clearance for sewage disposal, a review of whether the OWTS is properly sized must be conducted.

Note: For continued use of OWTS on property, applicant must first establish that sewer is not available for use.

Fire

Plan: TPM39094

Parcel: 290670004

80. Prior To Building 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.

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1                      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.



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

**Agenda Item No.**  
3.1  
(ID # 27315)  
**MEETING DATE:**  
**Monday, March 31, 2025**

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON TENTATIVE PARCEL MAP NO. 39094 – (TPM39094) – Applicant: Janet Cleveland – Engineer: Allen W. Martin – Second Supervisorial District – Temescal Canyon Zoning District – Temescal Canyon Area Plan – Community Development: Estate Density Residential (CD:EDR) – Location: west of Hyacinth St. and northwest of Santiago Canyon – 6.62 Gross Acres – Zoning: Specific Plan - General Commercial (C-1/C-P) – REQUEST: Schedule “J” subdivision of two properties totaling into 2 parcels, 3.31 acres each within Planning Area. 16 (Estate Density Residential) of SP00256 (Sycamore Creek). There are existing dwellings on both proposed parcels, no additional structures are proposed at this time. APNs: 290-067-004, 290-670-033 . District 2. [Applicant Fees 100%]

**PROPOSED PROJECT**

Case Number(s):	TPM39094
Environmental Type:	Exemption
Area Plan No.	Temescal Canyon
Zoning Area/District:	Temescal Area
Supervisorial District:	Second District
Project Planner:	Jose Merlan
Project APN(s):	290-670-004, 290-670-033
Continued From:	

*John Hildebrand*  
John Hildebrand, Planning Director 3/14/2025

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Parcel Map No. 39094 (TPM39094)** is a proposal for a Schedule "J" subdivision of a 6.62-acre parcel into 2 parcels, 3.31 acres each within SP00256 Sycamore Creek.

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

The Project is located southwest of Hyacinth St. and west of Santiago Canyon Rd. within the Temescal Valley Area Plan.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

---

**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 15601 (b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 39094**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

<b>Land Use and Zoning:</b>	
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Estate Density Residential (EDR)
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (MDR)
East:	Community Development: Medium Density Residential (MDR)
South:	Open Space (OS): Conservation and OS: Recreation
West:	Open Space: Mineral Resources
Surrounding Zoning Classifications	
Existing Zoning Classification:	Specific Plan (SP)
Surrounding Zoning Classifications	
North:	Specific Plan (SP)
East:	Specific Plan (SP)
South:	Specific Plan (SP) and Mineral Resource Area (M-R-A)
West:	Mineral Resource Area (M-R-A)
Surrounding Uses	
Existing Use:	Two single family residences
Surrounding Uses	
North:	Single family tract development
South:	Deleo Regional Sports Park

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

	East:	Single family tract development
	West:	Surface Mine

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	6.62 gross acres	1 acre per 2 to 5 acres
Proposed Minimum Lot Size:	<b>Parcel 1:</b> 3.31 gross acre <b>Parcel 2:</b> 3.31 gross acre	1 acre per 2 to 5 acres
Total Proposed Number of Lots:	2 Lots	
Map Schedule:	Schedule "J"	

**Located Within:**

City's Sphere of Influence:	Yes – City of Corona
County Service Area ("CSA"):	Yes – CSA 134
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes - Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	Yes – Cell 3545
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**

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Figure 1. Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

Background:

Tentative Parcel Map No. 39094 was submitted to the County of Riverside on November 12, 2024. The subject site is located within the Temescal Valley Area Plan (TVAP). A Schedule “J” subdivision map is utilized for any subdivision of land solely for the purpose of financing or conveying title to all or a portion of the land. A Schedule “J” subdivision map does not create any legal building sites. A Schedule J subdivision map shall not be considered a vesting map. The property has two existing single-family homes separated by approximately 258 feet as the crow flies. The applicant proposes to subdivide the property and convey a portion of the two subdivided lots to a relative. No new development is proposed as part of the Schedule ‘J’ subdivision map in accordance with Ordinance 460 and the existing homes will remain.

The primary home on Parcel 2 was built in 1953 and the secondary home on Parcel 1 was built in 2006 (see Figure 2 – Zoom of Tentative Tract Map). The property takes access from Santiago Canyon Road from Mayhew Canyon Road or from Campbell Ranch Road. The Project proposes a subdivision of 6.62 gross acres (6.58 net acres) into two equal size lots 3.31 gross

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acres each, and 3.27 net (Parcel 1) and 3.31 net (Parcel 2). The project meets the current applicable development standards for the Specific Plan 256 Planning Area 16. SP256 Planning Area 12, is classified as the same zoning as Article VIb, Section 6.50 or Ordinance No. 348 (Residential Agriculture). Residential Agriculture allows for single family homes among other rural agricultural uses.

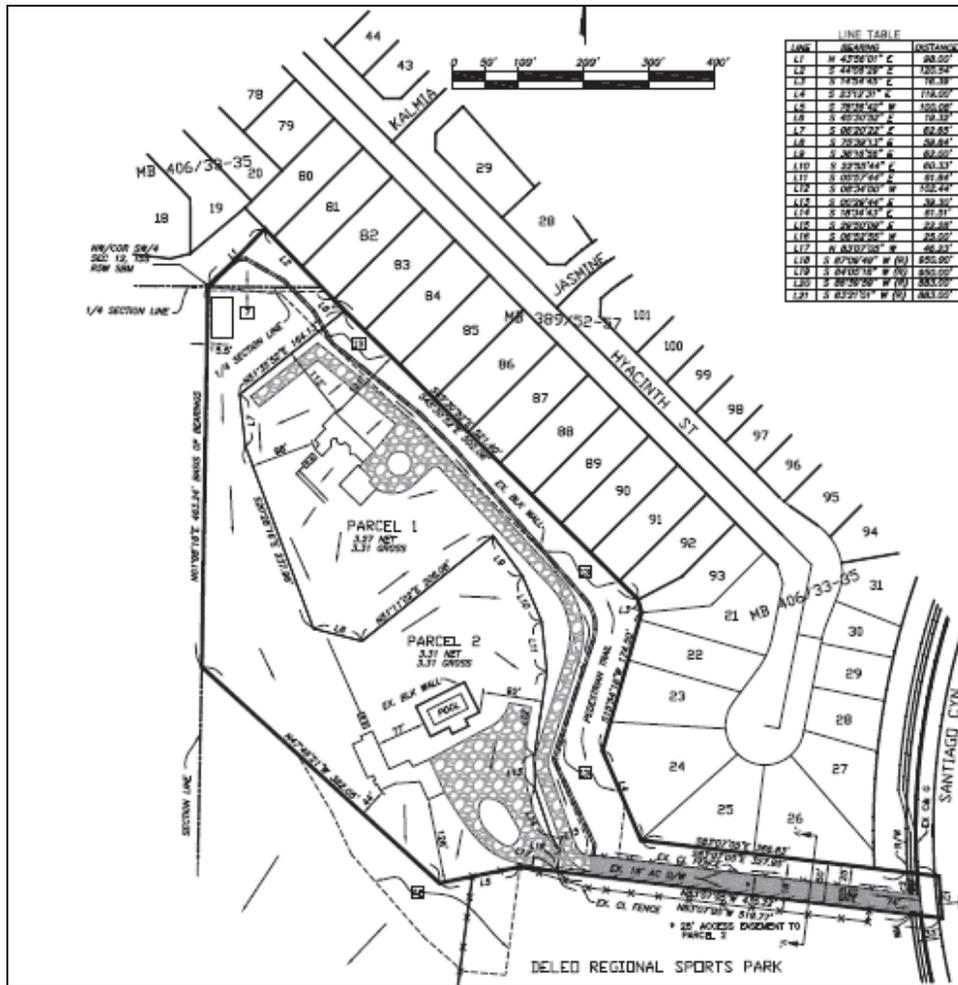


Figure 2. Zoom of Tentative Tract Map

General Plan Consistency:

The Project site has a General Foundation Component of Community Development, and a land use designation of Estate Density (CD:EDR). The EDR land use designation allows single-family detached residences on large parcels of 2 to 5 acres as well as limited agricultural and animal keeping, however intensive animal keeping is discouraged. The proposed map is

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consistent with the General Plan as it is proposing a Schedule 'J' subdivision of a single parcel into 2 lots for conveyance purposes only. The existing residences, predate the Schedule "J" subdivision application. Therefore, the proposed map is consistent with the General Plan.

Zoning Consistency:

The Project site has a Specific Plan zoning classification and within the Residential Agriculture zoning classification. The proposed subdivision would be subject to the development standards outlined in Article VIb, Section 6.52 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the Residential Agriculture (RA) zoning classification, which is further detailed in the Development Standards Findings below.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This proposed Project has been determined to be exempt from further environmental analysis pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), Common Sense Exemption. The Project will not result in any specific or general exceptions to the use of categorical exemptions as detailed under State CEQA Guidelines section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments.

Section 15061(b)(3) (Common Sense Exemption) consists of activities which have the potential for causing a significant effect on the environment. The Schedule 'J' subdivision map does not allow for development to occur of any kind. As such, it is deemed as a paper exercise for the purpose of conveying title or for financing purposes. Because no new development is allowed by a Schedule 'J' subdivision map, environmental resources will not be impacted. The activity is covered under the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment . Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of Community Development – Estate Density Residential (CD-EDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Specific Plan (Residential Agriculture). EDR allows for one single family unit for every 2 to 5 acres of land. Upon the approval of the Schedule "J" subdivision map, both lots will be 3.33 acres each, one existing home in each lot, thereby complying with the land use density. There is no proposed development or grading with this

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Project as it is a Schedule "J" map for financing purposes only. The Project has been reviewed and cleared by all relevant agencies; access easements were required to be included on the map to ensure access to both sites are permanent recorded easements. Because the project does not include land disturbance, or new structures, no impacts would occur as part of the subdivision.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Section 15061(b)(3) . Therefore, the Project, as proposed, does not require any new environmental documentation.

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings**

1. The project site has a General Foundation of Community Development and a General Plan Land Use of Estate Density Residential. The Estate Density Residential land use designation allows for single-family detached residences on large parcels of 2 to 5 acres with limited agriculture and animal keeping. The proposed map is consistent with the General Plan as it will subdivide an existing 6.62 gross acres into two (2) equally sized parcels (3.31 gross acres) for the purposes of financing. No grading or construction will be a part of this Map. This project does not propose a land use change.
2. The project site has a Zoning Classification of Specific Plan (SP). Within the Specific Plan, the zoning for the parcel is classified as Residential Agriculture. Tentative Parcel Map No. 39094 proposes to subdivide approximately 6.62 gross acres into two (2) parcels, 3.31 gross acres each for the purposes of financing which would be consistent and not in conflict with the SP (Residential Agriculture) zone. This project does not propose a change of zone.

**Entitlement Findings**

Tentative Parcel Map No. 39094 is a proposal to subdivide 6.62 gross acres into two (2) lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. *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.*

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The proposed map, as discussed previously complies with land use, zoning and the subdivision ordinance under the Schedule "J" subdivision map criteria. The proposed subdivision meets the density requirements (1 DU/2-5 acre), the lot depth and width requirements (lot depth does not exceed 4 times the width), and has no improvements proposed at this time, as described in the General Plan Findings Section above.

Parcel 1 has a width of 257 ft and length of 414 ft. (less than 2 times the width).

Parcel 2 has a width of 434 ft and 1037 ft, measured from the fork of the main entrance to the deepest part of the lot. (less than 4 times the width).

2. *The site of the proposed land division is physically suitable for the type of development and density proposed of the development.* The proposed subdivision of the subject site would meet the density and development standards of the CD-EDR land use and the R-A zoning classification in terms of lot size, setback requirements, and building intensity. Therefore, the proposed Project is consistent with this finding.
3. The design of the proposed land division is not likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat, The Project, as reviewed and conditioned by the relevant Departments, would be consistent with all applicable environmental standards of the County's Ordinances. It is for the division of land only for financing or conveyance purposes, and grading or construction on-site is not currently proposed. If the applicant proposes any new development, a Certificate of Compliance would be required to comply with the subdivision map act. Any new development would be conditioned for review by the various Departments if grading and construction were to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance.
4. The subject site is not located in an area that has been mapped for conservation, nor is it adjacent or within an identified habitat area. Therefore, no impacts to fish or wildlife habitat are anticipated. Per these findings, staff has determined that it would be unlikely that environmental damage or injury to wildlife and their habitat would occur as a result of approval.

The subject site is located within a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell however no conservation is described by the MSHCP within or adjacent to the project site. The site has been subjected to continual disturbance since at least 1953. Most of the vegetation on the site has been identified as developed or disturbed according to the Regional Conservation Authority mapping. Based on the location of the subject site and the vegetation that occurs on the site, staff has determined that this site has low biological functions and values and would not contribute to MSHCP reserve assembly objectives. The project is not proposing any development or disturbance therefore no direct or indirect impacts to fish or wildlife are anticipated.

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5. The design of the proposed land division or the type of improvements that could be possible under the land use designation are not likely to cause serious public health problems. The Project is proposing a subdivision that results in parcels that are not developable without a future subdivision submittal or unless a Certificate of Compliance is recorded. The development of the site is also limited to the land use density requirements, which limits the site to one (1) dwelling unit per 1 unit for every 2-5 acres under Estate Density Residential.
6. Since the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, the quality of living of the surrounding residents would align closely with what they currently experience. Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood as a result of the Project. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Therefore, no foreseeable public health problems would be caused from approval of the project.
7. 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 for a Schedule "J" Map. The minimum improvements for a Schedule "J" parcel map division shall be as follows:
  - a. Submission Criteria. The Land to be subdivided by the Schedule 'J' Map is not developed and is to be used for finance and conveyance purposes only. A future subdivision map shall be required for new development on the land.
  - b. Minimum Requirements. The proposed two (2) parcels meet the minimum lot size requirements provided in the applicable zoning classification of Residential Agriculture. The proposed lot sizes for the Schedule 'J' Map are equal in size 3.31 each. Tentative Parcel Map No. 39094 is consistent with the minimum size allowed by the project site's Zoning Classification of R-A as noted above. Legal access will be provided to the site via Santiago Canyon Road from Mayhew Canyon Road or from Campbell Ranch Road.
  - c. Compliance. The Project includes all information required for the map, which includes, parcel numbers, street identifications, assessor parcel number, and other required notes.
8. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A 25 ft easement is provided for ingress and egress to Parcel 2 as well as other easements for public utilities as shown on the Tentative Parcel Map. As determined through the necessary Departmental review and conditioning, the design of proposed land division or improvements would not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division. Therefore, the Project meets this finding.
9. The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site's Zoning Classification. The R-A zone requires

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a minimum lot size of 20,000 square feet and a minimum average width of 100 feet and a minimum depth of 150 ft. Therefore, the Project would be in compliance with this requirement as all resulting parcels would meet the minimum lot size standards of the zoning classification.

**Other Findings**

1. The project site is located within Criteria Cell No. 2529 of the Multi-Species Habitat Conservation Plan and had a HANS01397 that was previously approved. Since this is a schedule J map for finance and conveyance purposes no further review is necessary at this time. The Project site is also not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. The project site is located within Criteria Cell No. 3545 of the MSHCP. The MSHCP describes conservation within Cell 3545 as ranging between 5% to 15% within the eastern portion of the Cell. The subject parcel is within the western portion of the cell and therefore outside of the area described for conservation. Since this is a schedule J map for finance and conveyance purposes no further review is necessary at this time.
2. The project site is located within the City of Corona Sphere of Influence. This project was provided to the City of Corona for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The project is exempt from CEQA and is not subject to either AB52 or SB18. As such, no tribal consultation was requested for the proposed project.
5. 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.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

**Conclusion**

1. 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 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**

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This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls who indicated 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 Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

The decision of the Planning Director is considered final, and no further action is required unless, within ten (10) calendar days from the date of the Planning Director's decision, either: an appeal therefrom is filed, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board; or a member of the Board of Supervisors submits a request to the Planning Director that the decision be set for public hearing before the Board of Supervisors. The Clerk of the Board shall set a public hearing before the Board of Supervisors not less than five (5) nor more than sixty (60) days thereafter. If the permit did not require a public hearing, the Planning Director shall mail notice of the public hearing, notice of the appeal shall be given in the same manner that notice was given for the original public hearing. The Board of Supervisors shall render its decision within thirty (30) days following the close of the public hearing on the appeal. The decision of the Board of Supervisors shall be final.

**PROJECT BACKGROUND AND ANALYSIS**

Background:

Tentative Parcel Map No. 39094 was submitted to the County of Riverside on November 12, 2024. The subject site is located within the Temescal Valley Area Plan (TVAP). A Schedule "J" subdivision map is utilized for any subdivision of land solely for the purpose of financing or conveying title to all or a portion of the land. A Schedule "J" subdivision map does not create any legal building sites. A Schedule "J" subdivision map shall not be considered a vesting map. The property has two existing single-family homes separated by approximately 258 feet as the crow flies. The applicant proposes to subdivide the property and convey a portion of the two subdivided lots to a relative. No development is proposed as part of the Schedule 'J' subdivision map in accordance with Ordinance 460.

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The primary home on Parcel 2 was built in 1953 and the secondary home on Parcel 1 was built in 2006. The property takes access from Santiago Canyon Road from Mayhew Canyon Road or from Campbell Ranch Road. The Project proposes a subdivision of 6.62 gross acres (6.58 net acres) into two equal size lots 3.31 gross acres each, and 3.27 net (Parcel 1) and 3.31 net (Parcel 2). The project meets the current applicable development standards for the Specific Plan 256 Planning Area 16. SP256 Planning Area 12, is classified as the same zoning as Article VIb, Section 6.50 or Ordinance No. 348 (Residential Agriculture). Residential Agriculture allows for single family homes among other rural agricultural uses.

General Plan Consistency:

The Project site has a General Foundation Component of Community Development, and a land use designation of Estate Density (CD:EDR). The EDR land use designation allows single-family detached residences on large parcels of 2 to 5 acres as well as limited agricultural and animal keeping, however intensive animal keeping is discouraged. The proposed map is consistent with the General Plan as it is proposing a Schedule 'J' subdivision to an existing parcel into 2 lots for conveyance purposes only. Therefore, the proposed map is consistent with the General Plan.

Zoning Consistency:

The Project site has a Specific Plan zoning classification and is within the Residential Agriculture zoning classification. The proposed subdivision would be subject to the development standards outlined in Article VIb, Section 6.52 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the Residential Agriculture zoning classification, which is further detailed in the Development Standards Findings below.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This proposed Project has been determined to be exempt from further environmental analysis pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), Common Sense Exemption. The Project will not result in any specific or general exceptions to the use of categorical exemptions as detailed under State CEQA Guidelines section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments.

Section 15061(b)(3) (Common Sense Exemption) consists of activities which have the potential for causing a significant effect on the environment. The Schedule 'J' subdivision map does not allow for any new development to occur. As such, it is deemed as a paper exercise for the

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purpose of conveying title or for financing purposes. Because no development is allowed by a Schedule 'J' subdivision map, environmental resources will not be impacted. The activity is covered under the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment . Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of Community Development – Estate Density Residential (CD-EDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Specific Plan (Residential Agriculture). There is no proposed development or grading proposed. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be access and services to the site.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Section 15061(b)(3) . Therefore, the Project, as proposed, does not require any new environmental documentation.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings**

1. The project site has a General Foundation of Community Development and a General Plan Land Use of Estate Density Residential. The Estate Density Residential land use designation allows for single-family detached residences on large parcels of 2 to 5 acres with limited agriculture and animal keeping. The proposed map is consistent with the General Plan as it will subdivide an existing 6.62 gross acres into two (2) equally sized parcels (3.31 gross acres) for the purposes of financing. No grading or construction will be a part of this Map.
2. The project site has a Zoning Classification of Specific Plan (SP). Within the Specific Plan, the zoning for the parcel is classified as Residential Agriculture. Tentative Parcel Map No. 39094 proposes to subdivide approximately 6.62 gross acres into two (2) parcels, 3.31 gross acres each for the purposes of financing which would be consistent and not in conflict with the SP (Residential Agriculture) zone.

### **Entitlement Findings**

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Tentative Parcel Map No. 39094 is a proposal to subdivide 6.62 gross acres into two (2) lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. *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.*

The proposed Project meets the density requirements (1 DU/2-5 acres), the lot depth and width requirements (no lot depth exceeds 4 times its width), and no improvements are proposed at this time, as described in the General Plan Findings Section above. The lot does *not* cross major public utility easements, and the provision under 460 for minimum lot sizes (3,600 sf) crossing major public utility easements does not apply. The access strip (access road) is 50 ft in width and satisfies the minimum 30 ft width requirement. The access strip (501 ft) is less than the 600 ft as required in Ordinance 460.

Parcel 1 – lot width (340 ft), lot depth (886 ft) – depth does not exceed 4 times the width  
Parcel 2 – lot width(447 ft), lot depth (1,056 ft) – depth does not exceed 4 times the width

2. *The site of the proposed land division is physically suitable for the type of development and density proposed of the development.*

The proposed subdivision of the subject site would meet the density and development standards of the CD-EDR land use and the R-A zoning classification in terms of lot size, setback requirements, and building intensity. Therefore, the proposed Project is consistent with this finding.

3. *The design of the proposed land division is not likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The Project, as reviewed and conditioned by the relevant Departments, would be consistent with all applicable environmental standards and County's Ordinances. The proposed project is for a non-development subdivision application. It is for the division of land only for financing or conveyance purposes, and grading or construction on-site is not currently proposed. If the applicant proposes any new development, a tentative map would be required pursuant to Ordinance 460, Section 10.16 (3) "the land to be subdivided by the Schedule "J" subdivision map is not developed, is located within a previously approved specific plan (SP00256 – Sycamore Creek) or tentative tract map, and will be used for residential uses. Development on the land shall be consistent with the previously approved specific plan, tentative tract map or with a future subdivision map, as well as any other land use entitlement or permit required for the development.

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Any new development would be conditioned for review by the various Departments if grading and construction were to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance.

4. *The subject site is not located in an area that has been mapped for conservation, nor is it adjacent or within an identified habitat area. Therefore, no impacts to fish or wildlife habitat are anticipated. Per these findings, staff has determined that it would be unlikely that environmental damage or injury to wildlife and their habitat would occur as a result of approval.*

The subject site is located within a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell however no conservation is described by the MSHCP within or adjacent to the project site. The site has been subjected to continual disturbance since at least 1953. Most of the vegetation on the site has been identified as developed or disturbed according to the Regional Conservation Authority mapping. Based on the location of the subject site and the vegetation that occurs on the site, staff has determined that this site has low biological functions and values and would not contribute to MSHCP reserve assembly objectives. The project is not proposing any development or disturbance therefore no direct or indirect impacts to fish or wildlife are anticipated.

5. *The design of the proposed land division or the type of improvements that could be possible under the land use designation are not likely to cause serious public health problems.*

The Project is proposing a subdivision that results in parcels that are not developable without a future subdivision submittal. The development of the site is also limited to the land use density requirements, which limits the site to one (1) dwelling unit for every 2-5 acres under Estate Density Residential.

Since the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, the quality of living of the surrounding residents would align closely with what they currently experience. Additionally, there would not be a drastic increase in the volume of traffic in the neighborhood as a result of the Project. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Therefore, no foreseeable public health problems would be caused from approval of the project.

6. *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 for a Schedule "J" Map. The minimum improvements for a Schedule "J" parcel map division shall be as follows:*

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- a. Submission Criteria. The land to be subdivided by the Schedule "J" subdivision map is developed in accordance with an approved valid land use entitlement or permit and a future subdivision map or land use entitlement or permit shall be processed in order for new development to occur on the land. The existing single-family homes are either legal conforming (Primary unit was built in 1953, prior to Riverside County land use entitlement requirements or permitted (BRS056766 Second Unit on Parcel 1). The Schedule "J" subdivision meets the criteria for a Schedule "J" Map pursuant to Ordinance 460.
  - b. Minimum Requirements. The proposed two (2) parcels meet the minimum lot size requirements provided in the applicable zoning classification of Residential Agriculture. The proposed lot sizes for the Schedule 'J' Map are equal in size 3.31 each. Tentative Parcel Map No. 39094 is consistent with the minimum size allowed by the project site's Zoning Classification of R-A as noted above. Legal access will be provided to the site via Santiago Canyon Road from Mayhew Canyon Road or from Campbell Ranch Road.
  - c. Compliance. The Project includes all information required for the map, which includes, parcel numbers, street identifications, assessor parcel number, and other required notes.
7. *The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.*

A 25 ft easement is provided for ingress and egress to Parcel 2 as well as other easements for public utilities as shown on the Tentative Parcel Map. As determined through the necessary Departmental review and conditioning, the design of proposed land division or improvements would not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division. Therefore, the Project meets this finding.

8. *The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site's Zoning Classification.*

The R-A zone requires a minimum lot size of 20,000 square feet and a minimum average width of 100 feet and a minimum depth of 150 ft. Therefore, the Project would be in compliance with this requirement as all resulting parcels would meet the minimum lot size standards of the zoning classification.

**Other Findings**

1. The project site is located within Criteria Cell No. 2529 of the Multi-Species Habitat Conservation Plan and had a HANS01397 that was previously approved. Since this is a schedule "J" map for finance and conveyance purposes no further review is necessary at this time. The Project site is also not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan

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The project site is located within Criteria Cell No. 3545 of the MSHCP. The MSHCP describes conservation within Cell 3545 as ranging between 5% to 15% within the eastern portion of the Cell. The subject parcel is within the western portion of the cell and therefore outside of the area described for conservation. Since this is a schedule J map for finance and conveyance purposes no further review is necessary at this time.

2. The project site is located within the City of Corona Sphere of Influence. This project was provided to the City of Corona for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The project is exempt from CEQA and is not subject to either AB52 or SB18. As such, no tribal consultation was requested for the proposed project.
5. 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.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

**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 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**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls who indicated 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 Clerk of the Board, with the required fee as set forth in

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Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

The decision of the Planning Director is considered final, and no further action is required unless, within ten (10) calendar days from the date of the Planning Director's decision, either: an appeal therefrom is filed, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board; or a member of the Board of Supervisors submits a request to the Planning Director that the decision be set for public hearing before the Board of Supervisors. The Clerk of the Board shall set a public hearing before the Board of Supervisors not less than five (5) nor more than sixty (60) days thereafter. If the permit did not require a public hearing, the Planning Director shall mail notice of the public hearing, notice of the appeal shall be given in the same manner that notice was given for the original public hearing. The Board of Supervisors shall render its decision within thirty (30) days following the close of the public hearing on the appeal. The decision of the Board of Supervisors shall be final.

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**ATTACHMENTS**

- Attachment A – Tentative Parcel Map
- Attachment B – Radius Map and Mailing Labels
- Attachment C – GIS Maps
- Attachment D – Notice of Exemption