

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.

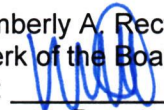
ACTION:Consent


John Hildebrand, Planning Director 5/5/2025

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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Funded 100%			Budget Adjustment:	No
			For Fiscal Year:	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
12TH 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 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 Becerril at ybecerril@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.

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 – Oppose

District 3 – Absent

District 4 – Absent

District 5 – Absent

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

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 19th Avenue, south of 18th 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.

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 18th Avenue, north of 20th 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.

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 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 18th 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.

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 21st 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 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.

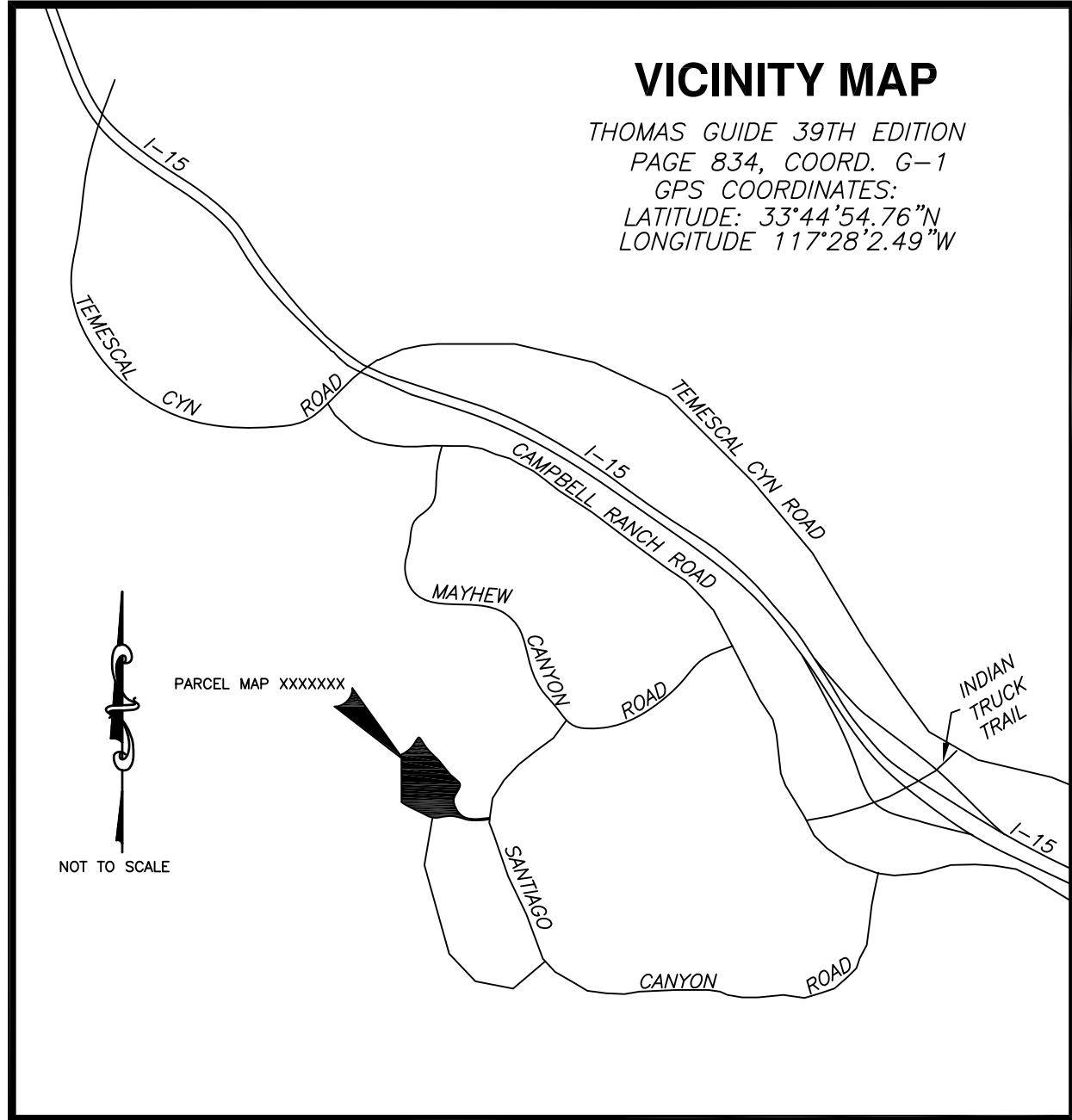
Planning Director's Actions
Item presented for public comments.

Public comments received.

6.0 PUBLIC COMMENTS

NONE

7.0 ADJOURNMENT – 2:30PM



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

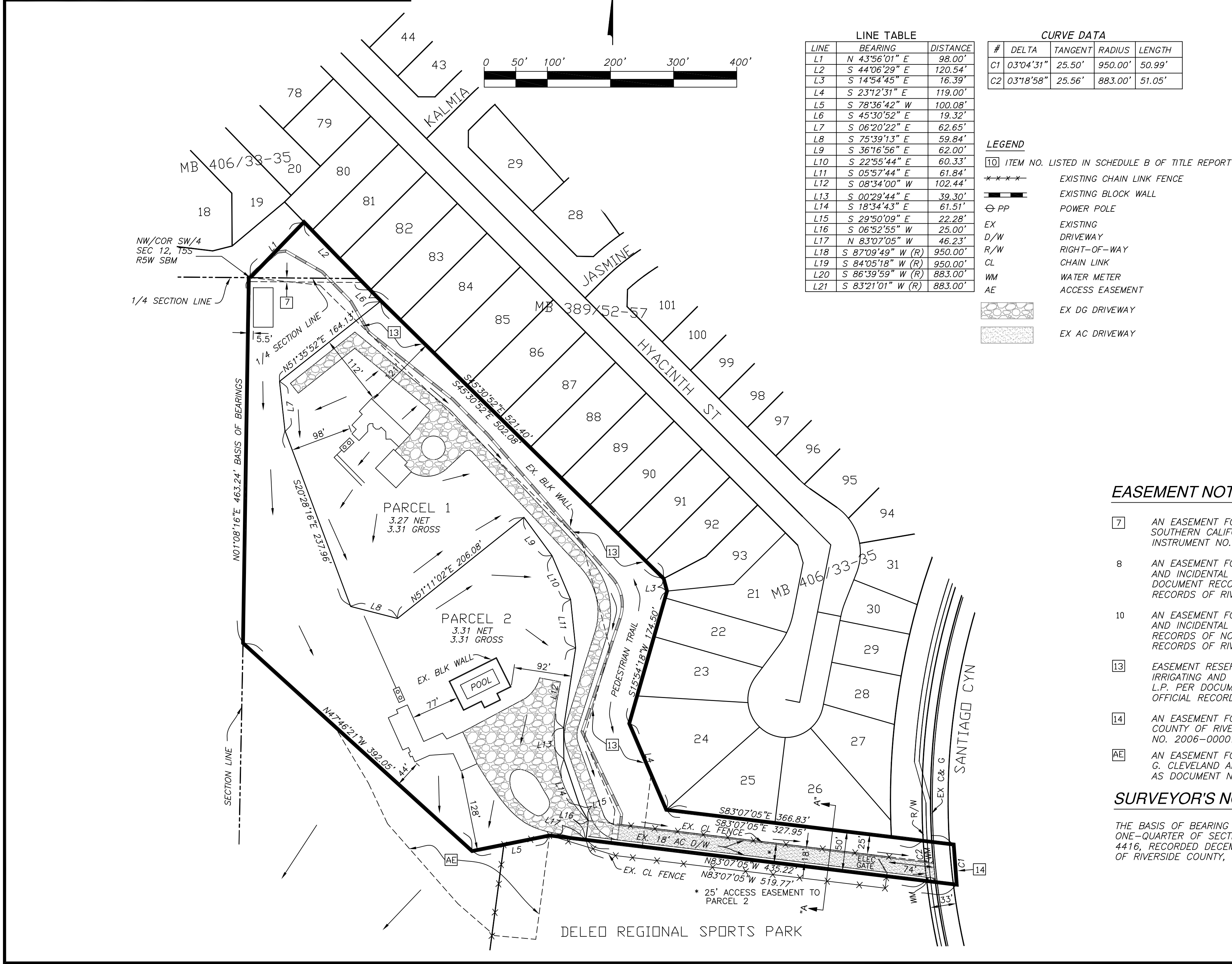
TENTATIVE PARCEL MAP 39094

SCHEDULE "J" MAP

"FOR FINANCE AND CONVEYANCE PURPOSES ONLY"

SOUTHLAND ENGINEERING

OCTOBER 2024



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
CORONA, CA 92883
(951) 660-6783
CLEVELAND863@SBCGLOBAL.NET

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 "G" 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):

PARCEL 1:	PARCEL 2:
NET ACREAGE: 3.27 ACRES	NET ACREAGE: 3.31 ACRES
GROSS ACREAGE: 3.31 ACRES	GROSS ACREAGE: 3.31 ACRES

EASEMENT NOTES

- 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
- AN EASEMENT FOR NUISANCES FROM MINING OPERATIONS ON ADJACENT PROPERTY AND INCIDENTAL PURPOSES IN FAVOR OF C.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.
- 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.
- 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.
- 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
- 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, R6W 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.

REVISIONS					REC	APPR/DATE
MARK	DATE	INITIAL	DESCRIPTION	EOR		

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

- THIS PROPERTY IS LOCATED WITHIN THE SYCAMORE CREEK SPECIFIC PLAN NO. 256, PLANNING AREA 16.
- THOMAS GUIDE 39TH EDITION, PAGE 834, COORD G-1.
- THERE ARE NO PROTECTED OR ENDANGERED TREES THAT EXIST ON THE PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN THE LAKE ELSINORE FAULT ZONE.
- 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.
- THIS PROPERTY IS NOT LOCATED WITHIN A HIGH FIRE AREA.
- THIS PROPERTY HAS A VERY LOW POTENTIAL FOR LIQUEFACTION.
- THIS PROPERTY IS LOCATED WITHIN COMMUNITY SERVICES AREAS 134 AND 152.
- THIS MAP IS A SCHEDULE "J" PARCEL MAP.
- THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- THERE ARE NO CHANNELS ON THIS PROPERTY.
- THERE ARE EXISTING STRUCTURES ON THE PROPERTY AND ARE TO REMAIN.
- NO NEW STRUCTURES ON THE PROPERTY AND ARE TO REMAIN.
- COMPLIANCE WITH RIVERSIDE COUNTY WATER QUALITY MANAGEMENT PLAN (WQMP)
- DEVELOPMENT STANDARDS ARE PER ORDINANCE 348 SECTION 6.52 AND 6.53 (R-A-1).
- NO GRADING IS PROPOSED, SITE ALREADY DEVELOPED.
- ALL EXISTING FENCES AND BLOCK WALLS ARE TO REMAIN IN PLACE.
- 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

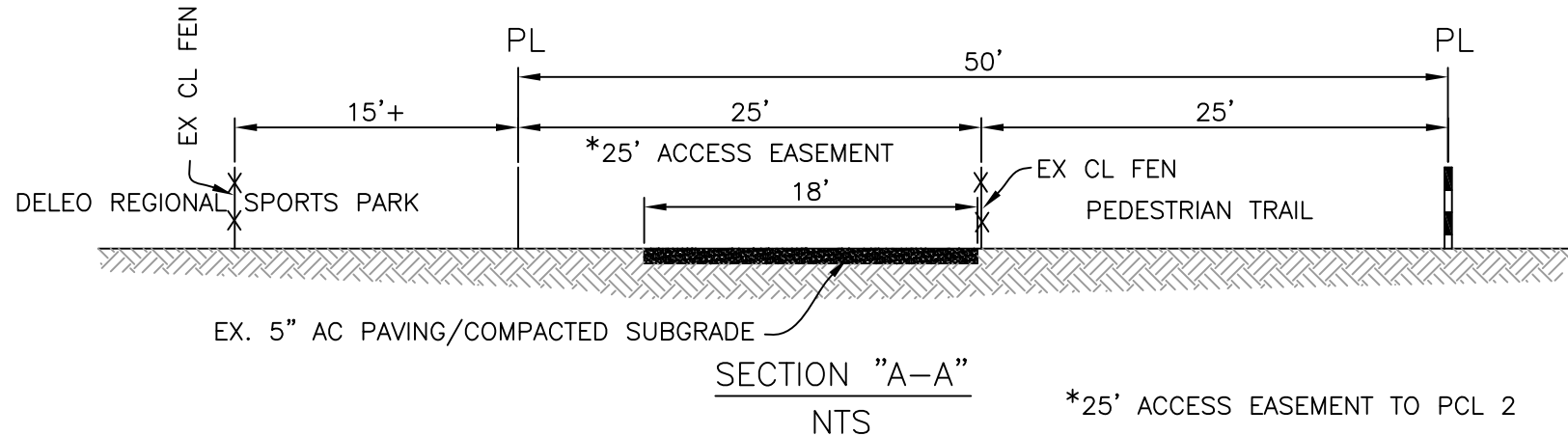
GENERAL PLAN/LAND USE

LAND USE DESIGNATION:

EXISTING: SPECIFIC PLAN 256, VLDR (VERY LOW DENSITY RESIDENTIAL) NO CHANGE

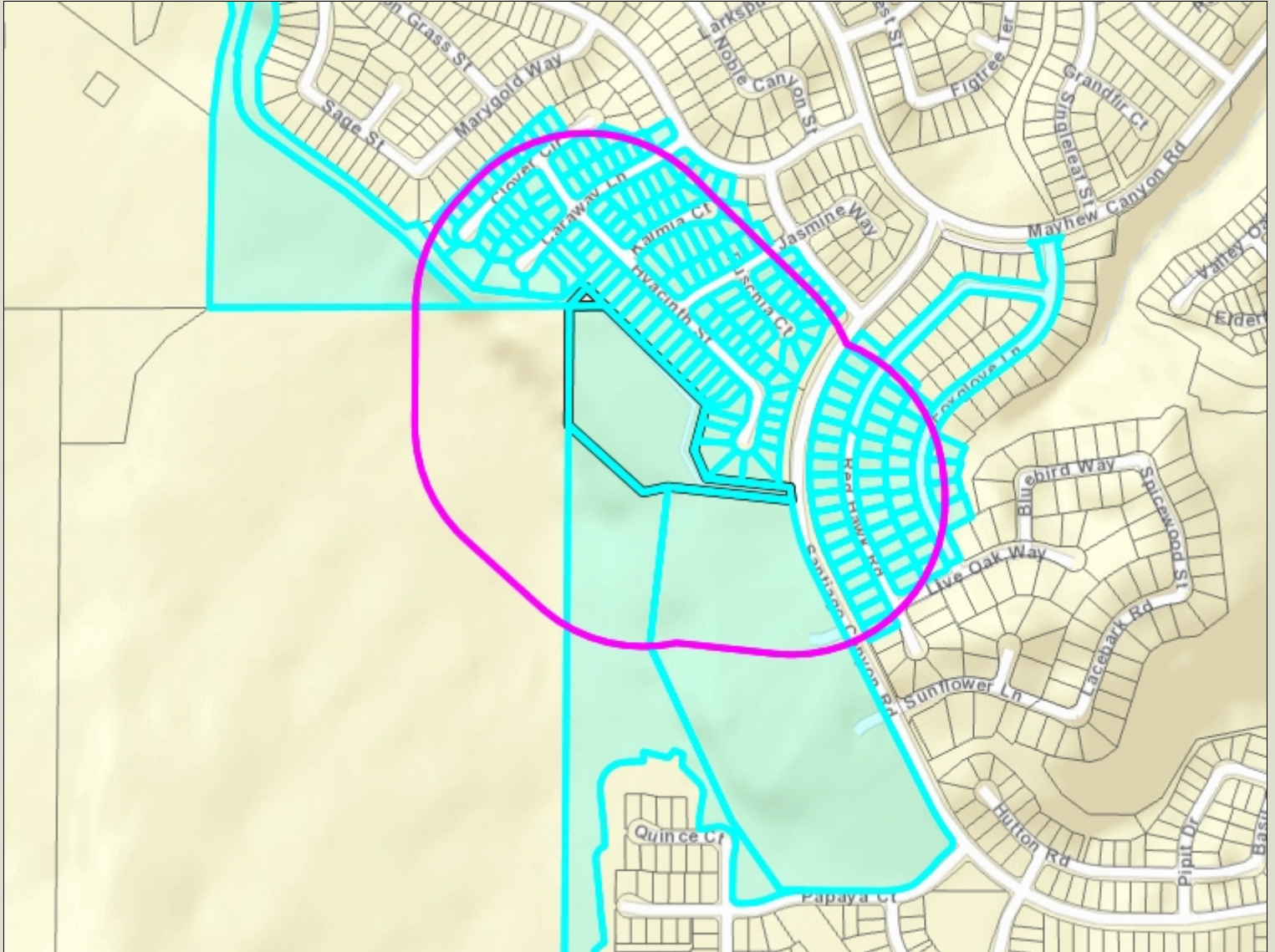
SURROUNDING LAND USE DESIGNATION/USE:

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



0 752 1,505 Feet

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

REPORT PRINTED ON... 2/27/2025 9:01:46 AM

© Riverside County RCIT

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

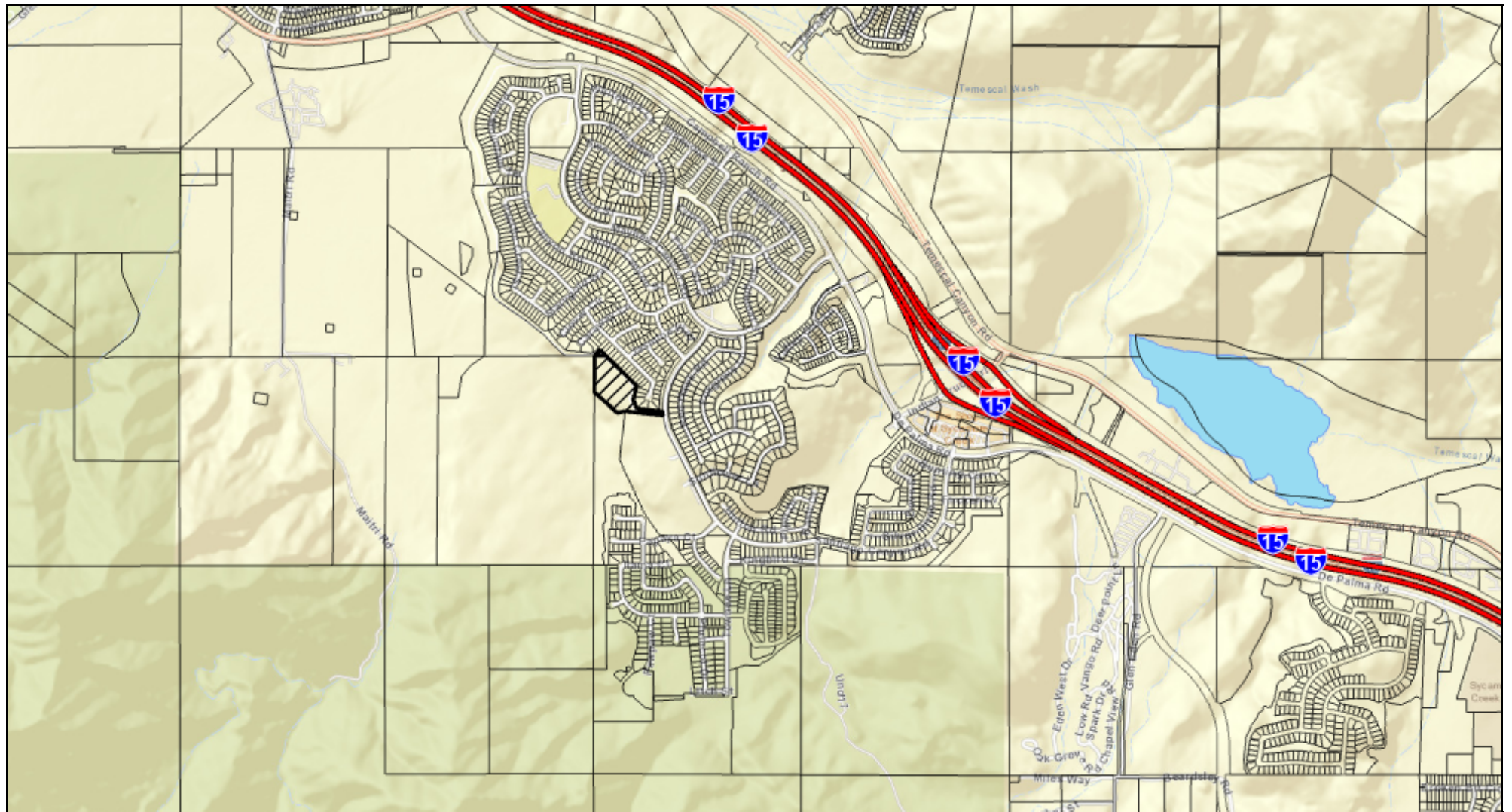
TPM39094

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

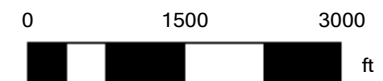
Date: 3-7-2025

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

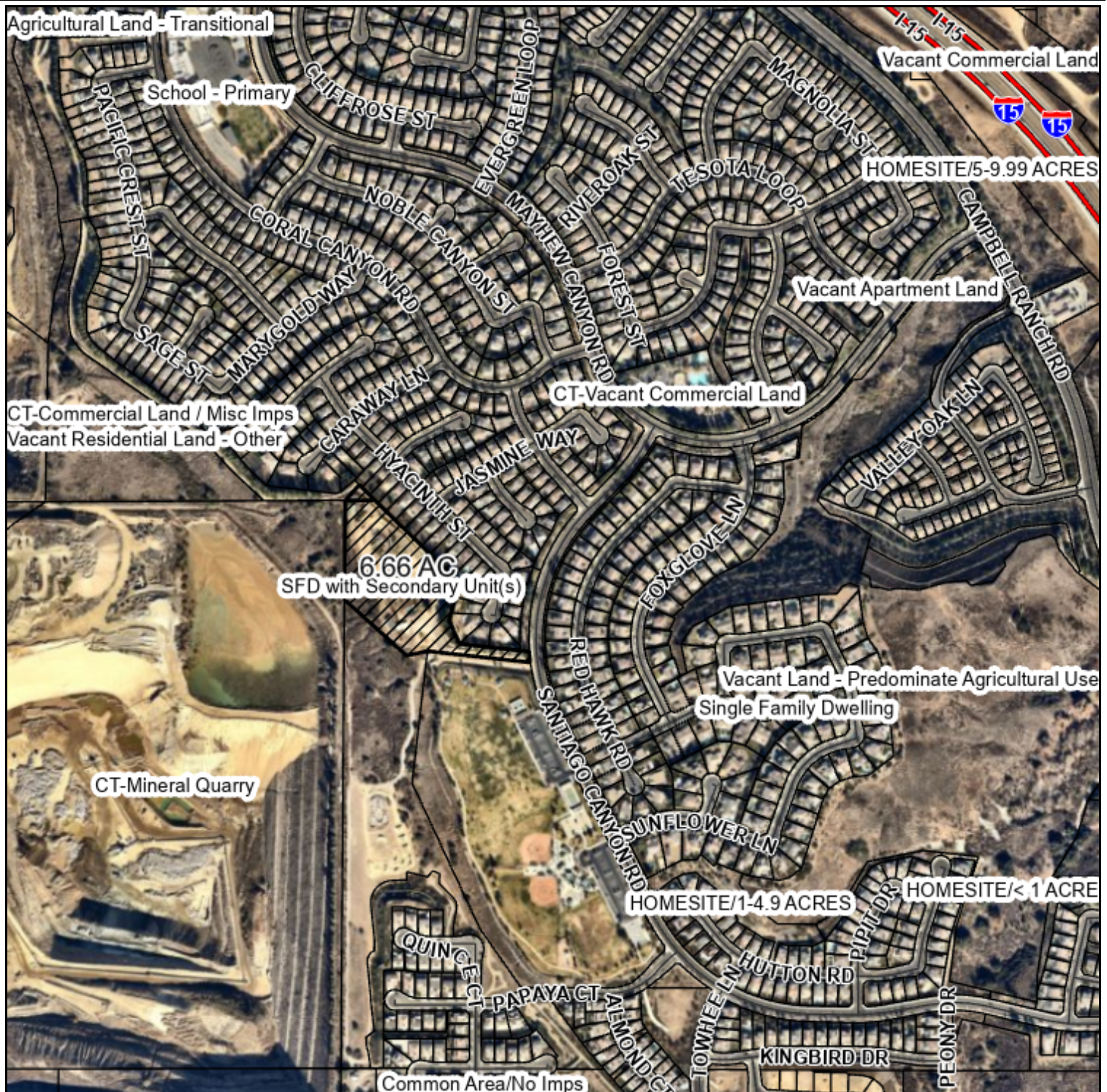
LAND USE

Supervisor: KAREN SPIEGEL

District: 2

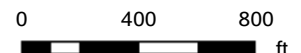
Date: 2-27-2025

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

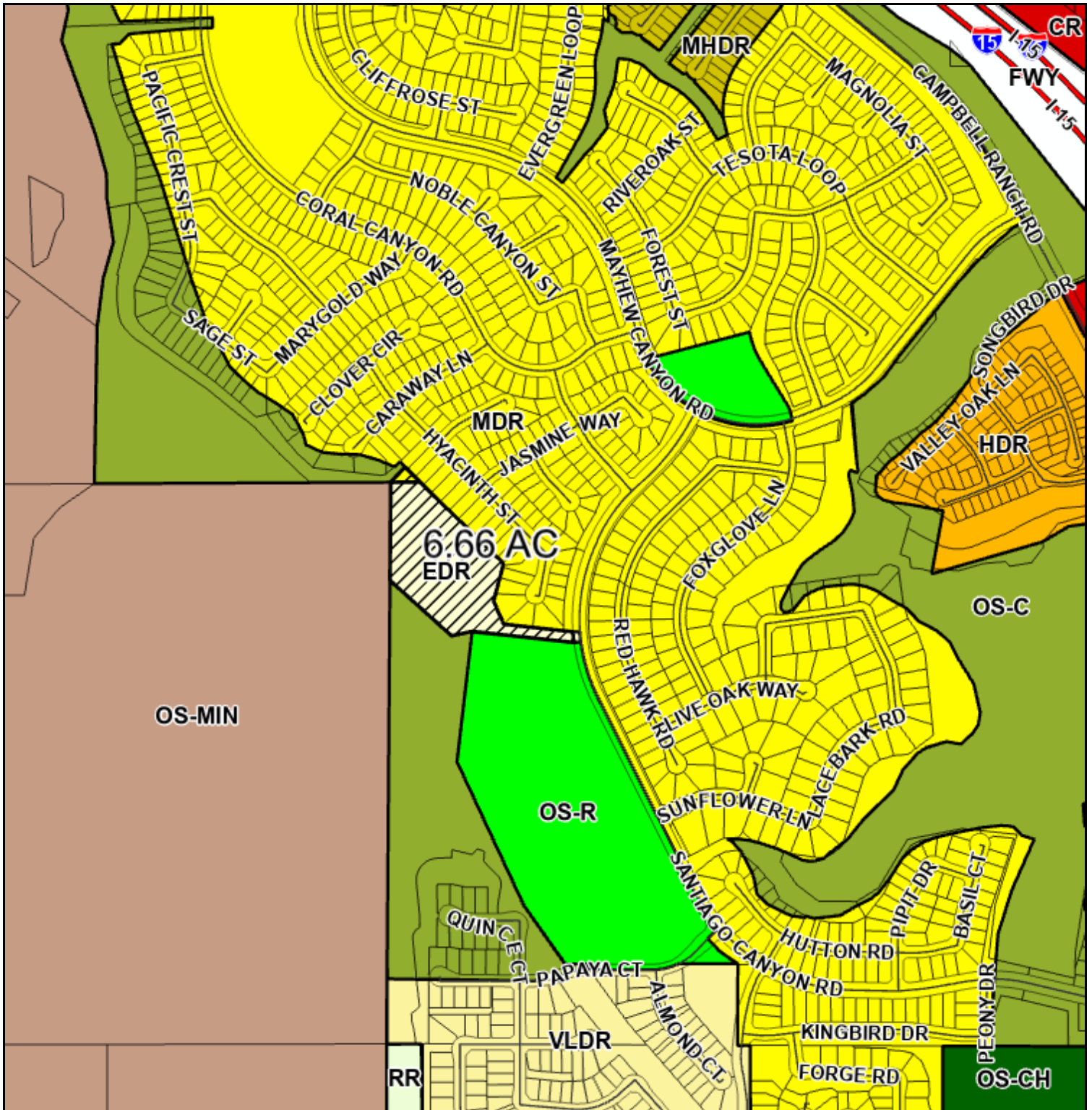
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

Date: 2-27-2025

Exhibit: 5



Zoning Area/District: GLEN IVY

Author:

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM39094

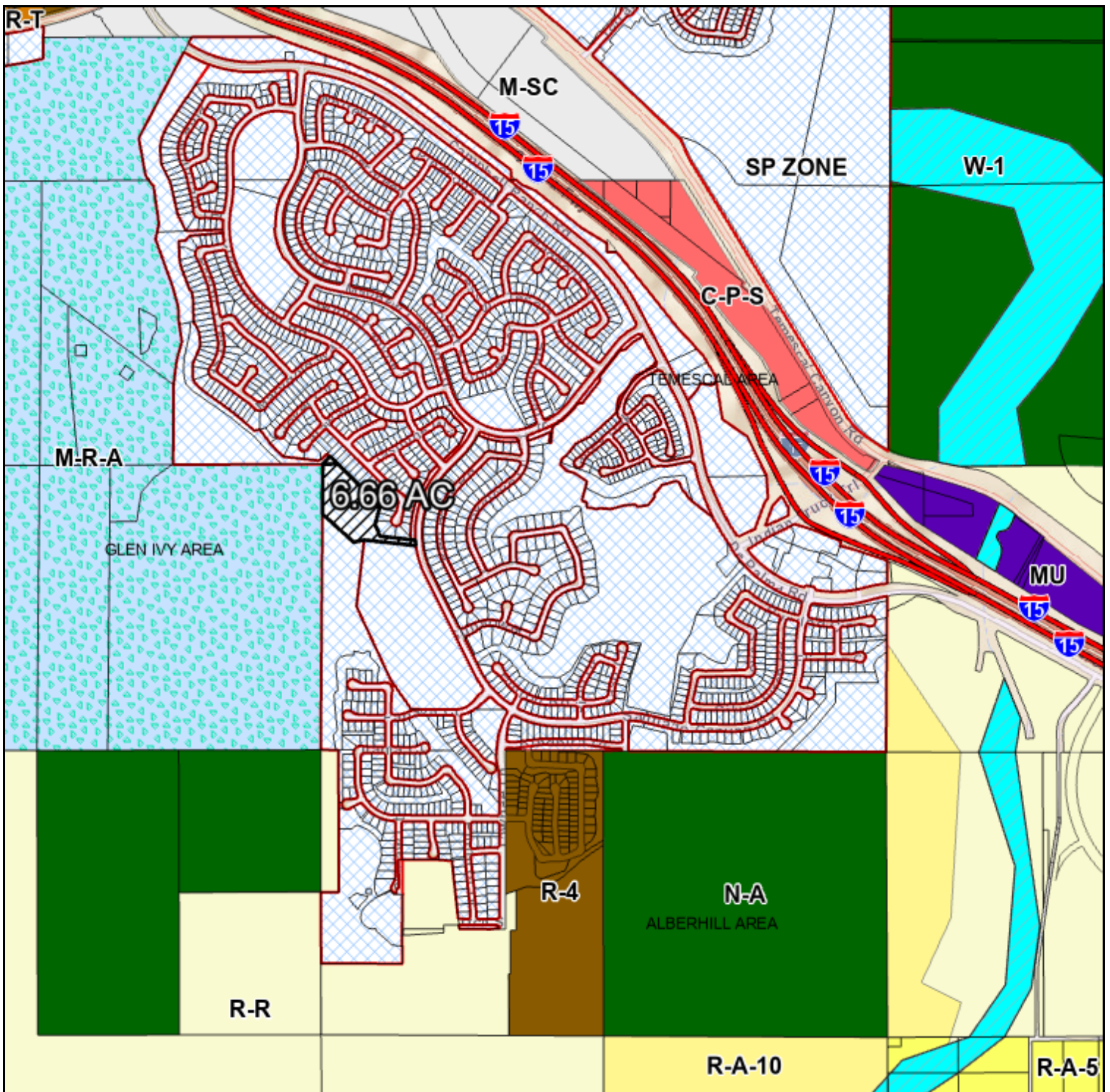
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

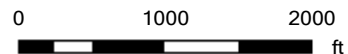
Date: 2-27-2025

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

Flood

Flood. 1 Flood Hazard Report (cont.)

Tentative Parcel Map 39094 is a proposal to subdivide a parcel (6.62 acres) into two (2) parcels, 3.31 and 3.3 acres each. The site is located west of Hyacinth Street and northwest of Santiago Canyon. The site is not located within any Master Drainage Plan or Area Drainage Plan.

The existing site has a mild slope from the northeast with the topography of the area sloping downward to the southwest. The proposed site consisting of 6.62 acres is located at the high of the area topography and thus is not likely to receive off site runoff. There are existing dwellings on both of these proposed parcels. No additional structures are being proposed at this time. A storm of unusual magnitude may cause damage to existing and future development. Any future grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area, outlet points and outlet conditions. Any future pads should be located outside of the low.

If any future development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impact. Any future construction should comply with all applicable ordinances.

This project is not associated with any existing or proposed District maintained facilities; therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP), if required.

Any questions pertaining to this project may be directed to Chris Sorensen at 951-955-4676 or Csorensen@rivco.org

Planning

Planning. 1 90 days to protest

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

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

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

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

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.



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

- ☒ Categorical Exemption (Sec. 15303)
☐ Statutory Exemption (_____)
☒ 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, 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.

PROJECT DATA	
Land Use and Zoning:	
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
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)
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:	Parcel 1: 3.31 gross acre Parcel 2: 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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING



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

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

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.

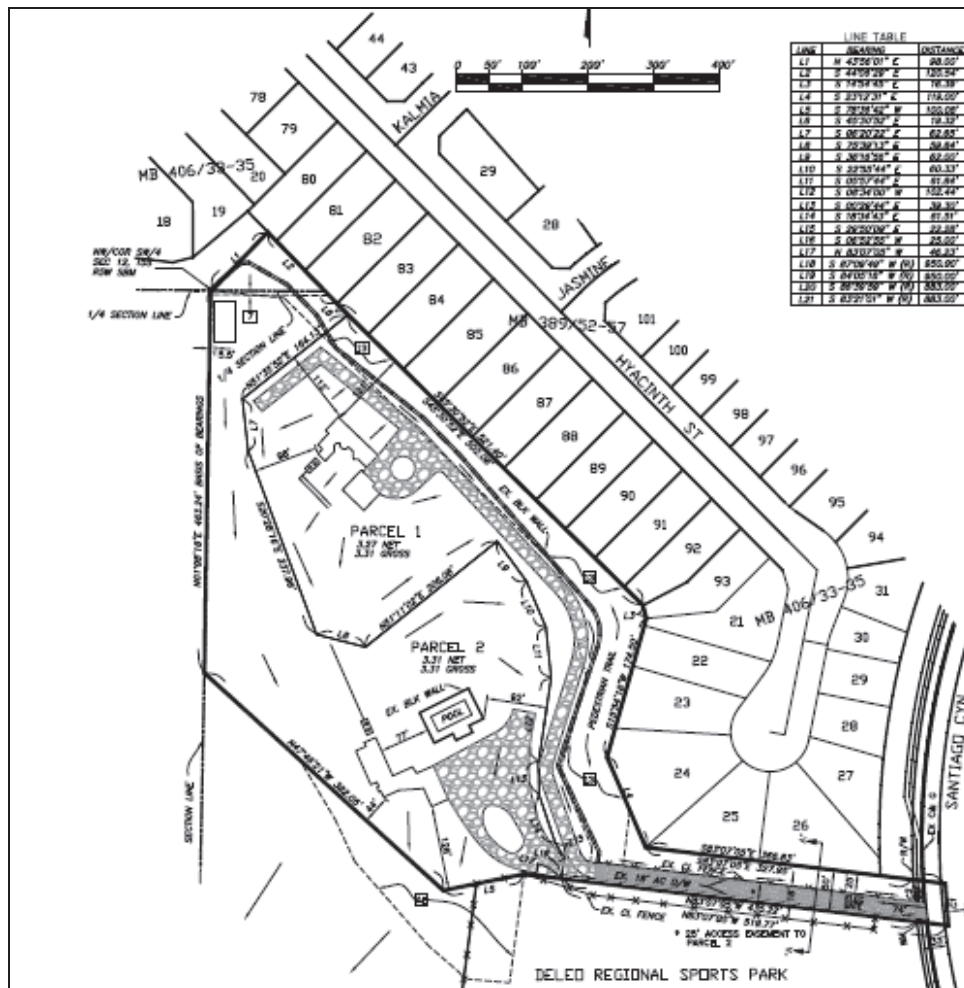


Figure 2. Zoom of Tentative Tract Map

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

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

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

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

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.*

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

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.

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

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

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

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

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

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.

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

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

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

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

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

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.

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

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:*

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

- 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

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

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

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

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.

ATTACHMENTS

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