

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



ITEM: 1.2
(ID # 27954)

MEETING DATE:
Tuesday, July 01, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 37827 – Exempt from California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Wyatt Helms – Engineer: Rick Engineering – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 AC MIN) – Location: North of Wildlife Road, East of State Court, West of Quail Hill Drive - 4.24 Acres – Zoning: Residential Agricultural, One Acre Minimum (R-A-1) - REQUEST: A proposed Schedule “H” division of two lots which into four (4) parcels with a minimum lot size of 1.07. APN(s): 278-110-039 and 278-110-038. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **Receive and File** the Notice of Decision for the above referenced case acted on by the Director’s Hearing Officer on February 10, 2025.


ACTION:Consent


John Hildebrand, Planning Director 6/25/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina 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: July 1, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 37827 (TPM37827) is a proposal for a Schedule "H" subdivision of two parcels into four (4) numbered lots; Lot 1 and 2 (1.16 acres), Lot 3 and 4 (1.07 acres). APN(s): 278-110-038, and 278-110-039.

The "project" was approved by the Planning Director on February 10, 2025. The Project Planner sent a 10-day notice for the project. The Planning Department did not receive any phone calls or emails of concern. As a result, the Planning Department proceeded with approval of the application.

Impact on Residents and Businesses

The impacts on this project have been evaluated through the environmental review and public hearing process by the Planning Department.

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS

- A. Approval Letter & Staff Report (Form 11)**
- B. Site Plan**
- C. GIS Exhibits**
- D. Conditions of Approval**
- E. Cert. Form, 500' Radius Map, Mailing Labels**
- F. Notice of Exemption**


Jason Farin, Principal Policy Analyst

6/25/2025


Aaron Gettis, Chief of Deputy County Counsel

6/24/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

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

Project Title/Case No.: TPM37827 / CEQA Exempt 15315 (Minor Land Divisions)

Project Location: APN: 278-110-038 & 278-110-039

Project Description: Tentative Parcel Map No. 37827 (TPM37827) is a proposal for a Schedule "H" subdivision of two (2) lots approximately 4.24-acre parcel into four (4) parcels. The Schedule "H" subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel-by-parcel basis and be consistent with the permitted land uses.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Wyatt Helms – PO Box 78088 Corona, CA 92877

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 - No Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15315 Minor Land Divisions
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt:

The project is categorically exempt pursuant to Section **15315 (Minor Land Divisions)** of CEQA Guidelines which recognizes 15315. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. **Note:** Authority cited: Sections Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code. **15061. REVIEW FOR EXEMPTION** (b) A project is exempt from CEQA if: 3) The activity is covered by 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.

NOTICE OF EXEMPTION

Page 2

Blanca I. Bernardino

County Contact Person

(951) – 955 – 6503

Phone Number

Asst. Planner

Title

01/08/2025

Date

Signature

Date Received for Filing and Posting at OPR: _____

PROPERTY OWNERS CERTIFICATION FORM
APN 278-110-038 & 278-110-039 – TPM37827

I, Blanca Bernardino, certify that on
(Print Name)

01/08/2025 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 500'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Blanca Bernardino

TITLE/REGISTRATION Assistant Planner

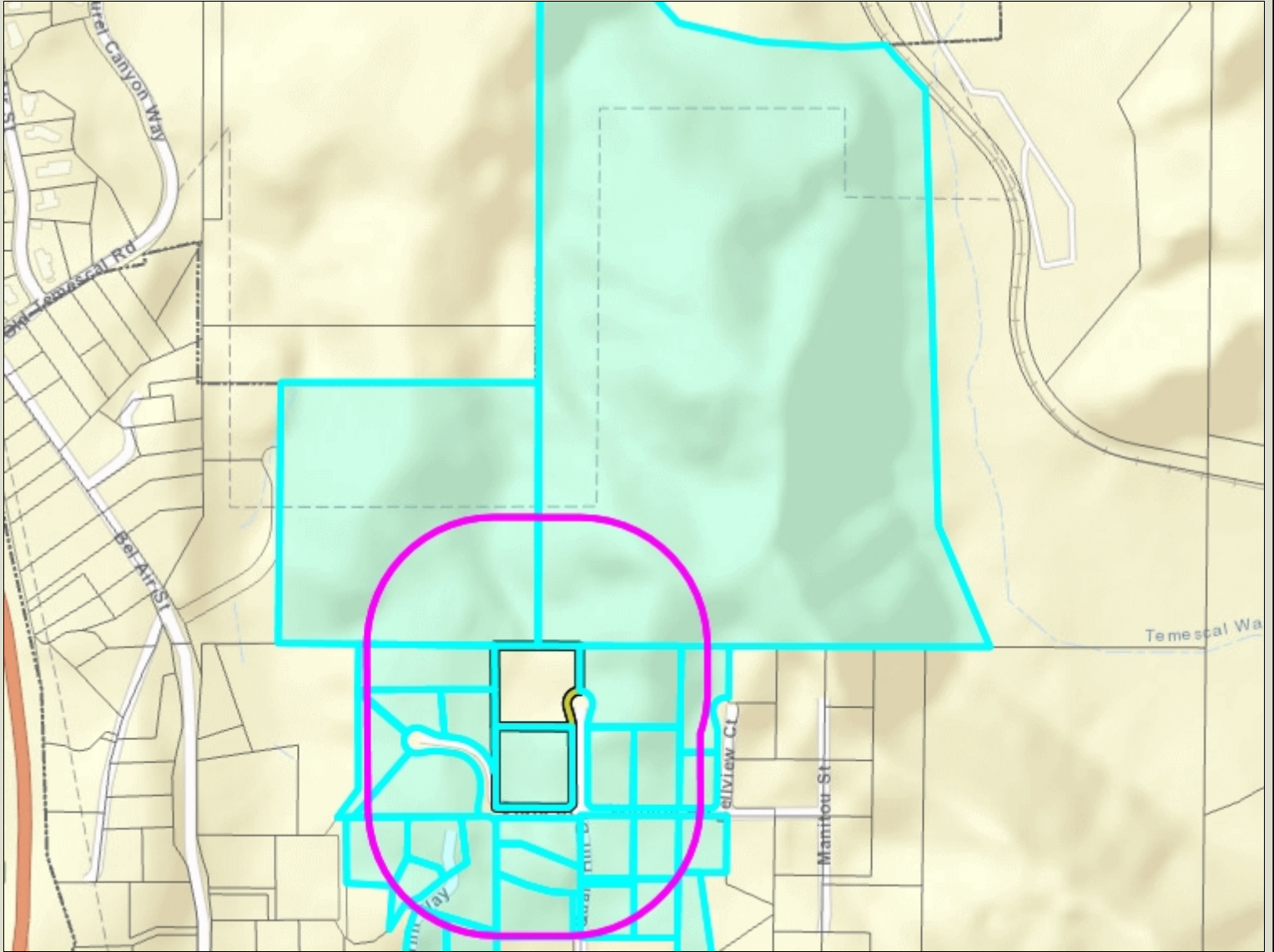
ADDRESS: 4080 Lemon St. 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-6503

Riverside County GIS 500' Radius Map

TPM37827



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

Notes



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

REPORT PRINTED ON... 1/8/2025 9:45:23 AM

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278040009
MARI GIRGIS
4030 BIRCH ST NO 100
NEWPORT BEACH CA 92660

278040010
MINNESOTA MINING & MFG CO
3M CENTER BLDG 220 6E 02
ST PAUL MN 55144

278110019
MICHAEL GLEN OWENS
18641 HOLLIDAY HILL LN
CORONA CA 92881

278110027
WESTIN MILLS
18725 CONSUL AVE
CORONA CA 92881

278110033
MATTHEW ROWE
18625 QUAIL HILL DR
CORONA CA 92881

278110034
CHARLOTTE SMULLEN HOVEY
18900 STATE ST
CORONA CA 92881

278110035
CARLOS ADEVA
18555 BELLVIEW CT
CORONA CA 92881

278110038
ARTURO HERNANDEZ
605 E 6TH ST
CORONA CA 92879

278110040
STEPHANIE MCLELLAN
1750 SUGAR PINE DR
CORONA CA 92882

278110048
BARRY R. WAGNER
18600 QUAIL HILL DR
CORONA CA 92881

278110049
DIVINITY FLO
4145 POMPIA WAY
CORONA CA 92883

278110050
RANDAL DURHAM
15697 LADERA VISTA DR
CHINO HILLS CA 91709

278110052
DALE G. WORTHINGTON
7531 WILDLIFE RD
CORONA CA 92881

278110053
STEVE R. DENAPLE
7571 WILDLIFE RD
CORONA CA 92881

278110054
KEITH R. DENATO
18645 QUAIL HILL DR
CORONA CA 92881

278110056
EVAN VANDERWEERD
18570 QUAIL HILL DR
CORONA CA 92881

278110057
DARREN EBBERTS
7550 WILDLIFE RD
CORONA CA 92881

278230039
RITA PEREZ VASQUEZ
18875 MARLIN WAY
CORONA CA 92879

278230041
WILLIAM P. WOODS
18636 MARLIN WAY
CORONA CA 92881

278230043
SHERRY MOHAGERI
21976 YELLOWSTONE LN
LAKE FOREST CA 92630

278230059
FRANK LEE
7330 SMERBER RD
CORONA CA 92879

278230061
DANIEL C. MEEK
7486 SMERBER RD
CORONA CA 92881

278230062
AMBROSIO JOHN ROCCO TRUST DTD
12/21/020
18628 STATE ST
CORONA CA 92879

278230064
DIRIG FAMILY TRUST 1/28/2004
18560 AMBROSIO CIR
CORONA CA 92881

278230065
DELGADO HORTENSIA 2017 TRUST
3220 CRESTVIEW DR
NORCO CA 92860

278230076
MARK PORTER
7440 SMERBER RD
CORONA CA 92879

278230077
JUSTIN ABBOTT TUCKER
7480 SMERBER RD
CORONA CA 92879

278230078
HASSAN ESSMAEIL
18530 AMBROSIO CIR
CORONA CA 92881



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

Rania Odenbaugh, MBA., MPM.
TLMA Agency Director



05/13/25, 2:59 pm

TPM37827

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37827. 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 Plan (TPM37827) 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.

Comments: CHR210005

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37827 (TPM37827) is a proposal for a Schedule "H" subdivision of two lots which into four (4) parcels with a minimum lot size of 1.07. APN(s): 278-110-038, and 278-110-039.

The Project site is within the Temescal Canyon Area Plan and the El Cerrito Zoning District. The Project is located north of Wildlife Road, east of Ambrosio Circle, and west of Quail Hill Drive.

Comments: CHR210005

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Tentative Parcel Map No. 37827, dated October 2019

Comments: CHR210005

Advisory Notification. 4 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:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 **AND - Federal, State & Local Regulation Compliance (cont.)**

- 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 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- 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)

Comments: CHR210005

Advisory Notification. 5 AND - Hold Harmless

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 Tentative Parcel Map, 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 the Tentative Parcel Map, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

deposits.

Comments: CHR210005

E Health

E Health. 1 DEH- DEH Comments

City of Corona is will to provide sewer and water for TPM37827 APN278-110-039 and 278-110-038 when connection is available according to the will serve letter dated 12/3/2019. Developer shall meet all financial and non-financial requirements as set by the municipal agency providing domestic potable water and sewer collection.

E Health. 2 DEH ECP COMMENTS

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

Fire

Fire. 1 Fire - Advisory

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.

Pads shown on the original plan are located closer than 30' to the property line, so mitigation measures will be necessary to provide adequate fire protection.

Flood

Flood. 1 Flood Haz. Report

7-30-2020

Tentative Parcel Map (TPM) 37827 is a proposal for a Schedule "H" subdivision of 4.24 acres into four parcel with the minimum lot size of 1.07 acres in El Cerrito area. The site is located at northwest of Wildlife Ln and Quail Hill Dr.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

PDA 8172 accepted (cont.)

PDA 8172 recommends: If cultural resources are encountered, standard mitigation measures related to the unanticipated discovery of archaeological resources and human remains are recommended for the Project. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

Unanticipated Resources

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

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

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

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

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

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

Transportation

Transportation. 1

RCTD - STANDARD INTRODUCTION

1. With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

3. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

4. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 **RCTD - STANDARD INTRODUCTION (cont.)**

Check Section at (951) 955 6527.

Plan: TPM37827

Parcel: 278110039

50. Prior To Map Recordation

Fire

050 - Fire. 1 Fire - Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.

050 - Fire. 2 Fire - Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

050 - Fire. 3 Fire - Prior to recordation Not Satisfied

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

050 - Fire. 4 Fire - Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class A material as per the California Building Code.

050 - Fire. 5 Fire - Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include, but not limited to, the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 6 Fire - Prior to recordation Not Satisfied

Plan: TPM37827

Parcel: 278110039

50. Prior To Map Recordation

Fire

050 - Fire. 6 Fire - Prior to recordation (cont.) Not Satisfied

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

050 - Fire. 7 Fire - Prior to recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

Flood

050 - Flood. 1 Delineate Watercourse on ECS Not Satisfied

The natural watercourses that traverse Parcel Map (PM) 37827 shall be delineated and labeled on the Environmental Constraint Sheet to accompany the Final Map. A note shall be placed on the Environmental Constraint Sheet stating:
"The natural watercourses must be kept free of all buildings and obstructions including fill. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

Planning

050 - Planning. 1 FEE BALANCE Not Satisfied

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

Planning-EPD

050 - Planning-EPD. 1 ECS Preparation Not Satisfied

Prior to recordation an Environmental Constraints Sheet (ECS) must be prepared. The ECS must clearly delineate and label the feature identified as "Intermittent Stream through Project Site/ Proposed Conservation Easements" on Figure 11 of the Updated General Biological Assessment Tentative Parcel Map 37827 written by Natural Resources Assessment, Inc. dated March 15, 2024. The specified feature must be identified/labeled as "Intermittent Stream".

A note shall be placed on the ECS stating: "Intermittent stream shall be kept free of grading/development/structures/fuel modification. No removal or thinning of vegetation shall be permitted".

The ECS prepared must be approved by EPD prior to the recordation of final exhibits.

050 - Planning-EPD. 2 ECS Recordation Not Satisfied

An Environmental Constraints Sheet (ECS) must be recorded with the final Parcel Map. The ECS must clearly delineate and label the feature identified as "Intermittent Stream through Project Site/ Proposed Conservation Easements" on Figure 11 of the Updated General Biological Assessment Tentative Parcel Map 37827 written by Natural Resources

Plan: TPM37827

Parcel: 278110039

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 2 ECS Recordation (cont.) Not Satisfied

Assessment, Inc. dated March 15, 2024. The specified feature must be identified/labeled as "Intermittent Stream".

A note shall be placed on the ECS stating: "Intermittent stream shall be kept free of grading/development/structures/fuel modification. No removal or thinning of vegetation shall be permitted".

The final ECS approved and stamped by the Riverside County Surveyor must be submitted to EPD for approval.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RCTD - R-0-W DEDICATION Not Satisfied

Sufficient public street right of way at Wildlife Road and Ambrosio Circle Knuckle shall be conveyed for a public use per Standard No. 801, Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Plan: TPM37827

Parcel: 278110039

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 2 Fee Balance Not Satisfied

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

060 - Planning. 3 Road Condition Inspection Not Satisfied

Prior to the issuance of a grading permit, the applicant will contact the Planning Department to schedule a pre-grading road inspection to assess the physical condition of the local roads leading up to the development project, and roads that can be utilized for access to the site, namely Smerber Rd., Ambrosio Cir., Quail Hill Dr. and Wildlife Rd. Post grading but prior to issuance of any permits the applicant will be required to schedule a second pre-construction road inspection and any repairs will be required to be made to the road by the applicant such as, but not limited to patching or cracks or potholes.

The applicant will ensure that the roads will remain clear of any traffic obstruction and if any damaged caused to the roads must be repaired and paid by applicant.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Clearance Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.

If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.

060 - Planning-EPD. 2 Deed Restriction Not Satisfied

Prior to the issuance of a grading permit a deed restriction over the area identified as "Intermittent Stream through Project Site/ Proposed Conservation Easements" on Figure 11 of the Updated General Biological Assessment Tentative Parcel Map 37827 written by Natural Resources Assessment, Inc. dated March 15, 2024, must be recorded with the Riverside County Recorder.

The restrictions recorded must include the following language:

Plan: TPM37827

Parcel: 278110039

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 MBTA Clearance (cont.) Not Satisfied

060 - Planning-EPD. 5 Regional Conservation Authority (RCA) Not Satisfied

Prior to issuance of grading permits, the Environmental Programs Division of the Planning Department shall determine if all Habitat Acquisition/Evaluation and Negotiation Strategy and associated Joint Project Review fees are paid. Any outstanding fees shall be paid by the applicant/developer.

060 - Planning-EPD. 6 Temporary Fencing Not Satisfied

Prior to the issuance of any grading permits the feature(s) which is identified as "Intermittent Stream through Project Site/Proposed Conservation Easements" on Figure 11 of the Updated General Biological Assessment Tentative Parcel Map 37827 written by Natural Resources Assessment, Inc. dated March 15, 2024, will be protected by a temporary fence.

The temporary fence should be highly visible and be installed in a manner that prevents any type of impacts to the specified feature. The fence must remain in place during all land disturbing and construction activities.

EPD will inspect the fence and have sole discretion in determining if the fence is installed in a manner that will serve to protect the specified feature.

Transportation

060 - Transportation. 1 RCTD - SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24x36 inches) to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 2 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

The project is located in the Santa Ana watershed. An approved WQMP is required prior to any grading or building permit, if the proposed development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <https://rctlma.org/trans/Land-Development/WQMP>. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Plan: TPM37827

Parcel: 278110039

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) 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.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

DEH shall evaluate any proposed improvement to the property or development of the property for sewer collection. Provide sewer availability letter prior to proposing an onsite wastewater treatment system or continued use of an onsite wastewater treatment system. If sewer is available at the time of proposed improvement to the property or development to the property or repairing of substandard conditions, connection to the local municipal service provider will be required. If sewer collection service from the local municipal purveyor is not available, applicant must meet the requirements of the Department and demonstrate that the use of an Onsite Wastewater Treatment System (OWTS) is viable on this property. This includes certification of all existing OWTS by a DEH registered qualified service provider (QSP) and for all proposed OWTS submittal of a soils percolation report conducted in accordance with the Local Agency Management Program (LAMP) by a DEH registered professional record (PR). Applicable fees will apply. Please contact this Department for additional details at (951) 955-8980 or visit rivcoeh.org/septic for information on the LAMP/ list of QSP and PR.

080 - E Health. 2 Water Will Serve Not Satisfied

Prior to building permit issuance DEH will require proof of established water from the local municipal water district upon submitting an application for onsite wastewater treatment system (OWTS) construction permitting application. Due to the creation of each lot, a water well cannot be supported with a proposal to construct an OWTS.

Planning

080 - Planning. 1 Fee Balance Not Satisfied

Plan: TPM37827

Parcel: 278110039

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Fee Balance (cont.) Not Satisfied

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

080 - Planning. 2 Post Grading Road Inspection Not Satisfied

Prior to permit issuance the applicant will be required to make repairs to the road as specified in 060 Planning – Road Condition Inspection COA.

080 - Planning. 3 Roof Mountated Equipment Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 4 School Mitigation Not Satisfied

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

080 - Planning. 5 Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

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

Prior to building permit final, clearance must be obtained from the Department of Environmental Health. Final inspection for OWTS, established water and solid waste.

Plan: TPM37827

Parcel: 278110039

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 DEH- Health Clearance (cont.) Not Satisfied

Planning

090 - Planning. 1 ORD 810 Open Space Fee Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the application shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2 Ordinance No. 659 DIF Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 RCTD - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 2 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

RIVERSIDE COUNTY PLANNING DEPARTMENT

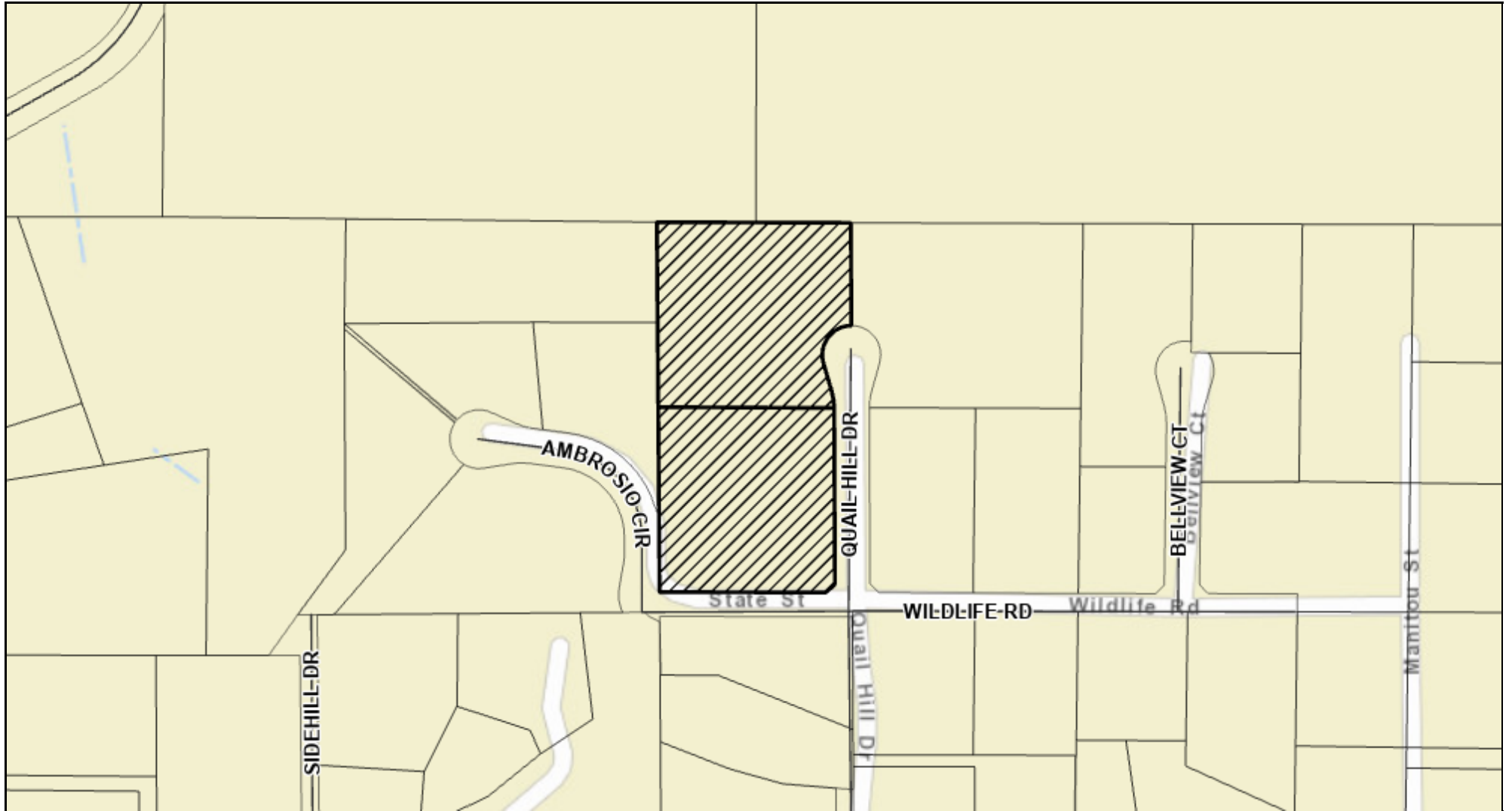
TPM37827

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

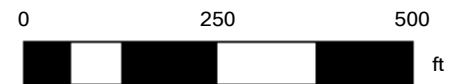
Date: 1-8-2025

District: 2



Zoning Area/District: EL CERRITO

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37827

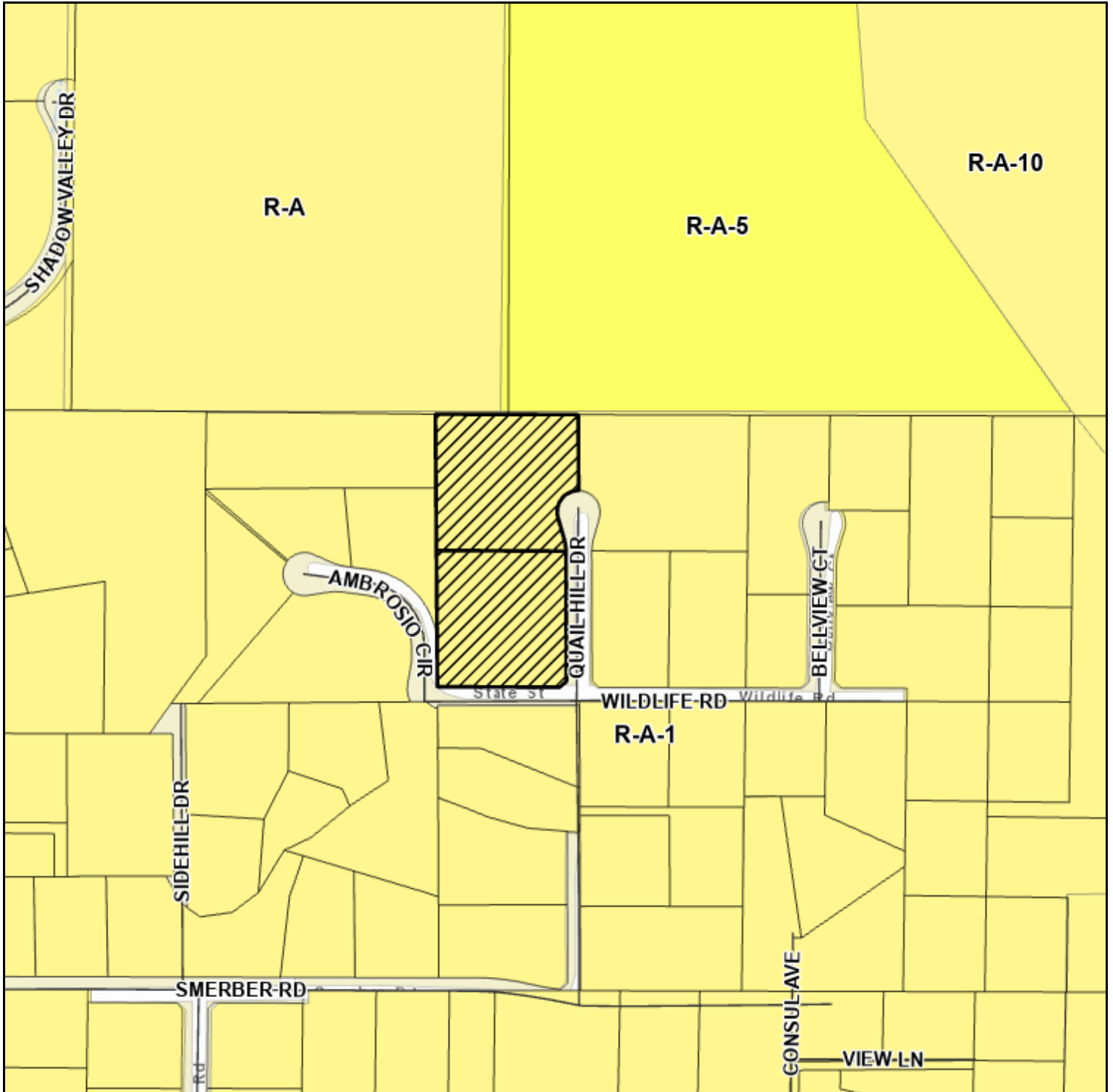
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

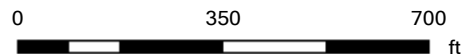
Date: 1-8-2025

Exhibit: 2



Zoning Area/District: EL CERRITO

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37827

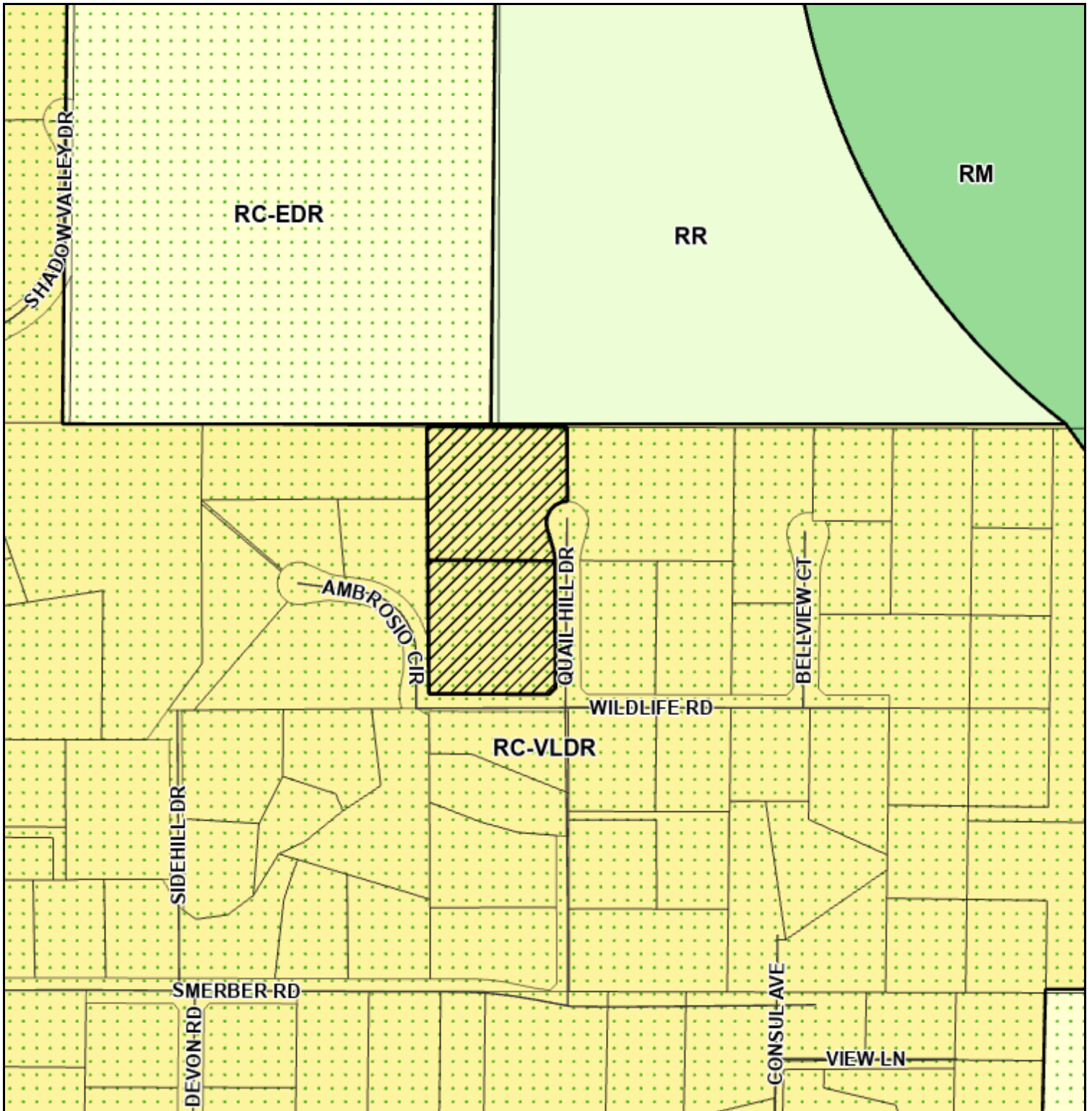
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

Date: 1-8-2025

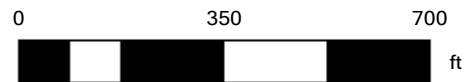
District: 2

Exhibit: 5



Zoning Area/District: EL CERRITO

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37827

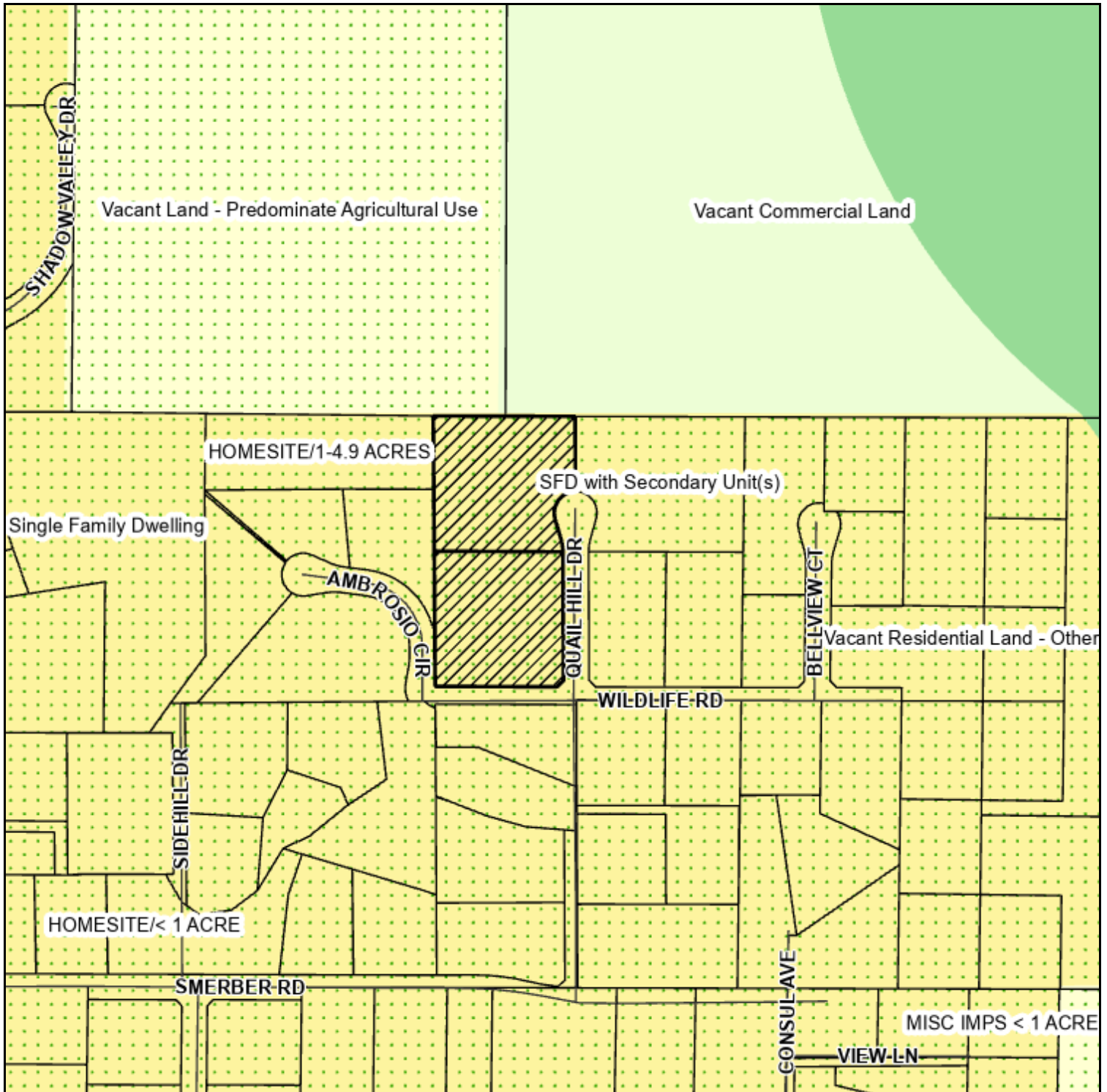
LAND USE

Supervisor: KAREN SPIEGEL

District: 2

Date: 1-8-2025

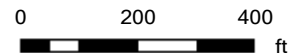
Exhibit: 1



Zoning District: EL CERRITO



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TENTATIVE PARCEL MAP 37827

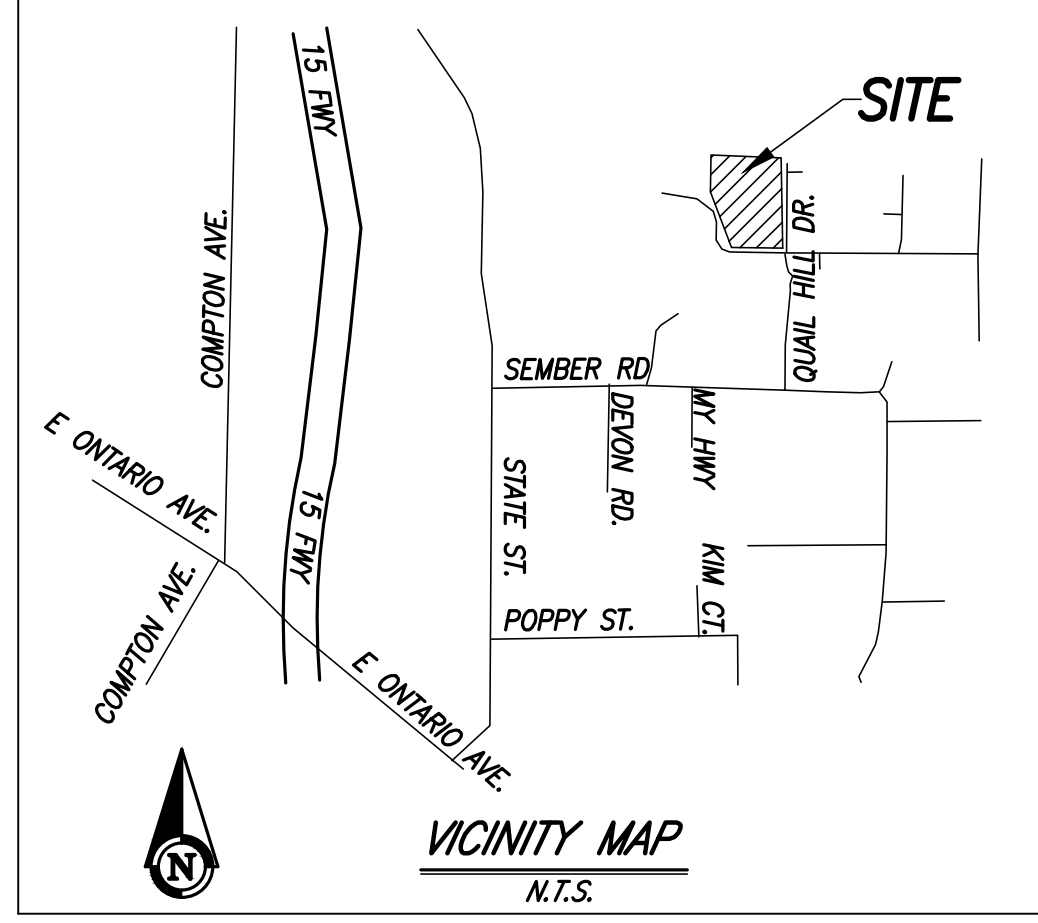
SCHEDULE "H"

QUAIL HILL

COUNTY OF RIVERSIDE, CALIFORNIA

- LEGEND**
- PROJ. BUILDING & SAFETY GRADING (CONC. COMMENTS)
 - PLANNING DEPARTMENT COMMENTS
 - ENVIRONMENTAL PROGRAM DEPARTMENT COMMENTS
 - TRANSPORTATION DEPARTMENT COMMENTS
 - PLANNING CONTROL DISTRICT COMMENTS
 - PLANNING - BRIDGES, PAVES & OPEN SPACE DISTRICT COMMENTS
 - PLANNING - FIRE DEPARTMENT COMMENTS
 - PLANNING - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
 - PLANNING - BUILDING & SAFETY PLAN CHECK COMMENTS
 - PLANNING - WASTE MANAGEMENT DEPARTMENT COMMENTS

- LEGEND**
- PROP. LOT BOUNDARY
 - PROP. CENTERLINE
 - PROP. ESMT.
 - PROP. R/W
 - PROP. PROPERTY LINE
 - EXIST FLOWLINE
 - PROP. FLOWLINE
 - PROP. DAYLIGHT
 - PROP. RETAINING WALL
 - EXIST. 8" WATER
 - EXIST. ELEC.
 - PROP. CONTOUR
 - PROP. INDEX CONTOUR
 - EXIST. INDEX CONTOUR
 - EXIST. PP
 - PROP. PP
 - PROP. FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROP. WATER VALVE
 - EXISTING WATER VALVE
 - EXIST. SLOPE
 - PROP. SLOPE
 - PROP. AC
 - EXIST. AC
 - PROP. CONC.
 - EXIST. CONC.
 - PROP. 100% EXPANSION AREA



OWNER/DEVELOPER:
 ARTURO HERNANDEZ
 1067 CLEVELAND AVE.
 CORONA, CA 92881
 ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND

ENGINEER:
 ARMSTRONG & BROOKS CONSULTING ENGINEERS
 1350 CHASE DRIVE CORONA, CA. 92881
 P.O. BOX 78088 CORONA CA, 92877
 PH. (951) 372-8400
 FAX (951) 372-8430

ASSESSOR'S PARCEL NOS.
 278-110-039, 278-110-038

SITE ADDRESS
 NOT ASSIGNED

SITE ACREAGE
 GROSS: 4.24 ACRES
 NET: 4.24 ACRES

SHEET INDEX
 TITLE SHEET 1

LEGAL DESCRIPTION
 PARCELS 1 AND 2, TOGETHER WITH LETTERED LOTS A THROUGH F, INCLUSIVE, OF PARCEL MAP NO. 18030, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILED IN BOOK 117 PAGES 26 AND 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

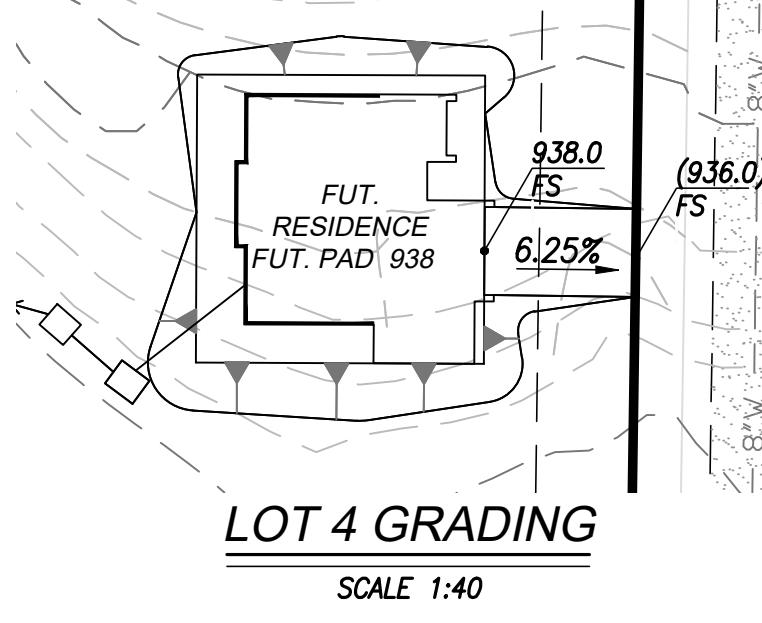
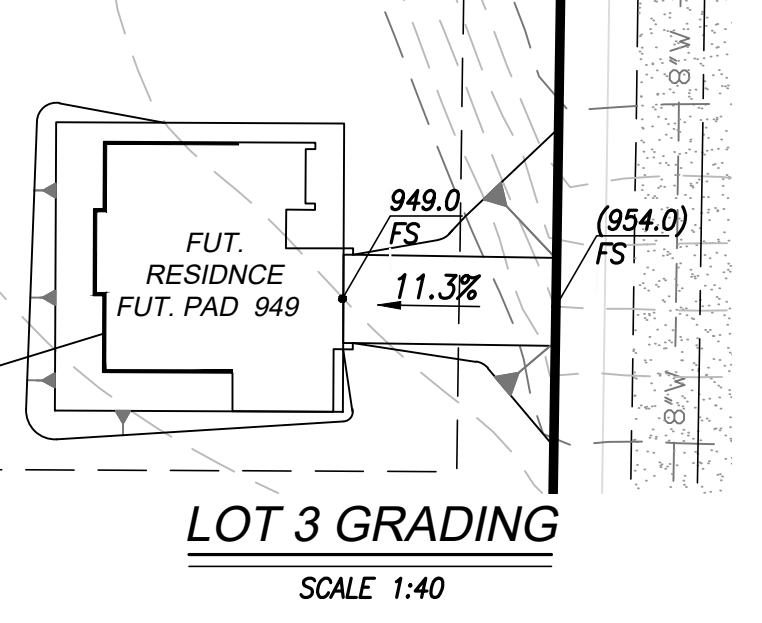
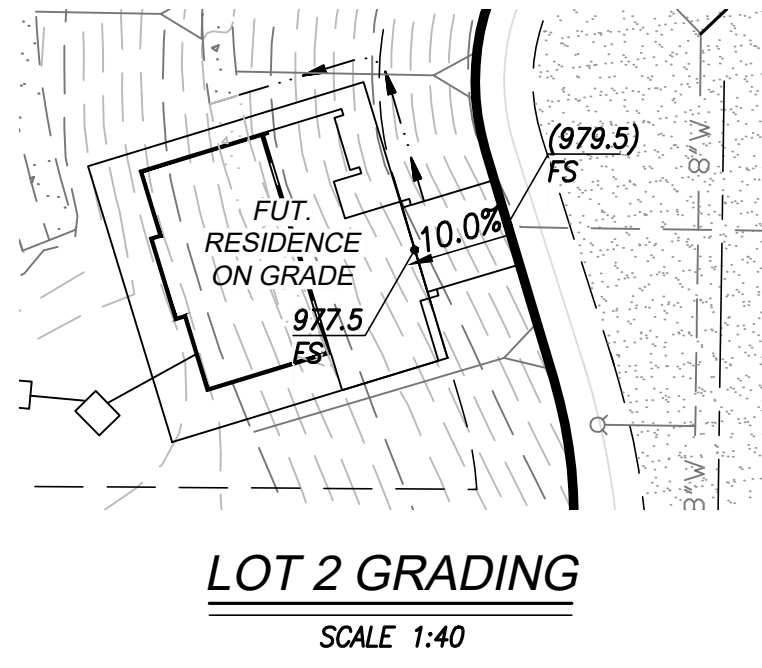
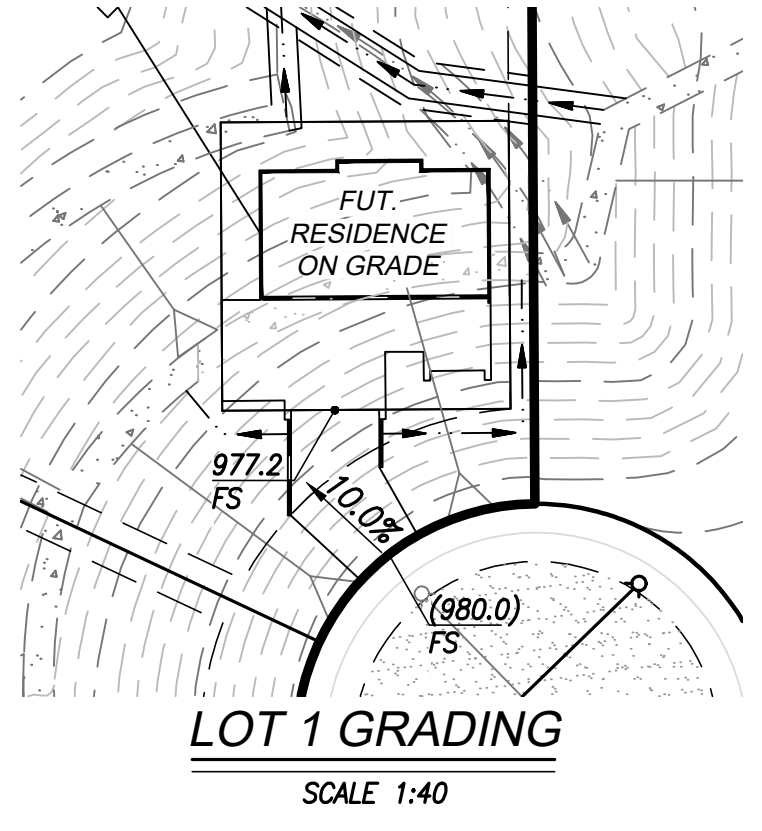
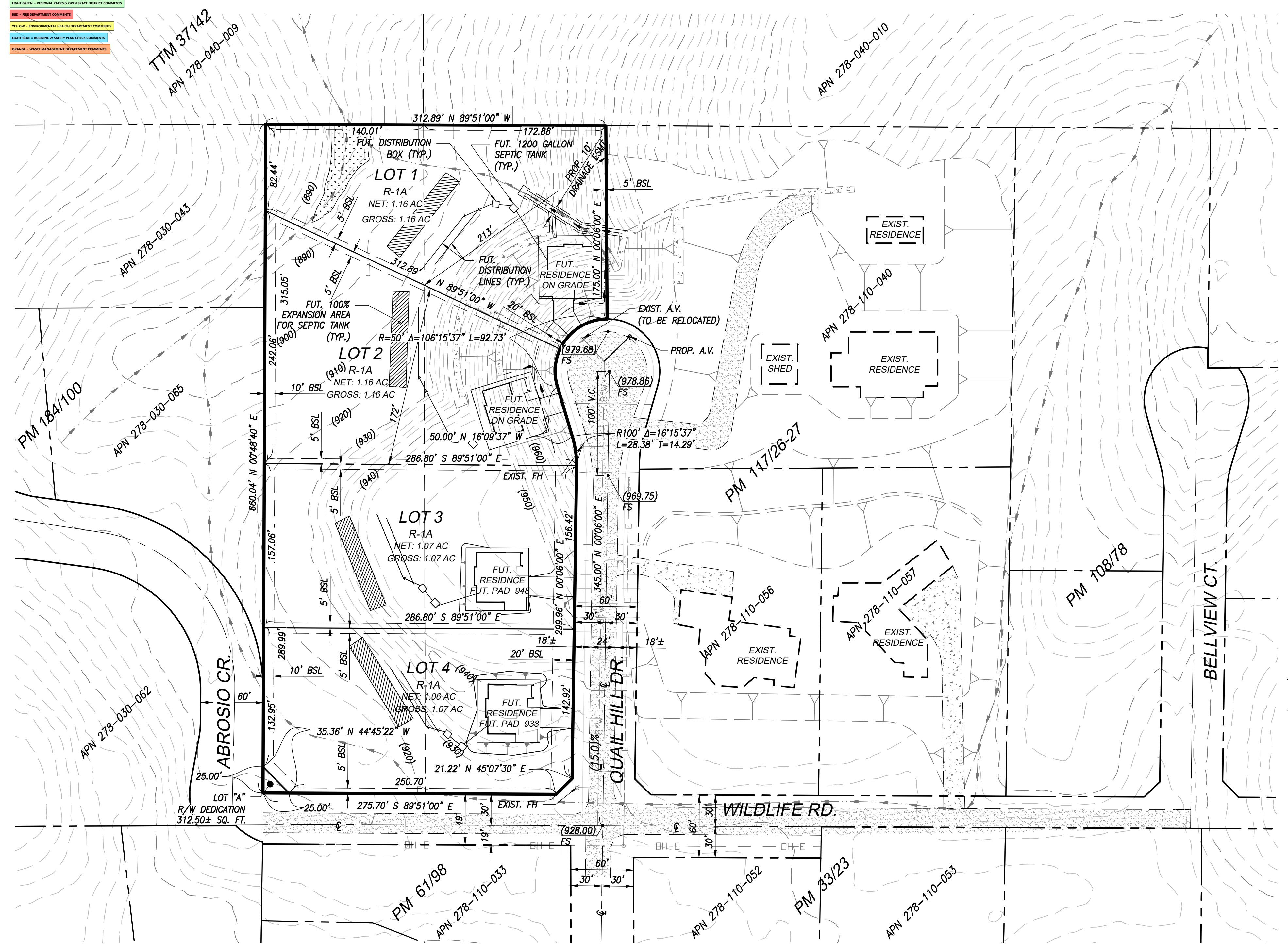
FEMA FLOODPLAIN
 ZONE X
 FIRM 06065C1360G

TOPOGRAPHY
 TOPOGRAPHY COMPILED FROM CITY OF CORONA GIS TOPOGRAPHICAL MAP IN CONJUNCTION WITH GRADING PLAN 933-D

EASEMENTS

- AN EASEMENT FOR A RIGHT OF WAY FOR PIPE LINE, 5 FEET IN WIDTH PER DEED RECORDED FEBRUARY 5, 1942 IN BOOK 528, PAGE 522 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM RECORD DATA.
- AN EASEMENT FOR PRIVATE ROAD PER INSTRUMENT NO. 92250 RECORDED DECEMBER 22, 1958. SAID EASEMENT CANNOT BE LOCATED FROM RECORD DATA.
- AN EASEMENT FOR PRIVATE ROAD PER INSTRUMENT NO. 92251 RECORDED DECEMBER 22, 1958. SAID EASEMENT CANNOT BE LOCATED FROM RECORD DATA.

EXISTING GRADING PERMIT
 BGR021354/353



LOT ACREAGE

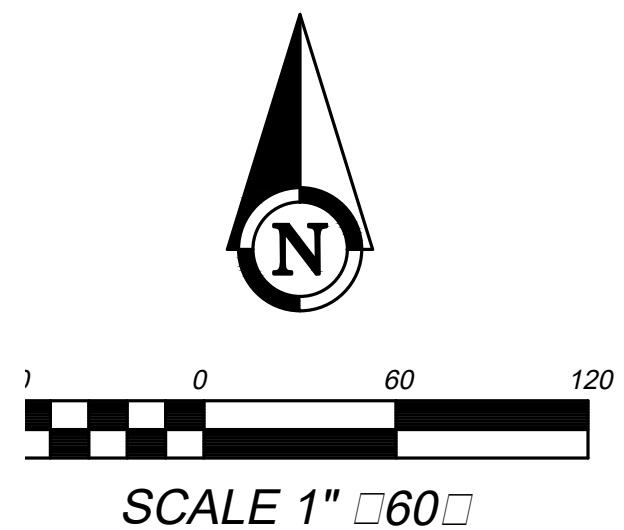
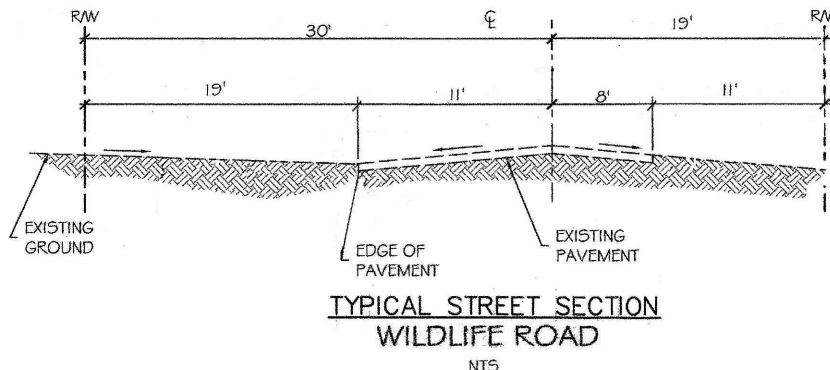
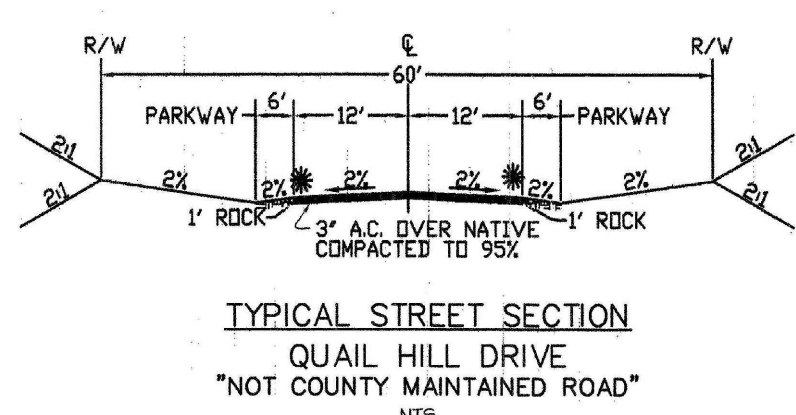
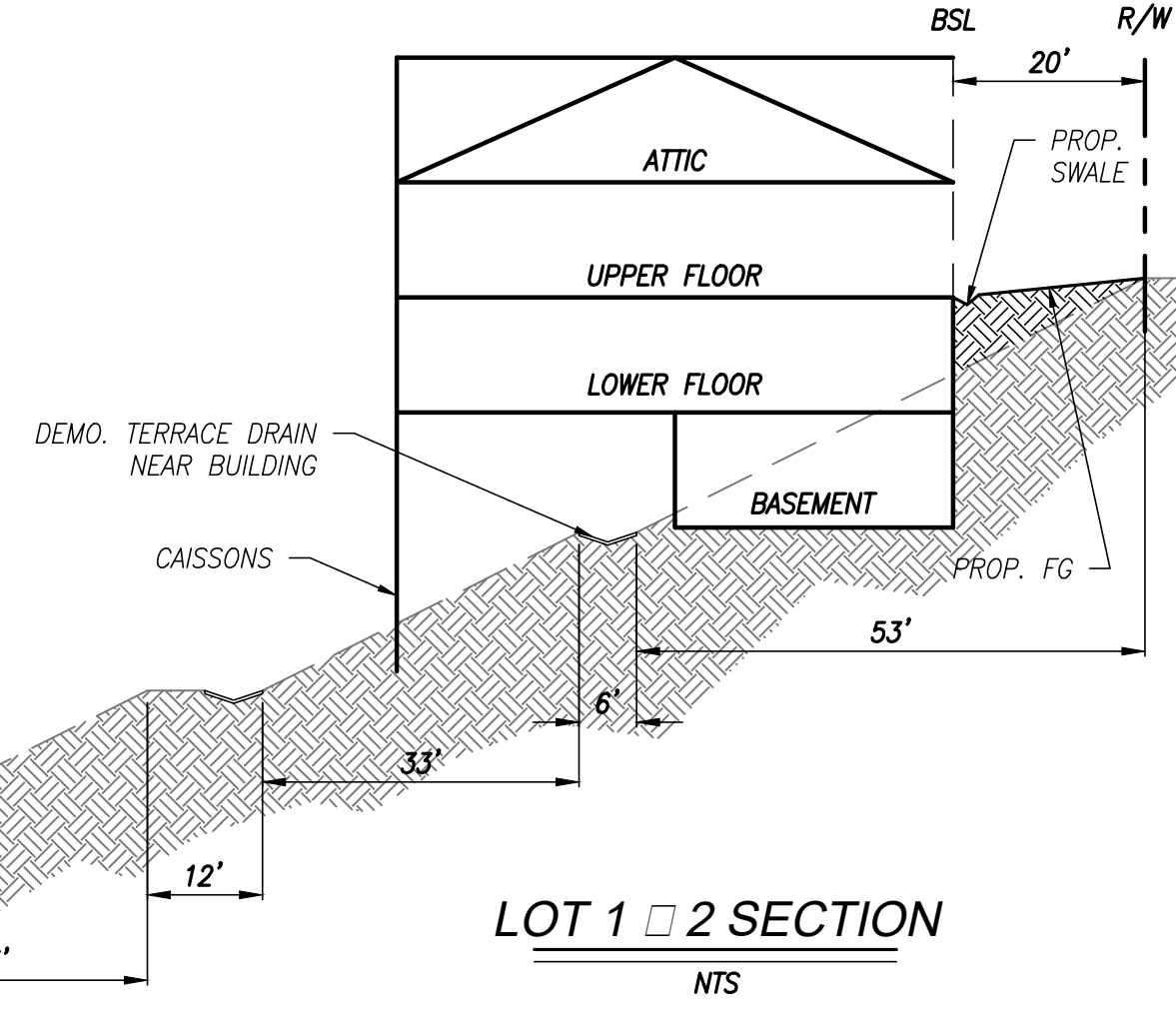
LOT	GROSS	NET
LOT 1:	1.16 ACRES	1.16 ACRES
LOT 2:	1.16 ACRES	1.16 ACRES
LOT 3:	1.07 ACRES	1.07 ACRES
LOT 4:	1.07 ACRES	1.06 ACRES
LOT "A":	0.01 ACRES	0.01 ACRES

- SERVICE PROVIDERS**
- CORONA DEPT. OF PUBLIC WORKS (951) 736-2261
 - CORONA DEPT. OF WATER & POWER (951) 736-2321
 - SOUTHERN CALIFORNIA GAS (800) 427-2200
 - SOUTHERN CALIFORNIA EDISON (909) 930-8591
 - AT&T (800) 332-1321
 - NEXTE NETWORKS (909) 593-9700
 - TIME WARNER CABLE (877) 288-0170
 - WESTERN MUNICIPAL WATER DISTRICT (951) 682-0777
 - ELSHOWRE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3148
 - U.S. POSTAL SERVICE (951) 737-0451
 - CORONA-NORCO UNIFIED SCHOOL DISTRICT (951) 736-3340
 - SCHOOL DISTRICT TRANSPORTATION MANAGER (951) 736-3305
 - RIVERSIDE TRANSIT AGENCY (951) 684-0850
 - CORONA POLICE DEPARTMENT (FOR NOTIFICATION) (951) 736-2330
 - CORONA FIRE DEPARTMENT (FOR NOTIFICATION) (951) 736-2221
 - RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT (951) 955-1200

LAND USE / ZONING SUMMARY

DESCRIPTION	ON-SITE	NORTH	SOUTH	EAST	WEST
EXISTING ZONING	R-A-1	R-A-1	R-A-1	R-A-1	R-A-1
EXISTING LAND USE	RC-VLDR	RC-EDR	RC-VLDR	RC-VLDR	RC-VLDR

THE PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT. THE PROPERTY IS WITHIN TEMESCAL CANYON AREA PLAN.



DATE PREPARED: OCTOBER 2019

Date	By	REVISIONS	App'd

SEAL:

PREPARED BY:
A&B ARMSTRONG & BROOKS CONSULTING ENGINEERS
 PLANNING - INFRASTRUCTURE SITE DEVELOPMENT - WATER RESOURCES
 1850 EAST CHASE DRIVE - CORONA, CA 92881
 MAIL: P.O. BOX 78088 CORONA, CA 92877-998
 P: 951-372-8400 F: 951-372-8430

COUNTY OF RIVERSIDE, CA
TENTATIVE PARCEL MAP
QUAIL HILL

SHEET
1
OF
1



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

May 14, 2025

Rick Engineering
c/o Wyatt Helms
whelms@rickengineering.com

Cc:
Arturo Hernandez
1067 Cleveland Way
Corona, CA 92881
eltoro1000@gmail.com

RE: TENTATIVE PARCEL MAP NO. 37827 (TPM37827)

On February 10th, 2025, the **Riverside County Planning Director** approved the above referenced case subject to the attached **FINAL** conditions.

A public notice for a Director's Hearing was sent via letters and a news agency advertisement. Therefore, action taken on the above referenced case is considered final. Please note that the expiration date of this project will be based upon the date of approval of the Director's Hearing.

Receive and File of Tentative Parcel Map No. 37827 went to the Board of Supervisors on June 6th, 2025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

Blanca Bernardino, Associate Planner

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.3

(ID # 26955)

MEETING DATE:

Monday, February 10, 2025

SUBJECT: TENTATIVE PARCEL MAP NO. 37827 – Exempt from California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Wyatt Helms – Engineer: Rick Engineering – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 AC MIN) – Location: North of Wildlife Road, East of State Court, West of Quail Hill Drive - 4.24 Acres – Zoning: Residential Agricultural, One Acre Minimum (R-A-1) - REQUEST: A proposed Schedule “H” division of two lots which into four (4) parcels with a minimum lot size of 1.07. APN(s): 278-110-039 and 278-110-038 Project Planner: Blanca Bernardino (951) 955-6503 or email at BBernardino@rivco.org

PROPOSED PROJECT

Case Number(s):	TPM37827
Environmental Type:	Exemption
Area Plan No.	Temescal Canyon
Zoning Area/District:	El Cerrito District
Supervisorial District:	Second District
Project Planner:	Blanca Bernardino
Project APN(s):	278-110-038, 278-110-039
Continued From:	



John Hildebrand, Planning Director 1/23/2025

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37827 (TPM37827) is a proposal for a Schedule “H” subdivision of two parcels into four (4) numbered lots; Lot 1 and 2 (1.16 acres), Lot 3 and 4 (1.07 acres). APN(s): 278-110-038, and 278-110-039.

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

The Project site is within the Temescal Canyon Area Plan and the El Cerrito Zoning District. The Project is located north of Wildlife Road, east of Ambrosio Circle, and west of Quail Hill Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 37827, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
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Land Use and Zoning:

Existing General Plan Foundation Component:	Rural Community (RC)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR), Rural Residential (RR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Residential Agriculture, 1 acre minimum (R-A-1)
Surrounding Zoning Classifications	
North:	Residential Agriculture (R-A), Residential Agriculture 5 acre minimum (R-A-5)
East:	Residential Agriculture, 1 acre minimum (R-A-1)
South:	Residential Agriculture, 1 acre minimum (R-A-1)
West:	Residential Agriculture, 1 acre minimum (R-A-1)
Existing Use:	Residential
Surrounding Uses	
North:	Residential
South:	Residential
East:	Residential

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West: Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4.24 gross acres	N/A
Proposed Minimum Lot Size:	1.07 gross acres	1 acre
Total Proposed Number of Lots:	4	N/A
Map Schedule:	Schedule "H"	

Located Within:

City's Sphere of Influence:	City of Corona
Community Service Area ("CSA"):	CSA – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – High - SRA
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes - 2113
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

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Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

On May 28, 2020, the applicant, Wyatt Helms with Rick Engineering submitted Tentative Parcel Map No. 37827 (TPM37827) to the County of Riverside for consideration. The applicant proposes the subdivision of a Schedule "H" subdivision of two parcels totaling 4.24 acres into 4 parcels, ranging between 1.07 and 1.16 acre each. If any future development of the site is to occur, it will be on a parcel-by-parcel basis and will be consistent with the standards and uses allowed per the land use designation and zone classification. A permit to change the existing second unit to a new primary dwelling designation on the newly created parcel will need to be processed.

General Plan Consistency

The Project site has a General Plan Foundation Component of Rural Community (RC) and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres.

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Equestrian and other animal- keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in lot sizes within the permissible range of the RC-VLDR land use. This is further detailed in the Land Use Findings below.

Zoning Consistency

The Project site has a Residential Agriculture, 1-acre minimum (R-A-1) zoning classification. The proposed subdivision would be subject to the development standards outlined in Article VIb of Ordinance No. 348. Staff has reviewed the project and has determined that the project is compliant with the applicable development standards of the R-A-1 zoning classification, which is further detailed in the Development Standards Findings below. The subdivision (TPM37827) will comply with the 1-acre minimum requirement of the underlying zone (R-A-1).

Schedule “H” Subdivision

The proposed Project would be a Schedule “H” parcel map division, which is any division of land into 4 or less parcels, where all parcels are not less than 1 acre in gross area. The Project, therefore, must be consistent with section 10.13 of Ordinance No. 460. The Project has been reviewed and conditioned to comply with all applicable standards of Ordinance No. 460, therefore it would be in compliance with the standards of a Schedule “H” division.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply.

Section 15315 Class 15, Minor Land Divisions

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of Rural Community-Very Low Density Residential (RC-VLDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for

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the zoning classification of Residential Agriculture, 1 acre minimum (R-A-1). In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regard to the location being within an “urbanized” area, State CEQA Guidelines section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of “urbanization” by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as “urbanized”. Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The subject site is adjacent to the City of Riverside, with a population size of 317,261 people, and the City of Perris, with a population size of 79,835 people (2021 U.S. Census). Both of these cities can be classified as “urbanized” areas; thus, this standard has been met. The project site is also within the Urban Area as delineated and defined by the US Census on the Riverside County mapping tool, “Map My County.” As such, the Project is in a developed urbanized area, surrounded by residentially zoned property, and does not propose grading or construction of the subject site.

Section 15061(b)(3) Common Sense Exemption

The Project has also been determined to be exempt pursuant to State CEQA Guidelines section 15061(b)(3) (the Common Sense Exemption). The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been 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. In addition, the zone classification of A-1-1 is highly consistent with the Project site’s existing land use designation of RC-VLDR. Therefore, the site is in compliance with the standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

Section 15300.2 Exceptions to CEQA Exemptions

In addition, the Project will not result in any specific or general exceptions to the use of the

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

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

FINDINGS AND CONCLUSIONS

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

Land Use Findings

1. The Project site has a General Plan Foundational Component of Rural Community and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal- keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in four residential lots that are with a minimum lot size of 1.07 gross acres for two parcels and 1.16 gross acres for the remaining two parcels, which all four exceed the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan and

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area plans (LU 7.1). In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – 22.6). For example, these parcels will remain large residential lots that would not adversely impact the open space and rural character of the surrounding area as it would not significantly impact the housing density or traffic of the surrounding area (LU 22.3). For these reasons, and those additionally discussed in the findings below, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.

2. The project site has a Zoning Classification of Residential Agriculture, 1 acre minimum (R-A-1), which is highly consistent with the RC-VLDR Land Use Designation. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Article VIb (R-A-1) Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. The subject site is bordered by residential properties that similarly have land use designations of RC-VLDR. Since the Project seeks to create a subdivision of two parcels that will be utilized for residential purposes, the Project, as proposed, would be consistent with the land use pattern in the Project area.

Entitlement Findings

Tentative Parcel Map

Tentative Parcel Map No. 37827 is a proposal to subdivide 4.24 gross acres into four residential lots that are 1.16 gross acres each (Lots 1 and 2) and 1.07 gross acres each (Lots 3 and 4). 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 Project site has a General Plan Foundational Component of Rural Community and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal- keeping uses are expected and

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encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in four (4) residential lots that are 1.16 gross acres each (Lots 1 and 2) and 1.07 gross acres each (Lots 3 and 4), which both exceed the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan.

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 RC-VLDR land use and the R-A-1 zoning classification in terms of lot size, setback requirements, and building intensity. A discussion on development standards is provided in the preceding section (Development Standards Findings). Therefore, the proposed Project is consistent with this finding.

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

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, so grading or construction on-site is not currently proposed however, it has been 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. Additionally, 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.

4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.

The Project subdivision was reviewed by various Riverside County departments including the Riverside County Department of Environmental Health, the Department of Waste Resources (RCDWR) and the Transportation Department (Water Quality Section)

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whose purview is the review of development projects to ensure public health is maintained through the adequate provision of potable water availability and sanitary disposal of human waste; availability of solid waste disposal; and the protection of water quality in the Santa Ana Watershed for the maintenance of beneficial water uses.

The Project will be served by the City of Corona's Department of Water and Power for water and sewer. As such, the subdivision will be required to comply with all health measures regarding the proper connection to these services.

The Department of Waste Resources reviewed the project and did not provide any comments. At the building stage, the RCDWR will require the project to properly dispose of solid waste and submit receipts verifying compliance. The Transportation Department required the submittal, reviewed, and approved the Project Specific Water Quality Management Plan (PSWQMP). The applicant will be required per approved PSWQMP to construct and infiltration basin, install source control Storm Water – Best Management Practices (BMPs) and implement Operational BMPs to decrease pollutants into water sources. As such, with the implementation of the PSWQMP, serious public health concerns from water pollutants will be minimized.

Furthermore, the subdivision of two (2) parcel into four (4) lots would allow for the construction of four (4) dwelling units (DU). At the current density of 3.2 person per household, at four (4) DU would yield approximately 13 people. The number of cars, their associated traffic, and vehicles air emissions would be negligible and would not cause air quality public health concerns. Therefore, no foreseeable public health problems would be cause from the approval of the Project.

5. 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 "H" Map.

The minimum improvements for a Schedule "H" parcel map division shall be as follows:

- a. **Streets & Street Improvement Plans.** The Project has been conditioned by the Transportation Department regarding street improvements, and parcel access. Any easement not owned by a public utility, public entity, or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in

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accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).

- b. **Other Improvements.** Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the “Utility Purveyors” heading of the tentative map. These suppliers were reviewed and confirmed through will-serve letters to the County Departments overseeing these various utilities, and the Project has been conditioned for final confirmation of on-site utilities prior to occupancy of any residential structures to be placed on the subdivided lots (AND E Health. 2). In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards. Plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. These conditions of approval have been applied to the Project; therefore, this standard has been met.

- c. **Sewage Disposal.** The County of Riverside Department of Environmental Health Department has conditioned the Project to provide on-site waste plans to ensure proper septic tank sizing, as well as a percolation report, to verify the availability of on-site sewage disposal prior to construction of any residential structures to be placed on the subdivided lots (AND E Health. 2). Therefore, this standard has been met.

- d. **Agricultural Lands.** The subject site is not located within an agricultural preserve. The land is zoned A-1; however, it is not 5 acres in size or larger. Thus, it is not identified in the Riverside County Comprehensive General Plan as important farmland. As such, the Project is not exempt from all improvement requirements specified within this section.

- e. **Exceptions.** The subject site is not located within a County Service Area, so the exceptions granted to any parcel map division located in its entirety within a community services district would not be applicable.

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- 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.

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.

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

The A-1-1 zone requires a minimum lot size of 1 acre, a minimum width of 100 feet, and minimum depth of 150 feet. Lot 1 and 2 would be approximately 1.16 gross acres. Lot 3 and 4 would be approximately 1.07 gross acres. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.

Development Standards Findings

The following standards of development shall apply in the A-1 Zone of Ordinance No. 348:

- Lot Size.** *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. The A-1-1 zone requires a minimum lot size of 1 acre, a minimum width of 100 feet, and minimum depth of 150 feet.*

Table 1. Lot Dimension Table

Lot	Lot Width	Lot Depth
1	233'	254'
2	172'	290'
3	157'	297'
4	157'	297'

Lot width is measured from center point (front of lot) to center point (rear of lot).
Lots 1 and 2 have an irregular quadrilateral shape.

Therefore, the Project would be in compliance with this requirement as all lots would meet the minimum lot size standards of the zoning classification.

- Yard Requirements.** *Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.*

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The front, side, and rear yard as measured from the structure on proposed Lot 1 is approximately 25.7 feet, 63 feet, and 105 feet, respectively. The front, side, and rear yard as measured from the structure on proposed Lot 2 is approximately 20 feet, 50 feet, and 214 feet, respectively. The front, side, and rear yard as measured from the structure for Lot 3 is approximately 44 feet, 83 feet, and 201 feet, respectively. The front, side, and rear yard as measured from the structure on proposed Lot 4 is approximately 31 feet, 57 feet, and 212 feet. Since these measurements exceed the minimum yard requirements, the Project is in compliance.

3. **Height.** *One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height.* The subject site is currently vacant with the proposal of future residences on each lot. The Project has also been conditioned to meet this standard if future development is to be proposed on-site (AND Planning. 8). Therefore, the Project is in compliance.

1. **Automobile Storage.** *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.*

Other Findings

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan

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 not located within an Airport Influence Area (AIA) boundary.

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

5. The Project site is not located within, or partially within, the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings

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1. The Project site is located within a Cal Fire State Responsibility Area (“SRA”) and it is located within a high fire hazard severity zone.

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,

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 not received written communication or phone calls indicating either support or opposition to the proposed Project.

APPEAL INFORMATION

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

ATTACHMENTS

- Exhibit A – TPM37827 – Site Plan
- Exhibit B – TPM37827 – GIS Exhibits
- Exhibit C – TPM37827 – Conditions of Approval
- Exhibit D – TPM37827 – 500’ Radius Map and Mailing Labels
- Exhibit E – TPM37827 – Notice of Exemption