

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



ITEM: 1.2
(ID # 26939)

MEETING DATE:
Tuesday, January 28, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38427 (TPM38427) – Exempt, per California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Lot Divisions) – Applicant: Don Chen – Second Supervisorial District – Lakeland Village District – Elsinore Area Plan – Land Use: Community Development - Medium Density Residential (CD-MDR), Open Space - Conservation (OS-C) – Zoning: General Residential (R-3), Watercourse, Watershed, and Conservation Areas (W-1) – Location: northeast of Grand Avenue and southwest of City of Lake Elsinore – 3 Gross Acres – REQUEST: Tentative Parcel Map No. 38427 proposes a Schedule H Subdivision to the existing lot into two parcels (parcel 1 with 1.19 gross acres and parcel 2 with 1.62 gross acres) and one lettered lot (lot A with 0.19 gross acres). – APN: 381-091-012 - Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Director's Hearing Officer on November 18, 2024.


ACTION:Consent


John Hildebrand, Planning Director 1/7/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly, 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: January 28, 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	\$ 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. 38427 (TPM38427) is a Schedule "H" subdivision of one 3 approximate gross acre parcel into two (2) numbered lot and one (1) lettered lot (Lot 1 with 1.19 gross acres, Lot 2 with 1.62 gross acres, and Lot A with 0.19 gross acres).

The "project" was approved by the Planning Director on November 18, 2024. The Project Planner sent a 10-day notice for the project. The Planning Department did not receive written communication from the public who indicated support/opposition to the proposed Project. 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:

Attachment A: DH Report of Actions

Attachment B: Tentative Map No. 38427

Attachment C: GIS Exhibits

Attachment D: Radius Map

Attachment E: Mailing Labels

Attachment F: Notice of Exemption

Attachment G: Conditions of Approval

Attachment H: Director's Hearing Staff Report


Douglas S. Girondez Jr. 1/21/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

November 18, 2024

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:

- 2.1 PLOT PLAN WIRELESS NO. 230007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Crown Castle, Dish Wireless LLC c/o Tom Wilkerson – Third Supervisorial District – French Valley Zoning Area– Southwest Area Plan – Rural: Rural Residential (RR) – Location: Northerly of Coventry Lane, easterly of Highway 79/Winchester Road, southerly of Elmhurst Lane, and westerly of Washington Street – 4.76 acres – Zoning: Light Agriculture 10 Acre Minimum (A-1-10) – REQUEST: Plot Plan Wireless No. 230007 is a proposal to re-entitle an existing 69 ft tall disguised mono-pine tree previously entitled under Plot Plan No. 23860 – APN: 472-110-044. Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

Planning Director's Actions:

The Planning Director took the following action: Plot Plan Wireless No. 230007 will be continued off calendar.

3.0 PUBLIC HEARINGS - NEW ITEMS:

- 3.1 PLOT PLAN NO. 220026 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – (CEQ220058)** - Applicant: Larry D. Cochrun, LDC Industrial Realty, LLC – Representative: Tracy Zinn, T&B Planning, Inc. - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD: LI) – Location: East of Patterson Avenue, west of Harvill Avenue, south of Cajalco Road, and north of Rider Street – 4.56 Gross Acres - Zoning: Manufacturing Service-Commercial (M-SC) & Specific Plan (SP No.100) - **REQUEST:** Plot Plan No. 220026 proposes the construction of a 100,924 sq ft warehousing/logistics building, comprised of 93,924 sq ft of warehouse and 7,000 sq ft of office space. 11 dock doors will be provided along the south side of the building - APN: 317-160-037- Project Planner: Krista Mason at (951) 955-1722 or kmason@rivco.org

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following actions: Approved

5 Public Speakers

- 3.2 TENTATIVE PARCEL MAP NO. 38153 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Edward Ayala – Engineer/Representative – Love Engineering c/o Thomas Love - Third Supervisorial District – Winchester District Zoning Area – Harvest Valley/Winchester Area Plan – Rural Community: Estate Density Residential (RC:EDR) – 4.27 Acres Net – Location: North of Grand Avenue, south of Milan Road, east of Patterson Avenue, and west of Oxbow Drive – Zoning: Rural Residential (R-R) - **REQUEST:** Tentative Parcel Map No. 38153 is a proposal for a Schedule "H" subdivision of a 5.15 acre (gross) / 4.27 acre (net) parcel into two (2) parcels. APN: 465-320-006 Project Planner: Blanca Bernardino (951) 955-6503 or email at BBernardino@rivco.org.

Planning Director Actions:

Public Hearing: Closed

The Planning Director took the following action: Approved

2 Public Speakers

3.3 TENTATIVE PARCEL MAP NO. 38427 – Exempt from the California Environmental Quality Act (CEQA) – pursuant to State CEQA Guidelines Section 15315 (Minor Lot Divisions) – Applicant: Don Chen – Second Supervisorial District – Lakeland Village District – Elsinore Area Plan – Land Use: Community Development - Medium Density Residential (CD-MDR), Open Space - Conservation (OS-C) – Zoning: General Residential (R-3), Watercourse, Watershed, and Conservation Areas (W-1) – Location: Northeast of Grand Avenue and southwest of City of Lake Elsinore – 3 Gross Acres – **REQUEST:** Tentative Parcel Map No. 38427 proposes a Schedule “H” Subdivision to the existing lot into two (2) parcels (parcel 1 with 1.19 gross acres and parcel 2 with 1.62 gross acres) and one lettered lot (lot A with 0.19 gross acres) – APN: 381-091-012 - Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.

3.4 PLOT PLAN NO. 190020 – Consider Addendum to Certified EIR - (EIR 539 – SCH 2014051011) Applicant: French Valley Airport Center, LLC., Joseph Poon – Engineer/Representative: Temecula Engineering Consultants, Inc., Stanley D. Heaton, P.E. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (CD: BP) – Location: North of Jolyn Road, south of Auld Road, east of Sky Canyon Road, and west of Leon Road – 34.38 Gross Acres - Zoning: Specific Plan No. 265 Borel Airpark Center (SP265) – **REQUEST:** Plot Plan No. 190020 is a proposal for the construction of fifty-five single-story industrial shell buildings totaling 399,091 sq ft on 34.38 gross acres - APNs: 963-080-014, 963-080-017, 963-080-020, 021, 022, 023, 024, and 025 – Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

4.0 GPA's

4.1 INITIATION OF GENERAL PLAN AMENDMENT NO. 240008 Foundation Component – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Lookout Lane, east of Lawson Road, south of Pats Point Drive, and west of Temescal Canyon Road – 12.7 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Residential-Estate Density Residential (RC:EDR) to Community Development-High Density Residential (CD:HDR). 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 GPA240008 is initiated by the Board of Supervisors – APN: 283-180-001 & 283-260-020 – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314.

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following action: Approved

No speakers

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following action: Approved

No speakers

Planning Director's Actions:

Public Hearing: Closed

The Planning Director took the following action: General Plan Amendment 240008 is as follows - 2 oppositions and 1 yes with caveat to design consideration

3 speakers

District 1: Absent
District 2: Oppose
District 3: Neutral
District 4: Absent
District 5: Oppose

4.2 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) Foundation Component** – Applicant: Mike Cho c/o TRG Land Inc – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development – Location: Northeast of Lawson Road, south of 1-15, and west of Temescal Canyon Road – 56.5 Gross Acres – Existing Zoning: R-A-5 (Residential Agriculture, 5-acre minimum) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (MHDR) & Public Facilities (PF). 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 GPA240020 is initiated by the Board of Supervisors. – APN: 283-150-016 and -048 & 283-170-018, -019, and -020. Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314.

Planning Director's Actions:

Public Hearing:

The Planning Director took the following action:

RECOMMEND That General Plan Amendment 240020 move forward to Planning Commission

5 speakers

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

5.0 SCOPING SESSION:

NONE

6.0 PUBLIC COMMENTS

NONE

ADJOURNMENT – 3:25 PM

#	DATE	REVISION
1	04/01/23	ADDED TENTATIVE MAP NO. 38427
2	07/15/23	ADDED SHARED DRIVEWAY AND PROVIDED R/W DEDICATION AS PER ST. 92
3	10/04/23	ADDED ULTIMATE CONDITION ROAD SECTION
4	03/04/24	ADDED DIMENSIONS

MAP STATEMENTS:

THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

PARCEL 1 & PARCEL 2:

SEE SHEET 2 FOR PLAN DETAILS, UTILITIES, GRADING & DRAINAGE

RECORD DATA PER RS 82/99

RECORD DATA PER RS 155/15

RECORD DATA PER PM 68/79

PARCEL SUMMARY:

LOT 1 (APN 381-091-012) :

EXISTING: 2.81 NET ACRES

EXISTING: 3.00 GROSS ACRES

PARCEL 1 :

PROPOSED: 1.19 GROSS ACRES

PROPOSED: 1.15 NET ACRES

PARCEL 2 :

PROPOSED: 1.62 GROSS ACRES

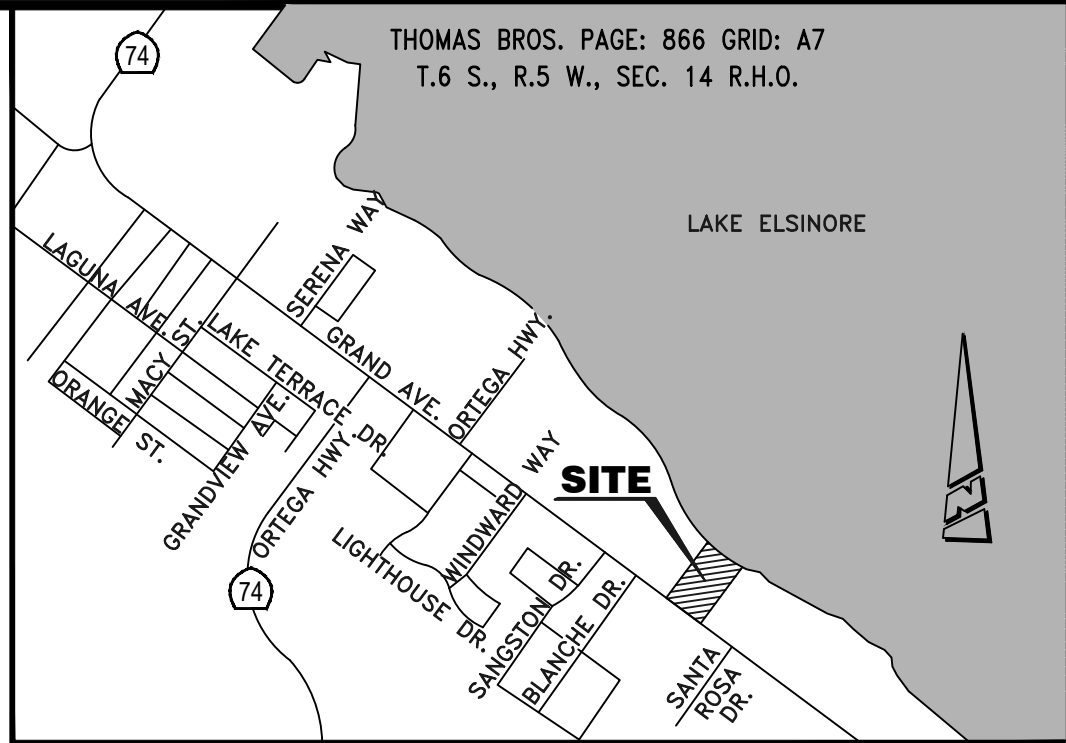
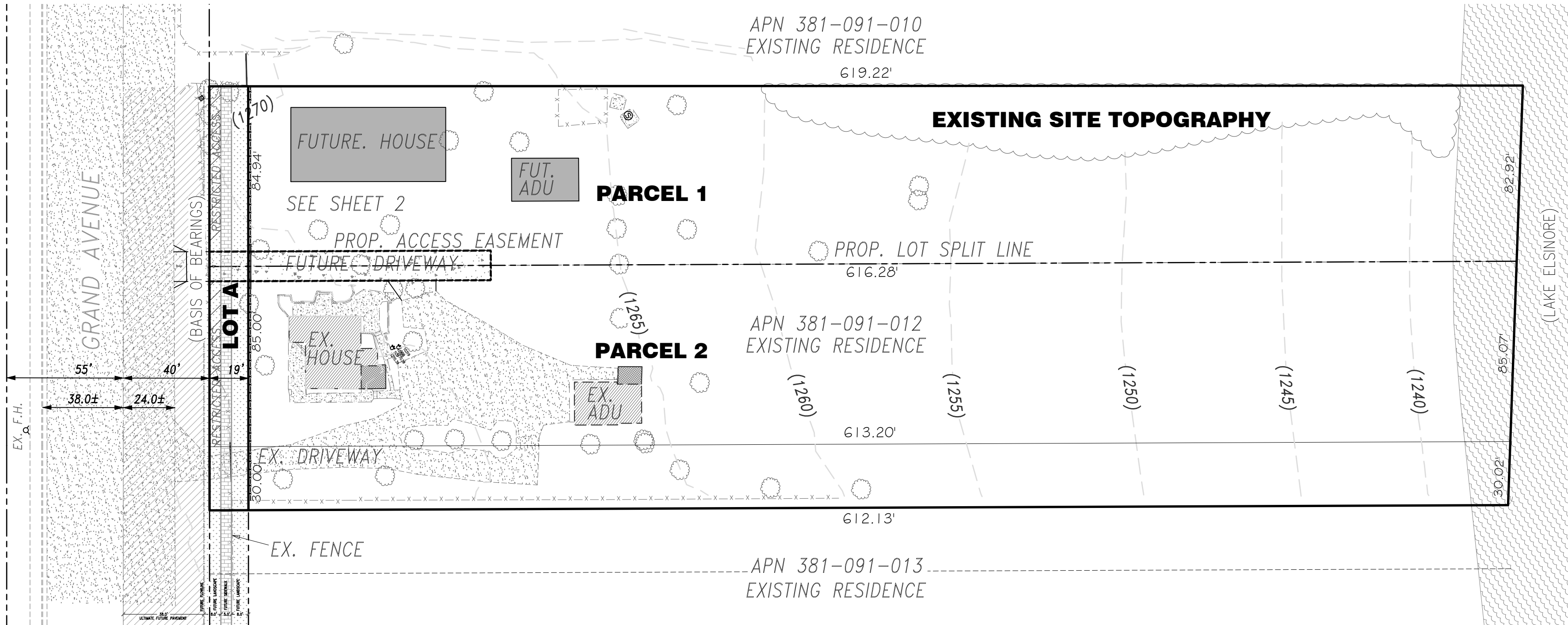
PROPOSED: 1.57 NET ACRES

LOT A:

EXISTING: N/A

PROPOSED: 0.19 GROSS ACRES

TENTATIVE PARCEL MAP. NO. 38427



VICINITY MAP

NOT TO SCALE

OWNER/APPLICANT:

DON CHEN
616 E ALVARADO ST., SUITE B
FALLBROOK, CA 92028
PHONE: (858) 519-8390

SITE ADDRESS:

16242 GRAND AVENUE
LAKE ELSINORE, CA 92530

EX. ZONE/USE:

R-3 - MDR
W-1 - CONSERVATION

MAP STATEMENTS:

THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

PROP. ZONE/USE:

R-3 - MDR
W-1 - CONSERVATION
2-5 DU/ACRE
TOTAL GROSS : 3.0
UNITS PROPOSED : 2

ASSESSOR'S PARCEL NO.

381-091-012

ENGINEER / SURVEYOR:

KOLIBRIEN CORP.
41593 WINCHESTER RD., STE. 200
TEMECULA, CA 92590
PHONE: (951) 252-1034
EMAIL: INFO@KOLIBRIEN.BIZ
WEBSITE: WWW.KOLIBRIEN.BIZ



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1-A:
THE SOUTHEASTERLY 170 FEET OF LOT 17 IN BLOCK 'C' OF ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.
PARCEL 1-B:
THAT PORTION OF BLOCK 'C' SUBDIVISIONS OF ELSINORE, KNOWN AND DESCRIBED AS THE WEST 30 FEET OF OLIVE STREET AS SHOWN BY MAP IN BOOK 8, PAGE 377 OF MAPS, AS VACATED BY RESOLUTION NO. 1985-288 RECORDED JUNE 19, 1985 INSTRUMENT NO. 1985-133433 OF OFFICIAL RECORDS.

BASIS OF BEARING:

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
WEST PROPERTY LINE N53°31'12"W PER RS 82/99

BENCHMARK:

RIVERSIDE COUNTY EL-21-80 1 1/2" ALUMINUM CAP IN 6" CONC.
COLLAR STAMPED RIVERSIDE COUNTY SURV. 1265 EL-21-80
ELEVATION=(1264.96)

PRELIMINARY EARTHWORK:

APPROXIMATE RAW CUT = 0 C.Y.
APPROXIMATE RAW FILL = 350 C.Y.

FLOOD ZONE DESIGNATION:

THE PORTION OF THE PROPERTY FOR THE PROPOSED DEVELOPMENT IS IN FLOODWAY AREA ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IS SHOWN ON FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF RIVERSIDE, CALIFORNIA, SHOWN ON COMMUNITY PANEL NUMBER OG065C2038G, DATED 8/28/2008.

UTILITY PURVEYORS & SCHOOLS:

WATER/ SEWER SERVICE: ELSINORE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3146
SEWER SERVICE: ELSINORE VALLEY MUNICIPAL WATER DISTRICT (951) 674-3146
GAS: SOUTHERN CALIFORNIA GAS COMPANY (877) 238-0092
ELECTRICITY: SOUTHERN CALIFORNIA EDISON (800) 611-1911
TEL/ CABLE: VERIZON COMMUNICATIONS (877) 724-8054
SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT (951) 253-7000
WASTE HAULER: CRAR INCORPORATED (951) 943-1991

PLAN NOTES:

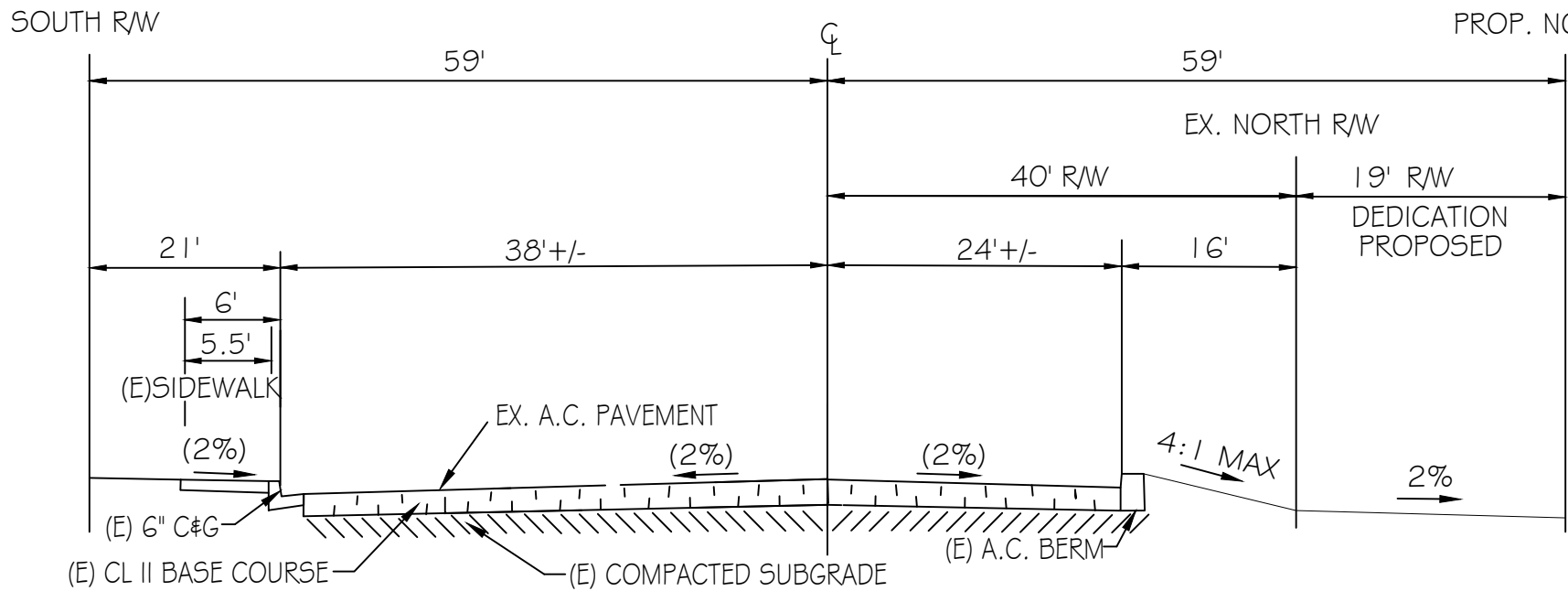
- NOT WITHIN THE COUNTY SERVICE AREA.
- SITE IS WITHIN THE CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT.
- SITE HAS A VERY HIGH POTENTIAL FOR LIQUEFACTION.
- SITE IS SUSCEPTIBLE TO SUBSIDENCE.
- SITE IS NOT LOCATED WITHIN ANY KNOWN FAULT.
- SITE DOES NOT HAVE GEOLOGIC HAZARDS.
- SITE IS NOT WITHIN ANY GEOLOGIC SPECIAL STUDIES ZONE.
- SITE IS NOT WITHIN A FLOOD ZONE. SEE FLOOD ZONE DESIGNATION NOTE ON THIS PLAN, SHEET 2 FOR ADDITIONAL INFORMATION.
- EXISTING BUILDINGS SHALL REMAIN IN PLACE.

SHEET INDEX:

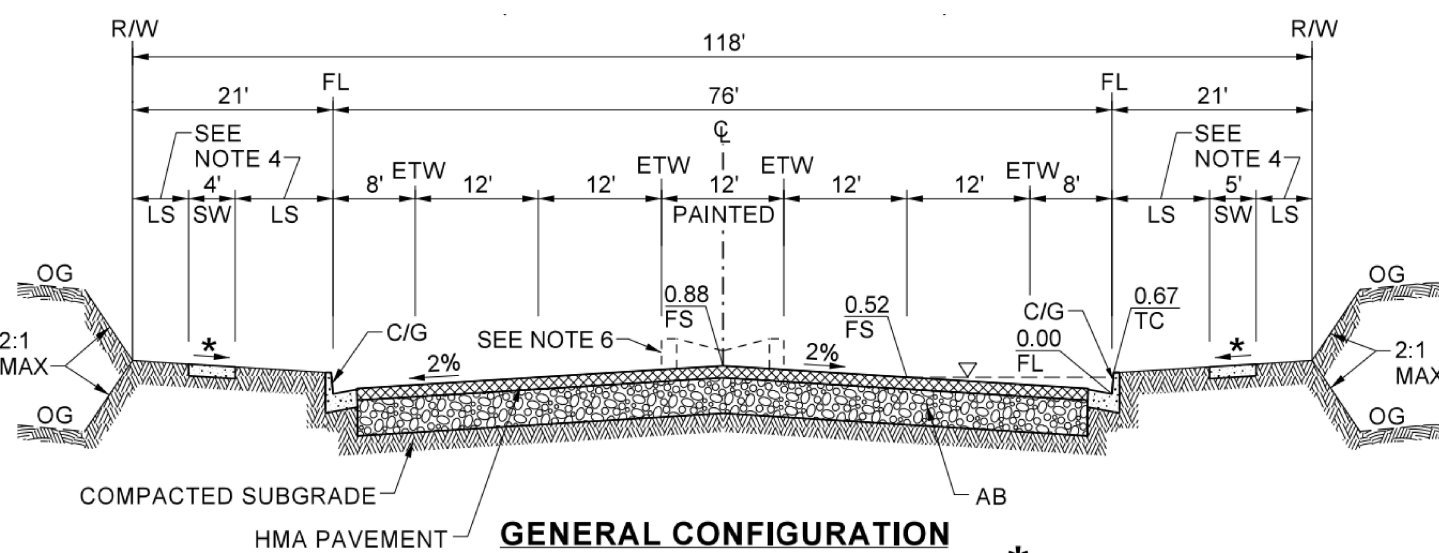
- TITLE SHEET
- SUBDIVISION MAP
NOTES AND TYPICAL SECTIONS
CONCEPTUAL GRADING & DRAINAGE PLAN
ASSESSOR'S PARCEL MAP
ENGINEERING NOTES & TYP. DETAILS

SHEET
1
OF
2

File: PO1002



TYPICAL STREET SECTION
GRAND AVENUE EXISTING CONDITIONS
N.T.S



NOTES:

- THICKNESS OF AB AND HMA (FOR SHOULDER, AND FOR TRAVELED WAY) TO BE DETERMINED BY SOIL TEST AT TIME OF GRADING OPERATIONS.
- MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF THIS ORDINANCE.
- CURB AND GUTTER TO BE TYPE 'A-B' (STANDARD No. 201). 6" CURB IS NOT ALLOWED.
- DISTANCE FROM SIDEWALK TO R/W, AND FLOW LINE, VARIES. SEE STANDARD NO. 404 FOR DETAILS OF MEANDERING SIDEWALK.
- MAX WATER DEPTH FOR Q₁₀ IS 0.52' TO PROVIDE MIN 12' DRY LANE.
- A CURBED AND LANDSCAPED MEDIAN MAY BE REQUIRED.
- ADDITIONAL IMPROVEMENTS AND RIGHT OF WAY WIDTHS CONSISTING OF A 6' HALF-WIDTH MEDIAN, 12' PAVED LANE, AN 8' GRADED SHOULDER AND 3' BEYOND THE SHOULDER MAY BE REQUIRED FOR PART WIDTH IMPROVEMENTS WHEN, AS DETERMINED BY THE TRANSPORTATION DEPARTMENT, AN ADDITIONAL LANE ON THE OPPOSITE SIDE OF THE CENTERLINE IS NEEDED.
- ADDITIONAL IMPROVEMENTS AND RIGHT OF WAY WIDTH CONSISTING OF A 12' PAVED LANE MAY BE REQUIRED FOR THE RIGHT-TURN LANE WHEN THE PROJECT PROPOSES DIRECT ACCESS FROM THE GENERAL PLAN HIGHWAY, AS DETERMINED BY THE TRANSPORTATION DEPARTMENT.

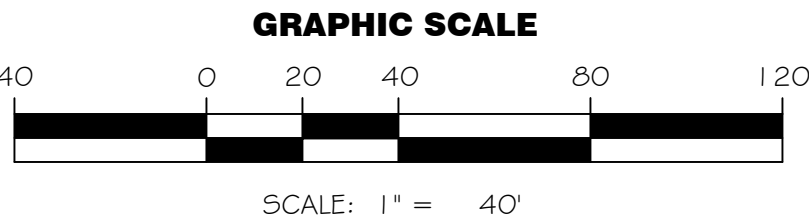
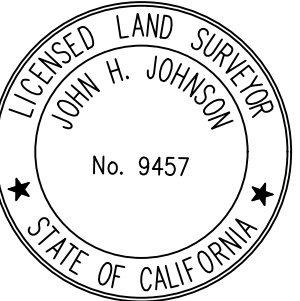
STANDARD NO. 93, COUNTY OF RIVERSIDE
GRAND AVENUE ULTIMATE CONDITION
N.T.S

PREPARED BY:

NOT PROPOSED THIS SUBDIVISION

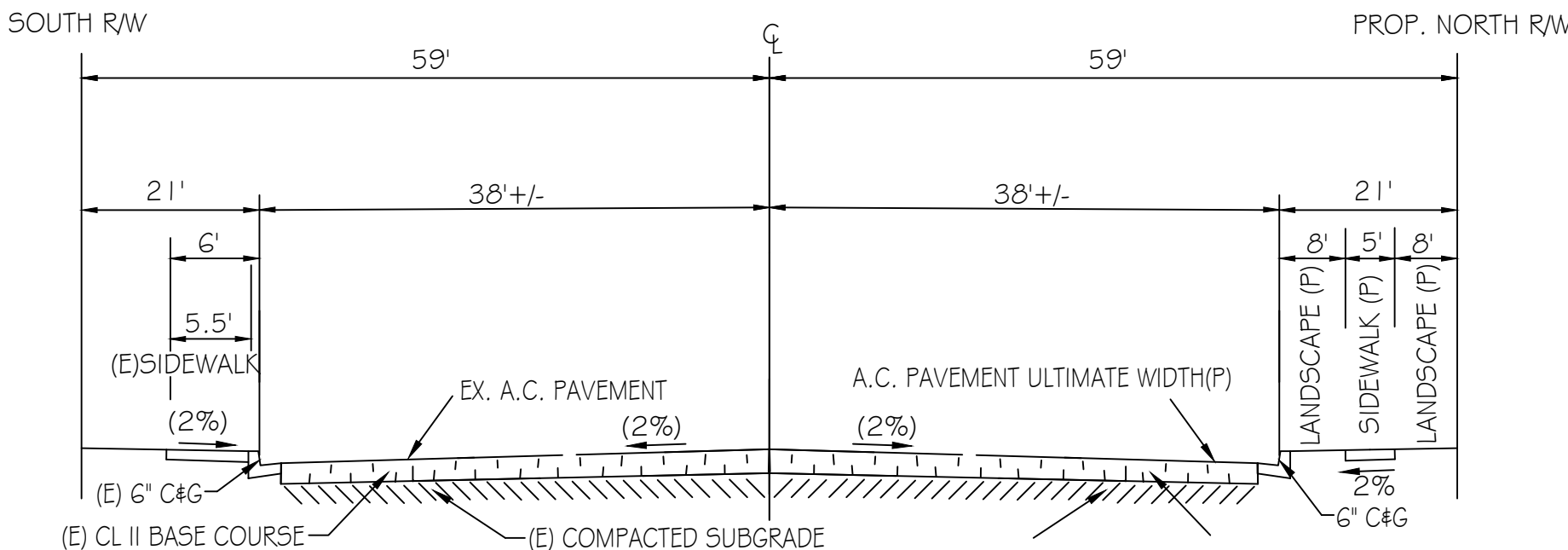
JOHN H. JOHNSON R.C.E. 83934 DATE PREPARED 03/04/24
MY REGISTRATION EXPIRES ON 09/30/2023

KOLIBRIEN
LAND SURVEYING - CIVIL ENGINEERING - STRUCTURAL ENGINEERING

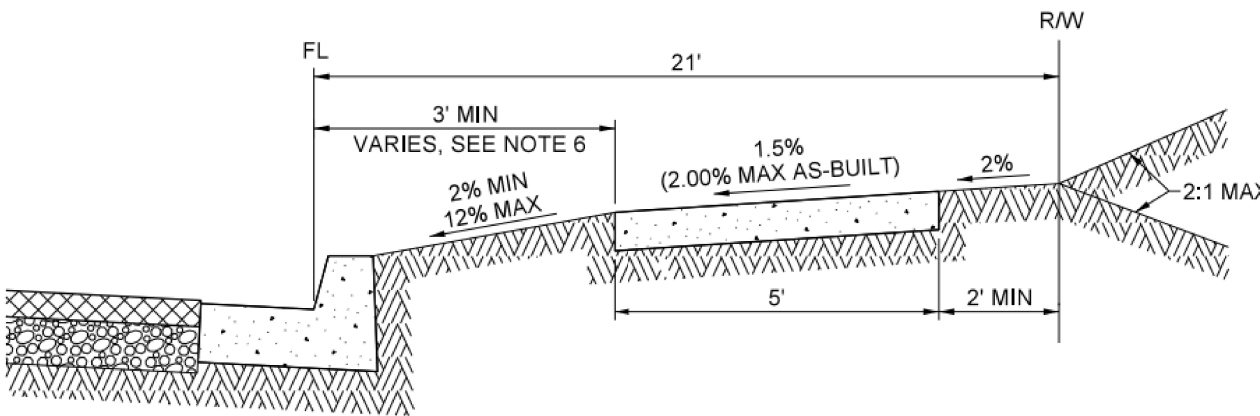


SITE MAP

SCALE: 1" = 40'



TYPICAL STREET SECTION
GRAND AVENUE ULTIMATE CONDITIONS
N.T.S



NOTES:

- RADII FOR CURVED SIDEWALK SHALL VARY BETWEEN 200' AND 500' AT FRONT OF SIDEWALK.
- SIDEWALK SHALL BE A MINIMUM OF 6' WIDTH ADJACENT TO CURB.
- SIDEWALK SHALL BE 3' MIN AWAY FROM FLOW LINE EXCEPT AT CURB RETURNS, BUS STOPS, AND AT TOP OF 'T' INTERSECTIONS WHERE CURB RAMPS ARE REQUIRED.
- SIDEWALK LAYOUT ON PLANS IS CONCEPTUAL ONLY. APPROVAL OF THE FINAL SIDEWALK LAYOUT SHALL BE MADE IN THE FIELD AND ADJUSTED AS NECESSARY TO MEET FIELD CONDITIONS AS APPROVED BY THE INSPECTOR PRIOR TO FINAL CONSTRUCTION.
- WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, USE A MODIFIED CONCRETE MIX AND PLACE 6" MIN CLASS 2 AGGREGATE BASE AND 6 MIL PLASTIC SHEETING UNDER AND AROUND ALL SIDES OF CONCRETE IMPROVEMENTS. FOR EXPANSIVE SOIL, PLACE 6" MIN CLASS 2 AGGREGATE BASE UNDER CONCRETE IMPROVEMENTS AS DIRECTED BY THE ENGINEER. SEE SPECIFICATIONS SECTIONS 16.03 & 16.04 AND STANDARD NO. 401 FOR REFERENCE.
- IRRIGATION TYPE TO BE LOW VOLUME OR SUBSURFACE BETWEEN WALK AND CURB.
- CONCRETE MINIMUM CEMENTITIOUS MATERIAL CONTENT = 505 LB / CU YD.
- THE RUNNING SLOPE OF SIDEWALK MAY EQUAL THE STREET SLOPE, EVEN IF THE STREET SLOPE IS GREATER THAN 8.33%, WHERE SIDEWALK EXCEEDS THE STREET SLOPE. SUCH AS TRANSITIONS IN ELEVATION OF MEANDERING SIDEWALK, A SIDEWALK RUNNING SLOPE GREATER THAN 5% WOULD BE CONSIDERED A RAMP. IN THIS CASE, RAMPS WOULD BE DESIGNED AT 7.5% MAX (8.33% MAX AS-BUILT) RUNNING SLOPE AND REQUIRE LANDINGS AS SPECIFIED IN THE 2010 ADA STANDARDS.

STANDARD NO. 404, COUNTY OF RIVERSIDE
GRAND AVENUE ULTIMATE CONDITION SIDEWALK
N.T.S

NOT PROPOSED THIS SUBDIVISION

LEGEND & ABBREVIATIONS:

NG	NATURAL GROUND
EP	EDGE OF PAVEMENT
TOP	NATURAL GROUND
TOE	NATURAL GROUND
(99.9)	EXISTING ELEVATION
---	PROPERTY LINE / RIGHT-OF-WAY
(9999)	EXISTING CONTOUR MAYOR
(9999)	EXISTING CONTOUR MINOR
---	EXISTING EDGE OF PAVEMENT
-----	EXISTING CURB & GUTTER
→	SHEET FLOW

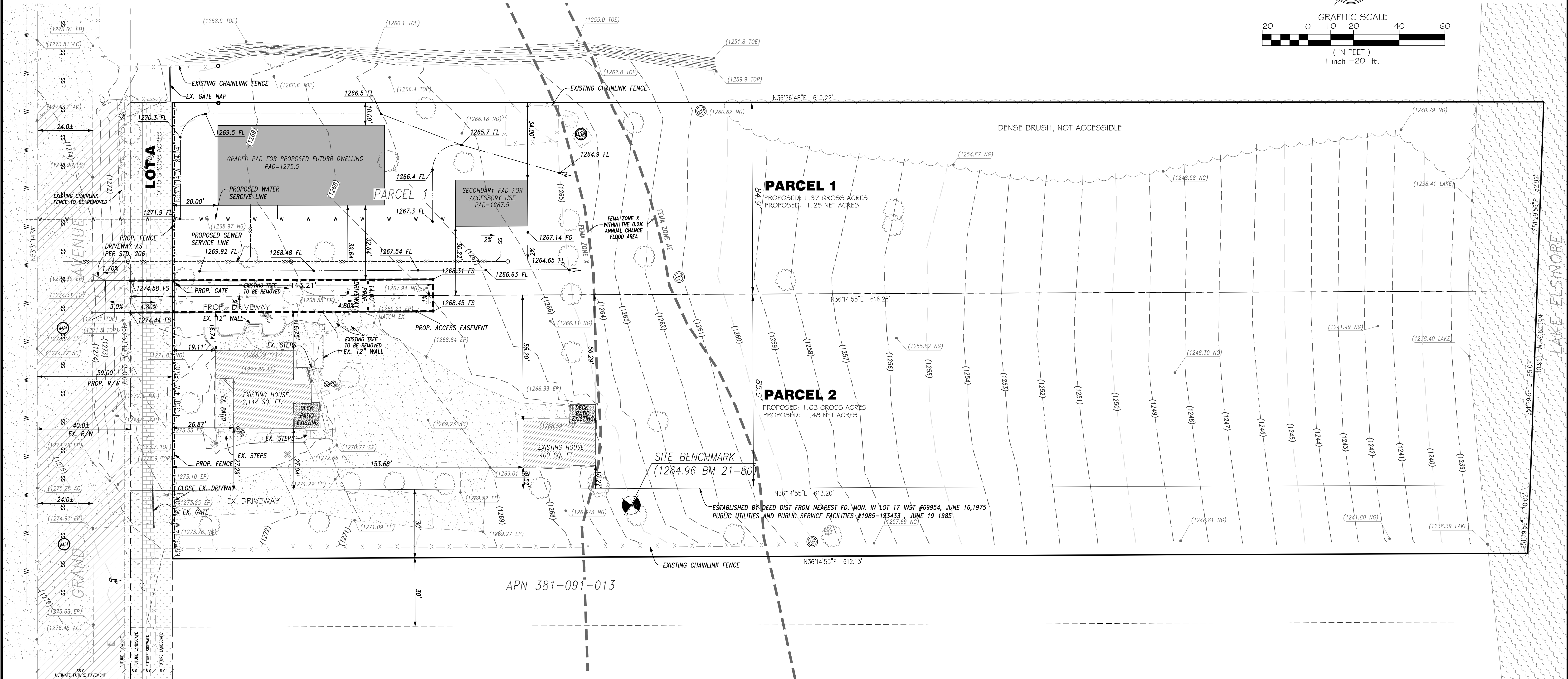
⊙	SEWER CLEANOUT
⊙	GAS METER
⊙	CONCRETE FILLED STEEL POST
⊙	SEWER MANHOLE
⊙	ELECTRIC METER
⊙	EXISTING TREE
⊙	EXISTING POWER POLE
⊙	EXISTING SEWER PANEL

⊙	EXISTING MANHOLE
⊙	EXISTING HOUSE
⊙	EXISTING PATIO
⊙	EXISTING CONCRETE
⊙	EXISTING ASPHALT
⊙	EXISTING WATER
⊙	EXISTING MAILBOX
⊙	EXISTING HOSE BIB
⊙	PROPOSED ACCESS EASMENT

#	DATE	REVISION
1	04/01/23	ADDED TENTATIVE MAP NO. 38427
2	07/15/23	ADDED SHARED DRIVEWAY AND PROVIDED R/W DEDICATION AS PER ST. 92
3	10/04/23	ADDED ULTIMATE CONDITION ROAD SECTION
4	03/04/24	ADDED DIMENSIONS

TENTATIVE PARCEL MAP. NO. 38427

CONCEPTUAL GRADING & DRAINAGE PLAN



SURVEYOR'S NOTES:

1. THIS SURVEY WAS COMPLETED BY KOLIBRIEN CORP. OCTOBER 26, 2021.
2. THIS PROPOSED PROJECT SITE AREA CONTAINS 1.19 GROSS ACRES.
3. IMPROVEMENTS WITHIN OFF-SITE EASEMENTS OR SERVITUDE BENEFITING THE PROPERTY ARE SHOWN ON THE FIELD TOPOGRAPHY.
4. NOT ALL UTILITIES LINES ARE SHOWN FOR CLARITY, I.E. TELEPHONE, CABLE AND GAS.
5. UTILITIES SHOWN ARE COMPRISED OF RECORD DATA AND FIELD SURVEY MEASUREMENTS.
6. RECORD DATA FOR SEWER AND WATER LINES WAS FOUND ON RECORD DRAWINGS, RECORDS OF ELISNORE VALLEY MUNICIPAL WATER DISTRICT.
7. RECORD DATA FOR PROPERTY BOUNDARIES AND CENTERLINE MONUMENTS WAS FOUND ON RECORD DRAWINGS RS 82/99, PM 68/79, RS 155/15, RECORDS OF RIVERSIDE COUNTY.
9. ALL ADJACENT RECORD BOUNDARY DATA SHOWN HAS BEEN ADJUSTED TO THE SAME BASIS OF BEARING AS THIS MAP.
10. WITH EXCEPTION TO MEASURED DISTANCE BETWEEN FOUND SURVEY MONUMENTS, ALL ALL PARCEL AND LOT LINES ARE SHOWN PER RECORD MAPS REFERENCED ABOVE.

ENGINEER'S NOTES:

1. ALL FINISHED SURFACE GRADES SHALL GRADE TO DRAIN AT 1% MINIMUM.
2. EMBANKMENT SLOPES SHALL BE AS NOTED AND 2:1 MAX.
3. WATER SERVICE LINE SHALL BE 1 1/2" PVC.
4. SEWER SERVICE LINES SHALL BE 4" PVC SDR-35 PIPE AND FITTINGS WITH A GRADE OF 1% UNLESS OTHERWISE NOTED.
5. ALL OPEN SPACE AND LANDSCAPE AREAS SHALL DRAIN AT 1% MINIMUM TO LOWEST ADJACENT SPOT ELEVATIONS SHOWN.
6. YARD DRAINS ADJACENT TO PROPOSED BUILDINGS SHALL BE A MINIMUM OF 0.3' LOWER THAN THE ADJACENT BUILDING PAD ELEVATION.
7. EACH SELF-TREATING DMA SHALL BE GRADED SUCH THAT RUNOFF FROM THE ENTIRE AREA IS DIRECTED TO THE AREA DRAIN AND NOT ALLOWED TO FLOW OFF TO THE ADJACENT SIDEWALK, AND NO RUNOFF FROM ANY ADJACENT IMPERVIOUS AREAS FROM OTHER DMAS SHALL BE ALLOWED TO FLOW TO SELF-TREATING DMA.
8. RETAINING CURBS/GEOTRID SOIL RETAINING MESH (GW) SHALL BE PROVIDED AROUND BUILDING PERIMETERS AND BASIN PERIMETERS WHERE THE ADJACENT FINISHED GRADES ARE HIGHER THAN THE BUILDING PAD ELEVATIONS AS NOTED ON THE PLANS AND SECTIONS.
9. A LICENSED PLUMBER SHALL DESIGN THE ROOF DRAINAGE SYSTEM WITH ROOF GUTTERS AND DOWNSPOUTS.

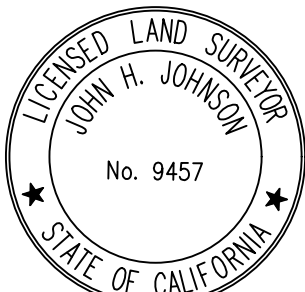
LEGEND & ABBREVIATIONS:

NG	NATURAL GROUND	EXISTING TREE
EP	EDGE OF PAVEMENT	EXISTING POWER POLE
TOP	NATURAL GROUND	EXISTING SEWER PANEL
TOE	NATURAL GROUND	EXISTING MANHOLE
(99.9)	EXISTING ELEVATION	EXISTING HOUSE
---	PROPERTY LINE / RIGHT-OF-WAY	EXISTING PATIO
(9999)	EXISTING CONTOUR MAJOR	EXISTING CONCRETE
(9999)	EXISTING CONTOUR MINOR	EXISTING ASPHALT
-----	EXISTING EDGE OF PAVEMENT	EXISTING WATER
=====	EXISTING CURB & GUTTER	PROPOSED BUILDING
→	SHEET FLOW	EXISTING MAILBOX
⊙	SEWER CLEANOUT	EXISTING HOSE BIB
⊙	GAS METER	ELECTRIC METER
⊙	CONCRETE FILLED STEEL POST	PROPOSED ACCESS EASEMENT
⊙	SEWER MANHOLE	

PREPARED BY:

JOHN H. JOHNSON R.C.E. 83934 DATE PREPARED 03/04/24
MY REGISTRATION EXPIRES ON 09/30/2023

KOLIBRIEN
LAND SURVEYING - CIVIL ENGINEERING - STRUCTURAL ENGINEERING



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38427

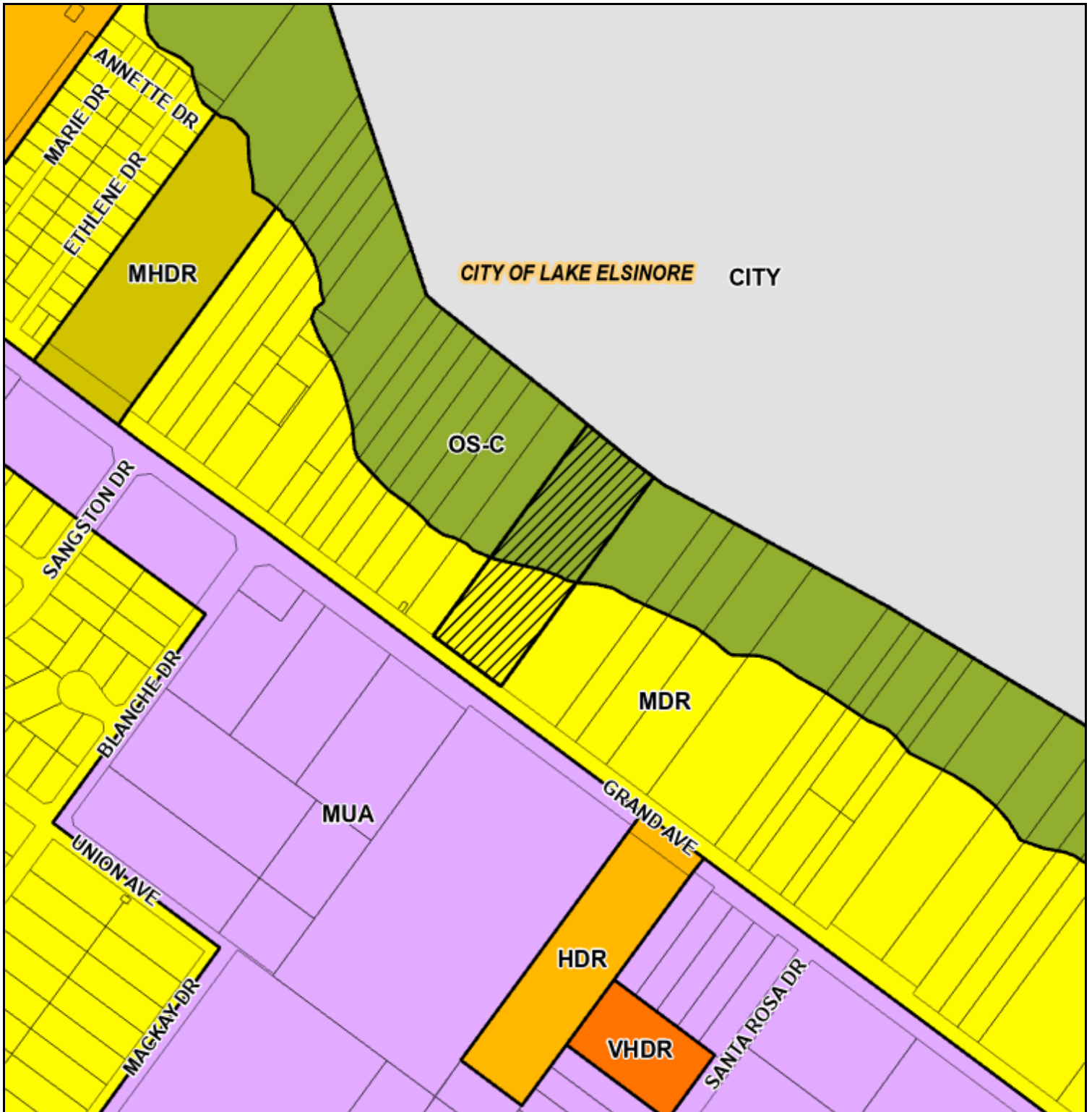
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

Date: 10-18-2024

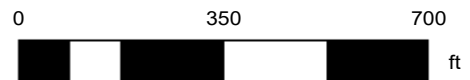
Exhibit: 5



Zoning Area/District: LAKELAND VILLAGE

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

TPM38427

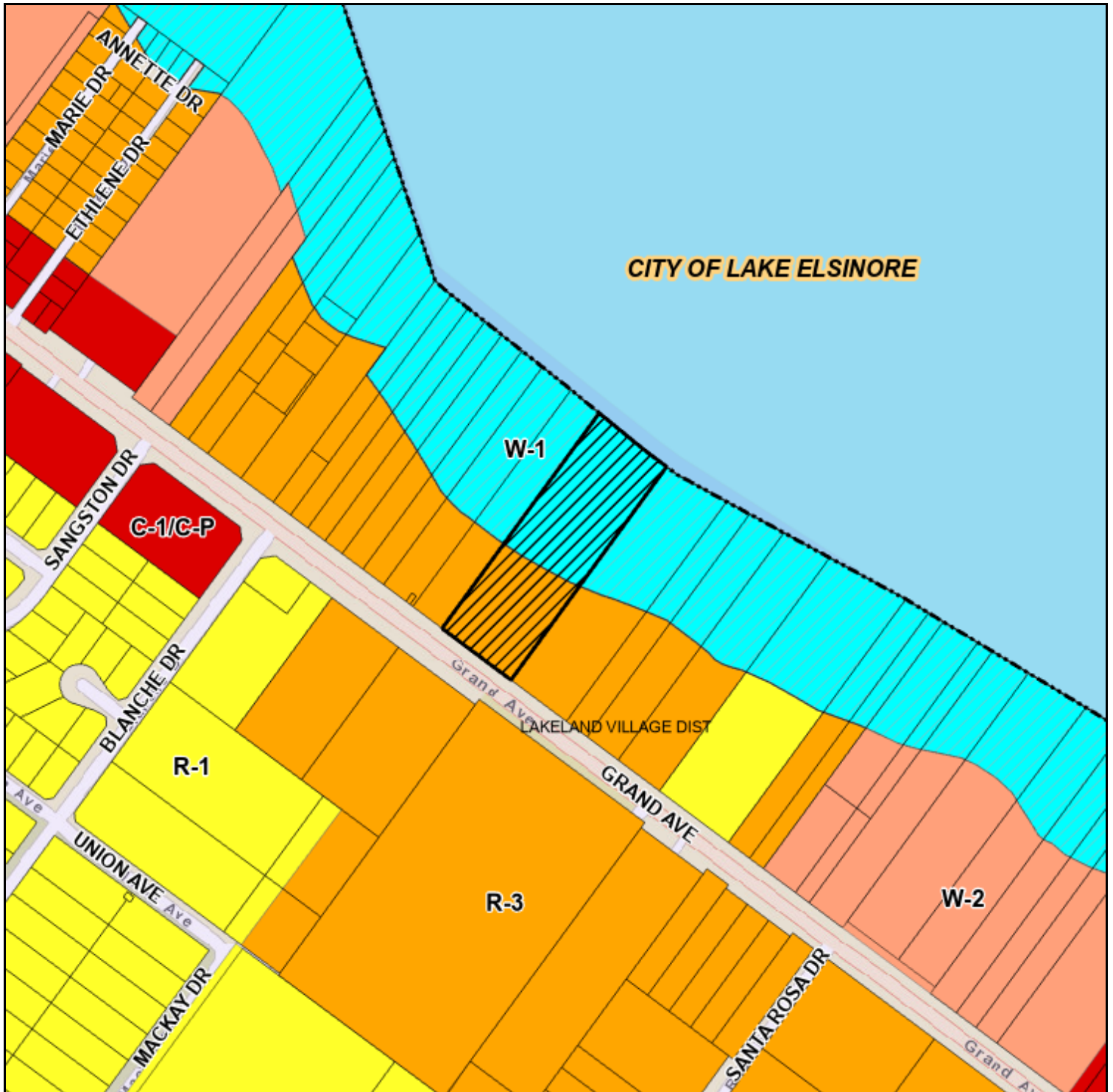
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

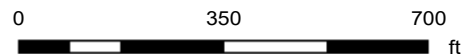
Date: 10-18-2024

Exhibit: 2



Zoning Area/District: LAKELAND VILLAGE

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

TPM38427

LAND USE

Supervisor: KAREN SPIEGEL

District: 2

Date: 10-18-2024

Exhibit: 1



Zoning District: LAKELAND VILLAGE

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>



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38427

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

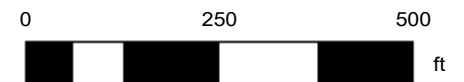
Date: 10-18-2024

District: 2



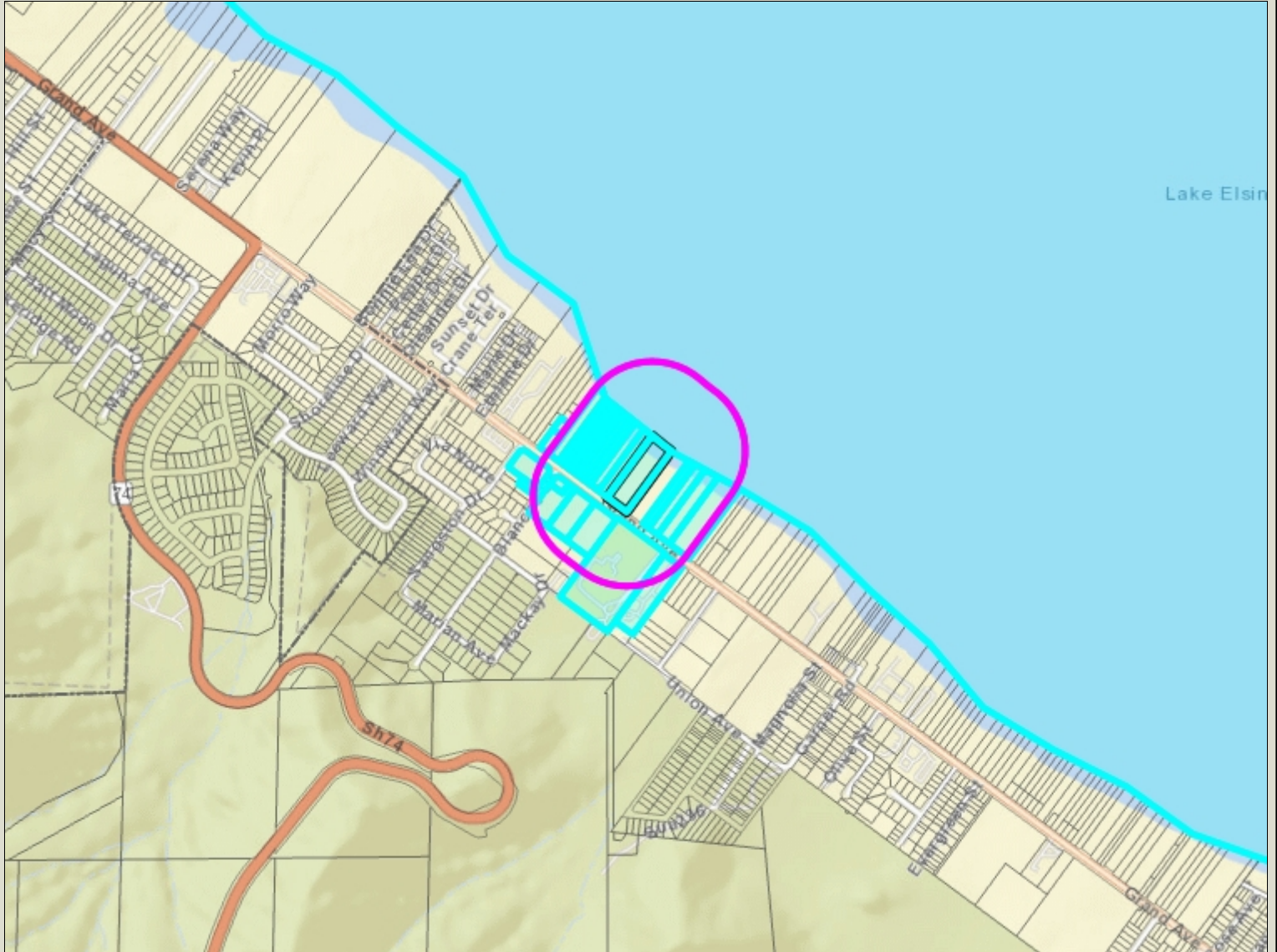
Zoning Area/District: LAKELAND VILLAGE

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 GIS Mailing Labels

TPM38426 - 600 Foot Radius



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 1,562 3,125 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... 10/30/2024 4:00:06 PM

© Riverside County RCIT

381020003
CITY OF LAKE ELSINORE
130 S MAIN ST
LAKE ELSINORE CA 92530

381080008
WALTER A. DONAHUE
16084 GRAND AVE
LAKE ELSINORE CA 92530

381080009
CHARLES F. BAZZELL
16078 GRAND AVE
LAKE ELSINORE CA 92530

381080013
BOSHI PROP
1020 HOLLY AVE
ARCADIA CA 91007

381091001
DUONG VAN LIVING TRUST DTD 01/07/23
3205 HORIZON PL
WEST COVINA CA 91789

381091002
SEAN CUTT
16088 GRAND AVE
LAKE ELSINORE CA 92530

381091003
DEAN S. ROSE
16096 GRAND AVE
LAKE ELSINORE CA 92530

381091004
MOK KA & LING FAMILY TRUST DATED
03/12/2005
1988 CERCO ALTA DR
MONTEREY PARK CA 91754

381091005
LOREN ROJEK
16339 MT DANA CR
FOUNTAIN VALLEY CA 92708

381091006
LOREN ROJEK
16339 MT DANA CIR
FOUNTAIN VALLEY CA 92708

381091007
BUHR RAYMOND J LIVING TRUST DATED
7/14/22
16170 GRAND AVE
LAKE ELSINORE CA 92530

381091008
MARK A. PIASCIK
16190 GRAND AVE
LAKE ELSINORE CA 92530

381091009
MAY P. CHEN
22386 BOATING WAY
CANYON LAKE CA 92587

381091010
ELSINORE VALLEY MUNICIPAL WATER
DIST
P O BOX 1180
RIVERSIDE CA 92502

381091012
MAY P. CHEN
22386 BOATING WAY
CANYON LAKE CA 92587

381091014
REGINALDO NUNEZ
7602 3RD ST
DOWNEY CA 90241

381091015
HPS MANAGEMENT
211 MANGO VIEW DR
ENCINITAS CA 92024

381091016
WATKINS CLARENCE THOMAS &
MARION J FAMILY TRUST DATED
07/28/2015
16331 LAKESHORE DR # G202
LAKE ELSINORE CA 92530

381091017
DEBORAH WALKER
16328 GRAND AVE
LAKE ELSINORE CA 92530

381300004
COUNTY OF RIVERSIDE
3403 10TH ST STE 400
RIVERSIDE CA 92501

381300005
DUBREUIL FAMILY FAMILY 1987 TRUST,
AS AMENDED & RESTATED 12/08/0
40020 JONES RD
FALLBROOK CA 92028

381300008
CHIA LING LIN
3065 DIBBLE CT
SANTA CLARA CA 95051

381300009
TRAC PHAM
2859 S EUCLID AVE
ONTARIO CA 91762

381300014
TERESA MUNOZ
16109 GRAND AVE
LAKE ELSINORE CA 92530

381300015
EVERLEAD EDUCATION INC CO INC
87 N RAYMOND AVE # 200
PASADENA CA 91103

381344019
ROBERT S. AVALOS
33051 BLANCHE DR
LAKE ELSINORE CA 92530

381344023
GRUENBERG RAOUL & SANDRA LEE
TRUST DTD 09/25/20
20 OCEAN CREST CT
PALOS VERDES ESTATES CA 90275

Applicant:

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Canyon Lake, CA 92587

John Johnson
Kolibrien Corp.
27919 Jefferson Avenue, Suite 201
Temecula, CA. 92590

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero ML:8031
PO. Box 3003
Redlands, CA. 92373-0316

Kelsey Chambers
Dave Madden Architect
41197 Golden Gate Circle, Unit 109
Murrieta, CA 92595

Lake Elsinore Unified School District
545 Chaney Street
Lake Elsinore, CA 92530

City of Lake Elsinore – Planning Department
130 S Main Street
Lake Elsinore, CA 92530



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.: TPM38427

Project Location: 16242 Grand Ave. in unincorporated Riverside County APN: 381-091-012

Project Description: Schedule "H" subdivision of one (1) parcel. 3 gross acres into two (2) residential lots. The parcel sizes would be as follows: Parcel 1 is 1.19 acres, Parcel 2 is 1.62 acres, and Parcel A is 0.19 Acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Kelsey Chambers, 41197 Golden Gate Circle Unit 109 Murrieta, CA 92595

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. 15315)
☐ Statutory Exemption (_____)
☐ Other:

Reasons why project is exempt:

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

The subdivision would result in two parcels that would, as proposed, be in compliance with the land use designation of Community Development-Medium Density Residential (CD-MDR) and Open Space-Conservation (OS-C) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of General Residential (R-3) and Watercourse, Watershed, and Conservation Areas (W-1). In addition, the subject site has not been involved in a land division within the previous 2 years. There are no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed, conditioned, and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

No foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project. Based on these findings, the Project, as proposed, is exempt from CEQA. 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.

NOTICE OF EXEMPTION

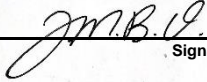
Page 2

John Obing

County Contact Person

(951) 955-6573

Phone Number



Signature

Contract Planner

Title

11/6/2024

Date

Date Received for Filing and Posting at OPR: _____

Revised: 11/06/2024: 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

--



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

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



10/22/24, 7:36 am

TPM38427

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38427. 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 - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TPM38427 EXHIBIT(S)

Advisory Notification. 2 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 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}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance (cont.)

- 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. 3 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 TPM38261 , 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 TPM38427, 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Hold Harmless (cont.)

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.

Advisory Notification. 4 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan Tentative Parcel Map No. 38427 (TPM38427). 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. 5 AND - Project Description & Operational Limits

TENTATIVE PARCEL MAP No. 38427 (TPM38427) is a Schedule "H" subdivision of one 3 approximate gross acres parcel into two (2) lots measuring 1.19 gross acres and 1.62 gross acres and one (1) letter lot measuring 0.19 gross acres.

The Project site is located at 16242 Grand Ave within the Elsinore Area Plan in the Lakeland Village District.

E Health

E Health. 1 DEH- DEH Comments

TPM 38427 is a proposal for a Schedule "H" subdivision to subdivide an existing 2.83 acre lot into two lots, Parcel 1 (1.57 acres) and Parcel 2 (1.26 acres). An existing residence is located on Parcel 2. – APN: 381-091-012. Sewer collection and domestic water service will be provided by Elsinore Valley Municipal Water District. Developer shall meet the requirements for the water district. District will serve letter received and first commitment for fees paid. Solid waste collection that is in compliance with SB1383 will be provided by CR&R. Hauler will serve letter received.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 **DEH-ECP Comment (cont.)**

E Health. 2 **DEH-ECP Comment**

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 **Gen - Custom**

Fire Advisory Conditions

Flood

Flood. 1 **FLOOD HAZARD REPORT**

9.19.2023

Parcel Map (PM) 38427 is a schedule "H" is a proposal to subdivide an existing 3 gross acre lot into two numbered lots, Parcel 1 (1.37 gross acres) and Parcel 2 (1.63 acres) and a lettered parcel (Lot "A"). An existing residence is located on Parcel 2. The site is located on the north side of Grand Avenue between Blanche Drive and Santa Rosa Drive in the Lake Elsinore area. The property's current zoning designation is Medium Density Residential (R-3) and Conservation Zone (W-1).

The northern half of the parcel is within the FEMA Zone AE 100-year floodplain limits and FEMA Zone Shaded X 500-year floodplain limits as delineated on Panel Number 06065C-2038G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA).

The main source of flooding for the site is from Lake Elsinore itself, which during a 100-year flood event can rise to an elevation of 1265.7 feet (NAVD88) and covers the northern half of the property. The one-percent annual chance (100-year) floodplain limits through the property shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the Final Map. The area within the delineated floodplain limits shall be labeled as "Lake Elsinore 100-year Floodplain" on the ECS. A note shall be placed on the ECS stating:

"Lake Elsinore's 100-year Floodplain must be kept free of all buildings and obstructions including fill. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

As the shoreline of Lake Elsinore is subject to wave action, the area between Lake Elsinore's 500-year and its 100-year floodplain limits should be delineated as "Lake Elsinore Floodplain Fringe" on the environmental constraint sheet with an accompanying note that states, "All new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall have their lowest floor elevated a minimum of three (3) feet above the highest adjacent natural grade at the upstream edge of the building or above elevation 1268.7 feet (NAVD88), whichever is greater.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

Additionally, offsite sheet flow from an approximately 100-acre watershed from the hills to the southwest impacts the entire site. Grand Avenue has been known to be at risk for flooding and the risk has since increased because of the Holy Fire from 2018.

The District has reviewed the submitted parcel map dated January 15, 2022, however it does not include any proposed drainage facilities to help convey onsite and offsite flows. A graded pad for proposed future dwelling and secondary pad for accessory use are proposed outside of the Lake Elsinore floodplain and floodplain fringe limits and no grading is proposed within the floodplain or floodplain fringe. Any modification to the floodplain will require the applicant to submit a floodplain analysis to determine potential impacts of the development to the floodplain.

A flood protection facility may be considered to protect the site from potential flood hazard. The facilities should be designed to outlet flows returned to their natural state before exiting the property.

Currently, there are no existing facilities upstream of the project but the proposed Lakeland Village MDP Line C-1, in Grand Avenue, may help to protect the site from the offsite runoff. New construction should comply with all applicable ordinances. The property's 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.

If the development of this property will increase downstream peak flow rates, adversely impact water quality, and affect downstream property owners, mitigation shall be required to offset such impacts.

This project will not be associated with any existing or proposed District maintained facilities, 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 applicable.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval. However, if during further review of the site, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Daniel Aguirre at 951.955.1348 or danaguir@rivco.org.

Planning

Planning. 1 90 DAYS TO PROTEST

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

Planning. 2 Gen - Fee Balance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 Gen - Fee Balance (cont.)

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

Planning. 3 Gen - Fees for Review

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

Planning. 4 Gen - Map Expiration Date

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

Planning. 5 Gen - Zoning and Development Standards

Lots and future development and uses created by this Tentative Map shall be in conformance with the development standards of the R-3 and W-1 zone.

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:

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

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

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

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY (cont.)

qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Transportation

Transportation. 1

General Conditions

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

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

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

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

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 FT tangent, measured from flowline/curb-face to the end of the 50 FT tangent section.

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

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

Plan: TPM38427

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50. Prior To Map Recordation

E Health

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

PROVIDE FIRST COMMITMENT FOR SEWER COLLECTION AND DOMESTIC WATER SERVICE.

Flood

050 - Flood. 1 Elevate Finished Floor Notice Not Satisfied

*A note shall be placed on the Environmental Constraint Sheet to accompany the Final Map stating:

"All new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall have their lowest floor elevated a minimum of three (3) feet above the highest adjacent natural grade at the upstream edge of the building or above elevation 1268.7 feet (NAVD88), whichever is greater. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation."

050 - Flood. 2 Perpetuate Drainage Patterns Not Satisfied

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval.

050 - Flood. 3 Show Floodplain on ECS Not Satisfied

The one-percent annual chance (100-year) floodplain limits through the property shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the Final Map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled as "Lake Elsinore 100-year Floodplain" on the ECS. A note shall be placed on the ECS stating:

"Lake Elsinore 100-year Floodplain must be kept free of all buildings and obstructions including fill. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

050 - Flood. 4 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 Fee Balance Not Satisfied

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

Survey

050 - Survey. 1 Access Restriction Not Satisfied

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50. Prior To Map Recordation

Survey

050 - Survey. 1 Access Restriction (cont.) Not Satisfied

Lot access shall be restricted on Grand Avenue and so noted on the final map, with the exception of a minimum 14 FT WIDE OPENING located 85 FT east of the western property line. The access opening may be wider as required by Fire Department.

050 - Survey. 2 Reciprocal Access Not Satisfied

Provide a reciprocal access agreement for the new shared driveway located at the parcel line between Parcel 1 and Parcel 2, approximately 85 FT east of the western property line.

050 - Survey. 3 SURVEY MONUMENTATION Not Satisfied

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

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

Transportation

050 - Transportation. 1 RIGHT-OF-WAY DEDICATION Not Satisfied

Sufficient public street right-of-way along Grand Avenue on the project side shall be conveyed for public use to provide for a 59 ft half-width right-of-way per Standard No. 93, Ordinance No. 461.11.

or as approved by the Director of Transportation.

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 IF WQMP IS REQUIRED (cont.) 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.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

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

060 - Planning. 2 Fee Balance Not Satisfied

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

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

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

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the

Plan: TPM38427

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied
project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Transportation

060 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the 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 your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

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

NOTE:

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

2. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.

or as approved by the Director of Transportation.

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.

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied
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 DEH- Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health. Sewer collection from EVMWD and Water service from EVMWD shall be verified. Application and fees apply.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Fire Department Building Construction Permit Review

Planning

080 - Planning. 1 Driveway Not Satisfied

Prior to permit issuance the driveway located approximately 20 ft. west of eastern property line will be called out on the site plans and shall read, "driveway to be closed." The driveway closure shall be confirmed and inspected per the 90 series Transportation COA.

080 - Planning. 2 Fee Balance Not Satisfied

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

080 - Planning. 3 Roof Mounted 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 Lake Elsinore 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the 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 your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

This condition applies if a WQMP is required, but a grading permit is not required.

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. Sewer collection from EVMWD and Water service from EVMWD shall be verified. Application and fees apply.

Planning

090 - Planning. 1 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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Ordinance No. 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.

Transportation

090 - Transportation. 1 Close Existing Driveway Not Satisfied

Close the existing driveway located approximately 20 FT west of the eastern property line.

090 - Transportation. 2 RCTD-CWQ - CONDITIONAL WQMP COMPLETION Not Satisfied

WQMP is not required for entitlement. However, if a WQMP is required during the plan check phase, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all 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.

090 - Transportation. 3 REGIONAL TRANSPORTATION FEES Not Satisfied

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

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

090 - Transportation. 4 Relocate Fence Not Satisfied

Remove or relocate the existing fence outside of the ultimate 59 FT half-width right-of-way on Grand Avenue.

090 - Transportation. 5 Shared Driveway Not Satisfied

Provide a shared driveway 85 FT east of the western property line in accordance with Standard No. 206, Ordinance No. 461.11.

Note: Provide reciprocal access agreement for the shared driveway.



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

Agenda Item No.

3.3

(ID # 25601)

MEETING DATE:

Monday, November 18, 2024

SUBJECT: TENTATIVE PARCEL MAP NO. 38427 – Exempt from the California Environmental Quality Act (CEQA) – pursuant to State CEQA Guidelines Section 15315 (Minor Lot Divisions) – Applicant: Don Chen – Second Supervisorial District – Lakeland Village District – Elsinore Area Plan – Land Use: Community Development - Medium Density Residential (CD-MDR), Open Space - Conservation (OS-C) – Zoning: General Residential (R-3), Watercourse, Watershed, and Conservation Areas (W-1) – Location: Northeast of Grand Avenue and southwest of City of Lake Elsinore – 3 Gross Acres – REQUEST: Tentative Parcel Map No. 38427 proposes a Schedule “H” Subdivision to the existing lot into two (2) parcels (parcel 1 with 1.19 gross acres and parcel 2 with 1.62 gross acres) and one lettered lot (lot A with 0.19 gross acres) – APN: 381-091-012 - Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.

PROPOSED PROJECT

Case Number(s): TPM38427

Environmental Type: Exemption

Area Plan No. Elsinore

Zoning Area/District: Lakeland Village District

Supervisorial District: Second District

Project Planner: John Obing

Project APN(s): 381-091-012

Continued From:


John Hildebrand, Planning Director 11/8/2024

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 38427 is a Schedule “H” subdivision of one (1) parcel, 3 gross acres into two (2) residential lots. The parcel sizes would be as follows: Parcel 1 is 1.19 gross acres, Parcel 2 is 1.62 gross acres, and Parcel A is 0.19 gross Acres. An existing residence is located on Parcel 2.

The project is located at 16242 Grand Ave. Lake Elsinore CA within the Elsinore Area Plan in the Lakeland Village District.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

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

APPROVE TENTATIVE PARCEL MAP NO. 38427, 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/Open Space
Existing General Plan Land Use Designation:	Medium Density Residential/Conservation
Surrounding General Plan Land Uses	
North:	City of Lake Elsinore/Lake Elsinore Shores
East:	Community Development: Medium Density Residential (CD:MDR) Open Space: Conservation (OS:C)
South:	Community Development: Mixed Use Area
West:	Community Development: Medium Density Residential (CD:MDR) Open Space: Conservation (OS:C)
Existing Zoning Classification:	General Residential (R-3) Watercourse, Watershed and Conservation Areas (W-1)
Surrounding Zoning Classifications	
North:	City Lake Elsinore
East:	General Residential (R-3)/Watercourse, Watershed and Conservation Areas (W-1)
South:	R-3 (General Residential)
West:	General Residential (R-3)/Watercourse, Watershed and Conservation Areas (W-1)
Existing Use:	Single Family Residential
Surrounding Uses	

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

North:	N/A – City of Lake Elsinore
East:	Single Family Residential
South:	Single Family Residential Community Center
West:	Single Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3 gross acres	1 acre minimum
Existing Building Area (SQFT):	Existing Residence 2,144 sq. ft Existing ADU 400 sq ft	N/A
Proposed Minimum Lot Size:	Parcel 1: 1.19 gross acres Parcel 2: 1.62 gross acres Lot A: 0.19 gross acres	1 acre minimum
Total Proposed Number of Lots:	2	
Map Schedule:	H	

Located Within:

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The project site is approximately 3 gross acres which includes an existing house and accessory dwelling unit. Primary access is provided by Grand Avenue.

General Plan Consistency

The proposed subdivision is located within the Elsinore Area Plan. The underlying land use designation is Community Development – Medium Density Residential (CD-MDR) and Open Space – Conservation (OS-C). CD-MDR allows for two (2) to five (5) unit per one acre, where the lot sizes range from 5,500 to 20,000 square feet. OS-C has no minimum lot size and promotes the protection of open space. This Schedule “H” subdivision proposes two (2) residential lots of 1.19 gross acres and 1.62 gross acres. Lettered lot A (0.19 gross acres) will be dedicated for right-of-way along Grand Avenue.

The size of the proposed Parcels 1 and 2 are consistent with the size lots within CD-MDR and OS-C designated properties. The proposed parcel map will create consistent lots that follow the development pattern of the surrounding area which are also designated CD-MDR and OS-C. Therefore, the subdivision is consistent and does not conflict with the General Plan or the Elsinore Area Plan.

Zoning/Development Standards

The project’s zoning classification is General Residential (R-3) and Watercourse, Watershed and Conservation Areas (W-1). The R-3 zoning classification is consistent with the CD-MDR land use designation, as it permits single-family detached and attached residences with limited agriculture uses. The W-1 zoning classification is consistent with the OS-C land use designation, as both promote the conservation of land. The applicant will be required to build only up to the R-3 zone, based on floodplain limits delineated as “Lake Elsinore Floodplain Fringe” on the environmental constraint sheet. No construction is currently proposed, all structures on site are existing and permitted. The applicant has demonstrated that the project is in compliance with the applicable development standards of Ordinance No. 348, specifically the R-3 and W-1 zones.

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

Lot Size: Minimum lot size of the R-3 Zoning Classification is 7,200 square feet and the W-2 Zoning Classification has no minimum lot size requirement. All the proposed parcels are exceeding 7,200 square feet. The proposed parcels are 1.19 gross acres and 1.62 gross acres. The proposed lots also exceed the R-3 zoning classification development standard for lot dimension. The minimum average lot width is 60 feet, and the minimum average lot depth is 100 feet for the R-3 zone. All lots meet the minimum average lot depth ratio, as shown on the Tentative Parcel Map exhibit.

Schedule "H" Parcel Map Division: Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has been conditioned and required to comply with all applicable standards of Ordinance no. 460, and therefore will be in compliance with this Ordinance.

Tentative Parcel No. 38427 was submitted to the County of Riverside on September 27, 2022.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area 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 proposed subdivision will be within parcels currently zone General Residential (R-3) and Watercourse, Watershed and Conservation Areas (W-1), and is currently developed with two (2) residential buildings (one single family home and one accessory dwelling unit). The project will create two (2) legal parcels which will meet the R-3 zone development standards as set forth in Ordinance No. 348 and allowable land uses for the Community Development – Medium Density Residential (CD-MDR) and Open Space – Conservation (OS-C), as set forth in the Elsinore Area Plan. There is no proposed grading at this time. The proposed Project is consistent with the General Plan and Ordinance No. 348.

Regarding 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 project site is adjacent to the City of Lake Elsinore, which has a population 70,265 people (2020 Census). As stated above, the project site is in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, Section 15061 (b)(3), the commonsense exemption, as the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

The project site has a General Plan Foundation Component and Land Use Designation of Community Development – Medium Density Residential (CD-MDR) and Open Space – Conservation (OS-C). MDR allows for single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. The subdivision would be consistent with lot size ranges per the land use element.

The project site has a Zoning Classification of General Residential (R-3) and Watercourse, Watershed and Conservation Areas (W-1) which is consistent with the Riverside County General Plan.

Entitlement Findings:

Tentative Parcel Map No. 38427 is a Schedule “H” map that proposes to subdivide 3 gross acres into two residential lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

The proposed map, subdivision design and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed parcel map creates residential lots that are consistent with the provisions of the General Plan Principles IV Community Design and II Environmentally Sensitive Community Design. As discussed above, the proposed parcel map will create two residential lots that is consistent with CD-MDR and OS-C designations and follows the development pattern of the surrounding areas. This provides housing opportunities in a rural area of the County.

The site of the proposed land division is physically suitable for the type of development, as the site meets the development standards for the R-3 and W-1 zoning classifications. The project site is approximately 3 acres which includes an existing residential home and accessory dwelling unit. Primary access is provided by Grand Avenue.

The site of the proposed land division is physically suitable for the proposed density of the development. The density for the project is based on the developable area, which will provide for one dwelling unit per one acre, which is permissible per the General Plan and allowed in the CD-MDR and OS-C designations.

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

The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed parcel map creates two (2) residential lots that will not lead to drastic increase in traffic volume for the surrounding community. In addition, air quality is not likely to substantially change due to future residential development.

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

Development Standards Findings:

Riverside County Ordinance No. 348 and 460 – Tentative Parcel Map No. 38427 propose to subdivide approximately 3 acres into two parcels and will comply with the development standards of Ordinance No. 348, specifically the R-3 and W-1 zoning classifications based on the following:

The design of the tentative parcel map is in compliance with the development standards of the R-2 zoning classification (W-1 zoning classification does not include development standards):

The existing Zoning Classification for the subject site is General Residential (R-3) and Watercourse, Watershed and Conservation Areas (W-1). One-family dwellings are permitted in the R-3 Zoning Classification. The development standards for this zoning classification requires a minimum average lot width of 60 feet, minimum average depth of 100 feet, 10-foot front and rear yard setback, 5-foot side yard setback or 10-feet if side yard adjoins a street and building height of 35 feet. As proposed, each parcel has a width of a minimum 60 feet. The location of possible future buildings indicate that the front, side, and rear setback will be met. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the single-family dwellings. The proposed project will conform to the development standards of the R-3 and W-1 Zoning Classifications and all other applicable provisions of Ordinance No. 348.

Tentative Parcel Map No. 38427 will comply with Ordinance 460 based on the following:

The design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the overall intent of the principal of the General Plan. The project site is not located within a Specific Plan.

Other Findings:

The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Therefore, the proposed project will not conflict with any MSHCP policies or requirements.

Mount Palomar Observatory Findings:

The project is located in Zone B of the Palomar Observatory area. The project does not consist of any proposed development and is a standalone subdivision, therefore there will be no lighting impacts and there will be no increased light pollution in the area. The project location only allows for single family homes and when a development is submitted in the future, the future development will be conditioned to adhere to the lighting standards under Ordinance No. 655.

Fire Findings:

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

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Ordinance 460, Section 6.5.C.2 identifies the approval procedures for a residential Parcel Map. Not less than 10 days prior to the date on which the decision will be made on the application, the Planning Director shall give notice of the proposed use by mail to all owners, as shown on the last equalized assessment roll as owning real property within a 600-foot radius of the exterior boundary in questions and publication once in a newspaper of general circulation in the area affected by the proposed project.

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property 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 from residents 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 Planning Department, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Director's Hearing decision.

ATTACHMENTS

- Attachment A - TPM38427 – Plans
- Attachment B - TPM38427 - Conditions of Approval

- Attachment C - TPM38427 - GIS Exhibits
- Attachment D - TPM38427 - Mailing Labels
- Attachment E - TPM38427 - Radius Map
- Attachment F - TPM38427 - Will Serve Letters
- Attachment G - TPM38427 - Notice of Exemption