

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



**ITEM: 1.2**  
(ID # 28209)

**MEETING DATE:**  
Tuesday, July 29, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING;  
TENTATIVE PARCEL MAP NO. 38854 (TPM38854) – Exempt, per California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense) – Applicant: Ed Stevens – Engineer/Representative: Wilfredo Ventura – Third Supervisorial District – Rancho California Area Zoning District – Southwest Area Plan – Land Use: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Rural Residential (R-R) – Location: northeast of Santana Drive and Vino Way, west of Calle Cabernet, east of Avenida Arizona – 7.51 acres – REQUEST: Tentative Parcel Map No. 38854 proposes a Schedule H subdivision of a 7.51 acre lot into two (2) parcels, Parcels 1 and 2 are proposed at 3.76 gross acres each – APN: 943-160-032 – District 3. [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 May 19, 2025.

**ACTION:Consent**

  
John Hildebrand, Planning Director 7/29/2025


  
Rania Odenbaugh, TLMA Director 7/23/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 29, 2025  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

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

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

**BACKGROUND:**

**Summary**

**TENTATIVE PARCEL MAP No. 38854 (TPM38854)** is a Schedule H subdivision of a 7.51-acre lot into two (2) parcels, Parcels 1 and 2 are proposed at 3.76 gross acres each.

The “project” was approved by the Planning Director on May 19, 2025. 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. 38854**
- Attachment C: GIS Exhibits**
- Attachment D: Mailing Labels**
- Attachment E: Radius Map**
- Attachment F: Notice of Exemption**
- Attachment G: Conditions of Approval**
- Attachment H: Director’s Hearing Staff Report**

  
Jason Farin, Principal Policy Analyst      7/23/2025

  
Aaron Gettis, Chief of Deputy County Counsel      7/22/2025



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

**Agenda Item No.**  
3.1  
(ID # 27899)  
**MEETING DATE:**  
**Monday, May 19, 2025**

**SUBJECT:** TENTATIVE PARCEL MAP NO. 38854 (TPM38854) – Exempt, per California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense) – Applicant: Ed Stevens – Engineer/Representative: Wilfredo Ventura – Third Supervisorial District – Rancho California Area Zoning District – Southwest Area Plan – Land Use: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Rural Residential (R-R) – Location: northeast of Santana Drive and Vino Way, west of Calle Cabernet, east of Avenida Arizona – 7.51 acres – REQUEST: Tentative Parcel Map No. 38854 proposes a Schedule H subdivision of a 7.51 acre lot into two (2) parcels, Parcels 1 and 2 are proposed at 3.76 gross acres each – APN: 943-160-032 – Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	TPM38854
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	John Obing
Project APN(s):	943-160-032
Continued From:	

*John Hildebrand*  
John Hildebrand, Planning Director 5/12/2025

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Parcel Map No. 38854** is a Schedule “H” subdivision of one (1) 7.51 gross acres of land into two (2) parcels. Parcels 1 and 2 are proposed at 3.76 gross acres each.

The project is located northeast of Santana Drive and Vino Way and is within the Southwest Area Plan in the Rancho California Area District of the County of Riverside.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

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

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

**APPROVE TENTATIVE PARCEL MAP NO. 38854**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

<b>PROJECT DATA</b>	
<b>Land Use and Zoning:</b>	
Existing General Plan Foundation Component:	Rural Community (RC)
Existing General Plan Land Use Designation:	Estate Density Residential (RC-EDR)
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS-CH)
East:	Rural Community: Estate Density Residential (RC-EDR)
South:	Rural Community: Estate Density Residential (RC-EDR)
West:	Rural Community: Estate Density Residential (RC-EDR)
Existing Zoning Classification:	Rural Residential (R-R)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Residential Agricultural, 2½ Acre Minimum (R-A-2½)
South:	Rural Residential (R-R)
West:	Residential Agricultural, 2 Acre Minimum (R-A-2)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Single Family Residential Dwellings
South:	Single Family Residential Dwellings
West:	Single Family Residential Dwellings

**Project Details:**

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DIRECTOR'S HEARING**

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<b>Item</b>	<b>Value</b>	<b>Min./Max. Development Standard</b>
Project Site (Acres):	7.51 gross acres	2 acres minimum
Existing Building Area (SQFT):	N/A	N/A
Proposed Minimum Parcel Size:	Parcel 1: 3.76 gross acres Parcel 2: 3.76 gross acres	Min. ½ acre per the R-R zone
Total Proposed Number of Parcels:	2 parcels	
Map Schedule:	H	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	149, 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
DIRECTOR'S HEARING



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The original parcel was previously approved under a Parcel Map, PM6465, which was recorded on October 10, 1975. The existing property is a portion of Parcel 4 of PM6465. The project site is 7.51 acres and is currently vacant land. Access is provided by Santana Drive.

Tentative Parcel No. 38854 was submitted to the County of Riverside on September 7, 2022. The applicants initially wanted to concurrently obtain a grading permit while the tentative tract map was getting processed. Since the tentative needs to be approved prior to any grading permit being issued, the applicant decided to continue with the tentative tract map while putting their grading permit on hold.

*General Plan Consistency*

The proposed subdivision is located within the Southwest Area Plan. The underlying land use designation is Rural Community – Estate Density Residential (RC-EDR). RC-EDR has a minimum parcel size requirement of 2 acres, allowing for single-family detached residences and limited agriculture intensive equestrian, and animal keeping. This Schedule “H” subdivision proposes the subdivision of one (1) 7.51 gross acre parcel into two (2) parcels that both have a size of 3.76 gross acres.

The size of the two (2) proposed parcels is consistent with the parcel size within RC-EDR designation properties. The proposed parcels will create consistent parcels that follow the development pattern of the surrounding area which are also designated RC-EDR to the east,

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south, and west. Therefore, the subdivision is consistent and does not conflict with the General Plan or the Southwest Area Plan.

*Zoning/Development Standards*

The project's zoning classification is Rural-Residential (R-R). No construction is currently proposed, and the site is currently vacant. The applicant has demonstrated that the project is in compliance with the applicable development standards of Ordinance No. 348, specifically the R-R zone.

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 provisions of the Subdivision Map Act and Ordinance No. 460. The Project is in compliance with the following standards:

Lot Area: One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size. The proposed parcel all exceeds the one-half acre minimum of the R-R zone, with the parcels being no less than 3.76 gross acres. The average width of the proposed two (2) parcels also exceeds the minimum average width of 80 feet of the R-R zone.

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.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The proposed Project has been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). The Common Sense Exemption applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant affect on the environment, and therefore, the activity is not subject to CEQA.

The proposed subdivision will be within parcels currently zone Rural Residential (R-R) and is currently undeveloped. The project will create two (2) legal parcels which will meet the R-R zone development standards as set forth in Ordinance No. 348 and allowable land uses for the Rural Community – Estate Density Residential (RC-EDR), as set forth in the Southwest Area Plan. There is no proposed grading at this time. The proposed Project is consistent with the General Plan and Ordinance No. 348.

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The Project has been determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption). The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project is for the division of land only, so it does not propose grading or construction on-site; however, it has been conditioned for review by the various Departments if grading and construction were to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. Therefore, the site is in compliance with the standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. No further environmental review is required at this time.

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

1. The project site has a General Plan Foundation Component and Land Use Designation of Rural Commercial – Low Density Residential (RC-EDR). RC-EDR allows for single-family detached residences with a minimum parcel size of 2 acres. The subdivision would be consistent with the minimum parcel size per the land use element.
  
2. The project site has a Zoning Classification of Rural Residential (R-R). The future intended use of the two (2) proposed parcels are residential, therefore, the zone is consistent with the Riverside County General Plan. The R-R zone's allowance of one-half acre parcels is consistent with the maximum dwelling units per acre allowed by the RC-EDR General Plan land use designation.

**Entitlement Findings:**

Tentative Parcel Map No. 38854 is a Schedule "H" map that proposes to subdivide 7.513 acres into two (2) residential parcels. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

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1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed parcel map creates residential parcels 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 (2) residential parcels that is consistent with RC-EDR designation and follows the development pattern of the surrounding areas. This provides housing opportunities in a rural area of the County.
2. The site of the proposed land division is physically suitable for the type of development and density proposed of the development. The proposed subdivision of the subject site would meet the density and development standards of the RC-EDR land use and the R-R zoning classification in terms of lot size, setback requirements, and building intensity. The site allows for the subdivision and further residential development as well as access and appropriate utilities are readily available at the site that make the site physically suitable for the proposed subdivision. Therefore, the proposed Project is consistent with this finding.
3. 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 two acres, which is permissible per the General Plan and allowed in the RC-EDR designations.
4. 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. Review by County biologist staff determined the proposed project meets all requirements of the Western Riverside Multi-Species Habitat Conservation Plan (MSHCP). The project is deemed exempt from CEQA per Section 15061(b)(3) (Common Sense) as stated above.
5. 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 parcels 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 from the project.
6. The design of the proposed land division of the type of improvement will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The project has been reviewed by Transportation, Planning,

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and other corresponding departments and has been found to comply with applicable requirements of Ordinance No. 460.

7. The parcels shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification. The R-R zone requires a minimum parcel size of one-half acre, with a minimum average width of 80 feet. Parcels 1 and 2 both have a size of 3.76 gross acres, and both exceed the 80-foot width minimum. Therefore, the Project would be in compliance with this requirement as all resulting parcels meet the minimum parcel standards of the zoning classification.
8. 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. Based upon review by staff, the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.12 (Schedule "H" Parcel Map Division) or Ordinance No. 460 as follows:
  - A. Streets and Street Improvement. The project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access. The Condition of Approval (050- Transportation – Road Improvement) state that the Project provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans. The improvements are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).
  - B. Other Improvements. Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under "Utilities" heading of the tentative map. These suppliers were reviewed and confirmed through will serve letters to the County Departments overseeing these various utilities. In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards. Plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. These conditions of approval have been applied to the Project; therefore, this standard has been met.

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- C. Sewage Disposal. The Project is not required to connect to domestic sewer based on Schedule H requirements. A septic system would be used for any future residential development.
  - D. Agricultural Lands. The subject site is not located within an agricultural preserve and is zoned R-R, therefore, it is not identified in the Riverside County Comprehensive General Plan as important farmland. As such, the Project is not exempt from all improvement requirements specified within this section.
  - E. Exceptions. The subject site is located within County Service Area 149, therefore, the exception that the adopted street standards of the community services district shall apply in meeting any street requirement for land decision approval, provided the Transportation Department has previously approved such standards.
1. **Development Standards Findings:** Riverside County Ordinance No. 348 and 460 – Tentative Parcel Map No. 38854 propose to subdivide approximately 39.42 acres into four (4) parcels and will comply with the development standards of Ordinance No. 348, specifically the R-R zoning classification based on the following:
- A. One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.

There are no proposed buildings at this time. Compliance with this standard will be required at the time of building permit review as stated in the conditions of approval for this parcel map subdivision.

- B. Lot Area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be minimum size of any lot except as follow: Public utilities, 20,000 square with a minimum average lot width and depth of 100 feet.

The proposed parcels exceed the minimum parcel size of one-half acre, with the smallest proposed parcel being 3.76 gross acres. The proposed parcels also exceed the minimum parcel width of 80 feet. The shortest width within the two parcels is approximately 140 feet.

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- C. Automobile Storage: Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.

Automobile storage requirements will be reviewed during building permit review. There are no proposed buildings or uses at this time.

**Other Findings:**

1. The project site is not located within the Airport Influence Area (AIA) boundary of the March Air Reserve Base and is therefore not subject to the Airport Land Use Commission (ALUC) review.
2. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
3. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
4. The project site is within the Western Riverside County Multi-Species Habitat Conservation Plan. However, the Project is not located within a Criteria Cell. The proposed project would not impact the MSHCP and would not have any impacts related to additional surveys or biological resources

**Fire Findings:**

1. The project is located within a CAL Fire state responsibility area and has a Fire Hazard Classification of High. The Project will need to comply with CAL Fire standards and conditions.

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2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The closest Fire Station is Riverside County Fire Department Station 95, which is approximately 1.5 miles away from the Project.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper on May 5, 2025. 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 the public 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 - TPM38854 – Plans
- Attachment B - TPM38854 - Conditions of Approval
- Attachment C - TPM38854 - GIS Exhibits
- Attachment D - TPM38854 - Mailing Labels
- Attachment E - TPM38854 - Radius Map
- Attachment F - TPM38854 - Will Serve Letters
- Attachment G - TPM38854 - Notice of Exemption



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

Rania Odenbaugh, MBA., MPM.  
TLMA Agency Director



05/05/25, 12:02 pm

TPM38854

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM38854. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

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

Schedule "H" subdivision of one (1) 7.51 gross acres of land into two (2) parcels. Parcels 1 and 2 are proposed at 3.76 gross acres each.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

**Advisory Notification. 4            AND - Exhibits**

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

Exhibit A - TPM38854 Site Plan 3/26/2025

**Advisory Notification. 5            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)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 5                    AND - Federal, State & Local Regulation Compliance (cont.)**

- Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Current California Building Code (CBC)
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 630 (Regulating Dogs and Cats)
  - 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)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

#### **E Health. 1                                    DEH- Comments**

DEH has reviewed the project scope and based on the information provided the following will be required.

## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### E Health. 1

#### DEH- Comments (cont.)

Domestic water will be provided by Western Municipal Water District once the developer meets all financial and non financial requirements as determined by the water purveyor. Solid waste will be hauled by the approved local waste hauler. Sewer collection by the municipal purveyor has been determined to be over 1700 feet from the project site. The developer provided an onsite wastewater treatment system (OWTS) feasibility report for a conventional private OWTS for each proposed lot. DEH reviewed the report and conducted a site visit and found that groundwater was present in the deep bore of MW1 @ 23', MW2 @ 17' MW3 no ground water at 16' . The shallow install that is proposed provides the determination of feasibility to use of a gravity conventional OWTS for both lots. DEH shall evaluate conditions and design of the proposed system prior to building permit issuance. DEH shall also evaluate proximity to sewer to require connection if sewer becomes available.

### Fire

#### Fire. 1

#### High Fire SRA

Project/property is in a High Fire Hazard, State Responsibility Area are required, in addition to County Ordinance, to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14. A high fire mitigation plan or report will be required. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements, shall have concurrence with the responsible wildlife and/or other conservation agency.

### Flood

#### Flood. 1

#### Flood Hazard Report

TPM 38854 A3  
FLOOD HAZARD REPORT  
DAC DATE: 03/13/2025

Parcel Map 38854 is a proposal to subdivide a vacant Schedule "H" parcel (7.51 acres) into two (2) parcels, 3.76 and 3.76 acres each. The site is located within the Murrieta Creek Master Drainage Plan (MDP) and Murrieta Creek/Santa Gertrudis Valley - Area Drainage Plan (ADP). More specifically, the parcel is located northeast of Santana Dr and Vino Way.

The site is also located within a FEMA floodplain (Zone Unshaded X) per Flood Insurance Rate Map (FIRM) panel 06065C2740G. There are no mapped 100-year flood hazards within the site but during large storm events Santa Gertrudis Creek to the north has the potential to flow through the northern section of the site. Per USGS StreamStats, the tributary area for Santa Gertrudis Creek at a concentration point adjacent to the site would be approximately 7.4 square miles (4,740 acres). The site's topography is hilly on the southern and eastern sections, with the hills flattening out near the north and west sections. This hilly topography would help route and contain stormwater runoff within the natural lows. There is approximately 13 acres tributary to the low located on the southerly end of the parcel that conveys the flows from the east to the west.

On the submitted parcel map for the DAC date of March 13, 2025, an ADU has been added to each lot with the proposed house and elevated graded pad.





## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### Unanticipated Resources (cont.)

by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Transportation

#### Transportation. 1

#### RCTD-MAP - General Transportation 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 off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.

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

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

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50. Prior To Map Recordation

E Health

050 - E Health. 1                      DEH- Water Will Serve                      Not Satisfied

Updated "Will-Serve" letter is required from the agency providing water service if current one on file has expired.

050 - E Health. 2                      DEH- Sewer Will Serve                      Not Satisfied

Provide current "Will-Serve" letter is required from EMWD the agency willing to provide sewer service. Proximity to nearest collection service must be evaluated.

Fire

050 - Fire. 1                      ECS MAP Note - SRA and LRA VHFHZ Construction ReNot Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note:  
"Structures constructed in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations."

050 - Fire. 2                      ECS MAP Note - Water Systems                      Not Satisfied

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

050 - Fire. 3                      Prior to MAP Recordation - Water System                      Not Satisfied

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

Flood

050 - Flood. 1                      ADP Fee Notice                      Not Satisfied

\*A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:

**NOTICE OF DRAINAGE FEES**

"Notice is hereby given that this property is located in the "Murrieta Creek/Santa Gertrudis Valley" Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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

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50. Prior To Map Recordation

Flood

050 - Flood. 2                      Perpetuate Drainage Patterns (cont.)                      Not Satisfied  
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                      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 if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor in interest.

050 - Planning. 2                      Map - ECS Note-Mt. Palomar Lighting                      Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 3                      Map - ECS Shall be Prepared                      Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

Planning-EPD

050 - Planning-EPD. 1                      Preparation of ECS – 50                      Not Satisfied

Prior to recordation the project applicant must prepare an Environmental Constraints Sheet (ECS) in accordance with Sections 2.2 E and 2.2 F of Riverside County Ordinance 460. The Constrained areas shall conform to the areas depicted as "CSS Sensitive Area" on Figure 1 of the Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Addendum, Crotch's Bumble Bee Analysis written by SoCal Biology and dated January 23, 2025.

The ECS map must include the following notes:

"No disturbances may occur within the boundaries of the constraint areas unless analyzed and approved by the Environmental Programs Division of the Riverside County Planning Department"

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas"

Prior to recording the applicant must provide a copy to EPD for review and approval.

050 - Planning-EPD. 2                      Record ECS - 50                      Not Satisfied

Prior to recordation of the final map the applicant must record an Environmental Constraints

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 2                      Record ECS - 50 (cont.)                      Not Satisfied

Sheet (ECS) in accordance with Sections 2.2 E and 2.2 F of Riverside County Ordinance 460. The Constrained areas shall conform to the areas depicted as "CSS Sensitive Area" on Figure 1 of the Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Addendum, Crotch's Bumble Bee Analysis written by SoCal Biology and dated January 23, 2025.

The ECS map must be stamped by the Riverside County Surveyor with the following notes: "No disturbances may occur within the boundaries of the constraint areas unless analyzed and approved by the Environmental Programs Division of the Riverside County Planning Department"

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas"

Survey

050 - Survey. 1                      RCTD-MAP - Reciprocal Access                      Not Satisfied

Provide reciprocal access easement between Parcel 1 and Parcel 2.

050 - Survey. 2                      RCTD-MAP - 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                      RCTD-MAP - Road Improvement (Plan)                      Not Satisfied

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

Provide a 20' shared driveway centered on the property line. Provide 20 ft DG pavement within a 30 ft shared access easement.

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

or as approved by the Director of Transportation.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1            RCTD-MAP - Road Improvement (Plan) (cont.)            Not Satisfied

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.

All lot-to-lot drainage shall be placed within a recorded easement.

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

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

060 - BS-Grade. 3            IMPROVEMENT SECURITIES            Not Satisfied

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

Fire

060 - Fire. 1            Grading Requirements for Shared Driveway            Not Satisfied

1. Fire Apparatus Access Road - Where Required Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When the building is equipped throughout with an approved automatic fire sprinkler system, this distance is permitted to be extended from 150 feet to 300 feet.

2. Grade Unless otherwise approved by the RCFD Fire Marshal, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent.

3. Angles of Approach and Departure The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade for 25 feet of approach/departure.

Flood

060 - Flood. 1            ADP Fee - Map            Not Satisfied

PM 38854 is located within the boundaries of the "Murrieta Creek/Santa Gertrudis Valley" Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied  
for any future projects. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

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 Electrical Service Not Satisfied  
Prior to the issuance of a grading permit, the applicant/owner shall provide the Planning Department evidence from the applicable electrical utility provider that the project will be fully serviced.

060 - Planning. 3 Fee Balance Not Satisfied  
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 SKR FEE CONDITION Not Satisfied  
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.51 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 5 SLOPE GRADING TECHNIQUES Not Satisfied  
The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:  
1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.  
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.  
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.  
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-EPD

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60. Prior To Grading Permit Issuance

Planning-EPD

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

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

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

060 - Planning-EPD. 2            Grading Plan Review – 60            Not Satisfied

Prior to the issuance of a grading permit the Environmental Programs Division of the Riverside County Planning Department must review the final grading plans to ensure that no grading or disturbance will occur to sensitive habitat areas which are depicted as "CSS Sensitive Area" on Figure 1 of the Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Addendum, Crotch's Bumble Bee Analysis written by SoCal Biology and dated January 23, 2025.

060 - Planning-EPD. 3            MBTA Nesting Bird Preconstruction 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.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 MBTA Nesting Bird Preconstruction Survey - EPD (cont.) Not Satisfied  
Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  - a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  - b. PRIMP must be accompanied by the final grading plan for the subject project.
  - c. Description of the proposed site and planned grading operations.
  - d. Description of the level of monitoring required for all earth-moving activities in the project area.
  - e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  - f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  - g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  - h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  - i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  - j. Procedures and protocol for collecting and processing of samples and specimens.
  - k. Fossil identification and curation procedures to be employed.
  - l. Identification of the permanent repository to receive any recovered fossil material.  
\*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  - m. All pertinent exhibits, maps, and references.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

- n. Procedures for reporting of findings.
- o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. 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.

p. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the report's content (eg. Professional Geologist), as necessary. A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System:

(<https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf>).

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

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 RCTD-MAP - Submit Grading Plan 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.

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70. Prior To Grading Final Inspection

Planning-PAL

070 - Planning-PAL. 1                      Gen - Custom                      Not Satisfied

**PRIOR TO GRADING FINAL:**

The applicant shall submit a Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall include the findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

A signed electronic copy of the report shall be uploaded to the County's PLUS Online System: (<https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf>).

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.

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 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

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80. Prior To Building Permit Issuance

E Health

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

Environmental Health. Provide verification that sewer is not available. Once sewer is determined to not be available onsite wastewater treatment system design proposal can be submitted to DEHOWTS@rivco.org with application indicating building permit number, proof of established water and building permit number, grading plans, floorplan of proposed construction. OWTS feasibility report may not be adequate to support the design of proposed structure and new test may be required along with a new original OWTS report performed in accordance with the standards set forth by the most current version of the Department's Local Agency Management Program (LAMP).

Fire

080 - Fire. 1 Water and Access Verification Not Satisfied

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

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

PM 38854 is located within the boundaries of the "Murrieta Creek/Santa Gertrudis Valley" Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for any future projects. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Electrical Service Not Satisfied

Prior to the issuance of a building permit, the applicant/owner shall provide the Planning Department evidence from the applicable electrical utility provider that the project will be fully serviced.

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 Temecula Valley Unified School District shall be mitigated in accordance with California State law.

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80. Prior To Building Permit Issuance

Planning

- |                   |                           |               |
|-------------------|---------------------------|---------------|
| 080 - Planning. 4 | School Mitigation (cont.) | Not Satisfied |
| 080 - Planning. 5 | Underground Utilities     | Not Satisfied |

All utility extensions within a lot shall be placed underground.

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 | E Health Clearance | Not Satisfied |
|-------------------|--------------------|---------------|

Prior to building permit final, clearance must be obtained from the Department of Environmental Health. OWTS shall be properly installed and inspected for compliance. Established potable domestic water shall be provided by the municipal water agency approved for this TPM38854

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

Plan: TPM38854

Parcel: 943160032

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Ordinance No. 659 DIF (cont.) Not Satisfied  
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.

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 RCRD-MAP - Road Improvements (Installation) Not Satisfied

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

Provide a 20' shared driveway centered on the property line. Provide 20 ft DG pavement within a 30 ft shared access easement.

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

or as approved by the Director of Transportation.

090 - Transportation. 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 RCTD-MAP - Regional Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever

Plan: TPM38854

Parcel: 943160032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD-MAP - Regional Transportation Fees (cont.) Not Satisfied  
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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand  
Planning Director*

## NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road  
Palm Desert, CA 92201

**Project Title/Case No.:** TENTATIVE PARCEL MAP NO. 38854 – CEQA Exempt State CEQA Guidelines Section 15061(3) (Common Sense Exemption)

**Project Location:** APN: 943-160-032

**Project Description:** Tentative Parcel Map No. 38854 is a Schedule "H" subdivision of one (1) 7.51 gross acres of land into two (2) parcels. Parcels 1 and 2 are proposed at 3.76 gross acres each.

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

**Project Applicant & Address:** Ed Stevens – 44754 Pride Mountain St. Temecula, CA 92592, Representative: Wilfredo Ventura

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080 (b) (1); 15268)  15061 (b)(3) Common Sense Exemption  
 Declared Emergency (Sec. 21080 (b) (3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))  Other: \_\_\_\_\_

**Reasons why project is exempt:**

Staff has analyzed the proposed project pursuant to requirements of the California Environmental Quality Act (CEQA) and determined the proposed Schedule "H" subdivision map to be Exempt pursuant to Section 15061(3) (Common sense exemption) of the CEQA Guidelines.

The proposed subdivision would result in two parcels that would comply with the Land Use designation of Estate Density Residential (RC-EDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Rural Residential (R-R). Based on the Land Use and Zoning of the site, the end use of the site would allow for ministerial approval of housing. Ministerial approval would still require Site Plan review of the project site. If any other use other than ministerial by right housing is proposed on this site, then additional CEQA analysis, in addition to site plan review, shall be required as well as applicable planning applications.

NOTICE OF EXEMPTION

Page 2

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Timothy Wheeler

County Contact Person

(951) 955-6060

Phone Number

*Tim Wheeler*

Signature

Principal  
Planner

Title

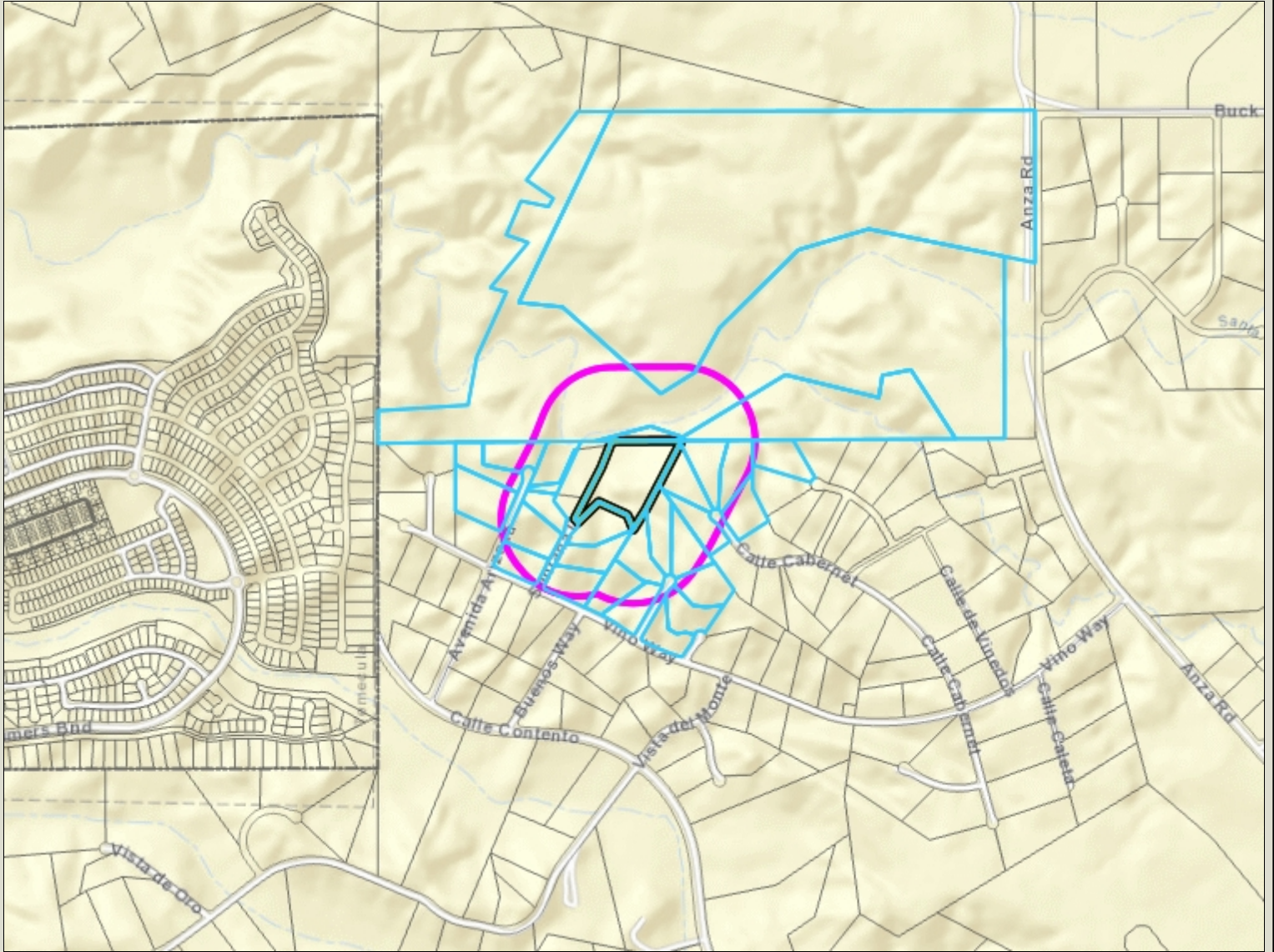
5/6/2025

Date

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

# TPM38854 Radius Map

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... 4/29/2025 9:48:14 AM

© Riverside County RCIT

943160005  
HENSLEY FAMILY TRUST DTD 01/20/21  
1526 HUNSAKER ST  
OCEANSIDE CA 92054

943160006  
SEAL FAMILY TRUST DTD 11/01/23  
39575 AVENIDA ARIZONA  
TEMECULA CA 92591

943160007  
JENSEN-HEDEGAARD FAMILY TRUST DATED  
11/07/2001  
39615 AVENIDA ARIZONA  
TEMECULA CA 92591

943160023  
RUSSELL COOK  
39360 AVENIDA ARIZONA  
TEMECULA CA 92591

943160024  
CORNER 24  
35745 MEADOW RIDGE RD  
TEMECULA CA 92592

943160029  
GEORGE A. SUPER  
39682 SANTANA DR  
TEMECULA CA 92591

943160030  
EMERY HOPP  
39610 SANTANA DR  
TEMECULA CA 92591

943160031  
HELSON ROBERT E & DONNA J 2022 FAMILY  
REV LIVING TRUST  
33284 VINO WAY  
TEMECULA CA 92591

943160032  
STEVENS ED & CANDY REVOCABLE TRUST  
DTD 01/25/23  
31915 RANCHO CALIFORNIA RD # 200-381  
TEMECULA CA 92591

943160033  
ROBINSON YOLANDA F  
39600 AVENIDA ARIZONA  
TEMECULA CA 92591

943160034  
CHRISTOPHER N. OKEEFE  
PO BOX 890640  
TEMECULA CA 92589

943160035  
ROBINSON FAMILY TRUST DATED 06/06/2016  
41224 CRESTA VERDE CT  
TEMECULA CA 92592

943170014  
IVERSON ROBERT & HOLLY REV LIVING  
TRUST DTD 11/6/24  
39610 PATAGONIA CT  
TEMECULA CA 92591

943170015  
MONROE RE  
19200 VON KARMAN AVE STE 500  
IRVINE CA 92612

943170016  
SCOTT DE WENTER  
39673 GRANJA CT  
TEMECULA CA 92591

943170017  
BOX FAMILY TRUST DTD 7/14/23  
39689 GRANJA CT  
TEMECULA CA 92591

943170023  
WALTER T. LIFSEY  
800 YORK ST  
DENVER CO 80206

943170024  
BRADLEY F. TIEMANN  
39647 PATAGONIA CT  
TEMECULA CA 92591

943170025  
ARLENS ZEOLLARI  
39621 PATAGONIA CT  
TEMECULA CA 92591

943170026  
LOVE FAMILY TRUST DTD 08/13/21  
39432 CHECKER CT  
MURRIETA CA 92563

943180010  
SHAYAN CAPITAL VENTURES  
12618 MILLENIUM DR  
PLAYA VISTA CA 90094

943270006  
ARNOLD LANNI  
39517 CALLE CABERNET  
TEMECULA CA 92591

943270007  
SOLEIL SAPPHIRE  
29955 TECHNOLOGY DR # C-102  
MURRIETA CA 92563

943270008  
PGD INV  
711 E IMPERIAL HWY NO 200  
BREA CA 92821

943270009  
RONALD W. FARR  
39512 CALLE CABERNET  
TEMECULA CA 92591

943270010  
WE NEVER TRUST DATED 2/22/2017  
39526 CALLE CABERNET  
TEMECULA CA 92591

964180001  
RIVERSIDE COUNTY PUBLIC FIN AUTHORITY  
3535 10TH ST STE 300  
RIVERSIDE CA 92501

964180002  
RIVERSIDE COUNTY REGIONAL PARK &  
OPEN SPACE  
4600 CRESTMORE RD  
RIVERSIDE CA 92519

964180015  
DREAM HOUSE USA  
38135 SEVILLA AVE  
MURRIETA CA 92563

City of Temecula

41000 Main Street

Temecula, CA 92590

Wilfredo Ventura

27393 Ynez Road Suite 159

Temecula, CA 92591

Ed Stevens

44754 Pride Mountain St.

Temecula, CA 92592

Temecula Valley Unified School District

31350 Rancho Vista Road

Temecula, CA 92592



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

May 19, 2025

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

**CALL TO ORDER 1:30 PM**

**1.0 CONSENT CALENDAR:**

NONE

**2.0 PUBLIC HEARINGS - CONTINUED ITEMS:**

NONE

**3.0 PUBLIC HEARINGS - NEW ITEMS:**

**TENTATIVE PARCEL MAP NO. 38854 (TPM38854)** – Exempt, per California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense) – Applicant: Ed Stevens – Engineer/Representative: Wilfredo Ventura – Third Supervisorial District – Rancho California Area Zoning District – Southwest Area Plan – Land Use: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Rural Residential (R-R) – Location: northeast of Santana Drive and Vino Way, west of Calle Cabernet, east of Avenida Arizona – 7.51 acres – **REQUEST:** Tentative Parcel Map No. 38854 proposes a Schedule H subdivision of a 7.51 acre lot into two (2) parcels, Parcels 1 and 2 are proposed at 3.76 gross acres each – APN: 943-160-032 – Project Planner: John Obing at 951-955-6573 or email at [jobing@rivco.org](mailto:jobing@rivco.org)

Public Hearing: Closed

The Planning Director took the following actions:

**FOUND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3); and,

**APPROVED** TENTATIVE PARCEL MAP NO. 38854.

**4.0 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN**

**4.1 AMENDMENT:**

NONE

**5.0 SCOPING SESSION: 1:30 P.M. OR SOON AS POSSIBLE THEREAFTER**

NONE

**6.0 PUBLIC COMMENTS**

NONE

**7.0 ADJOURNMENT – 2:30PM**

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38854

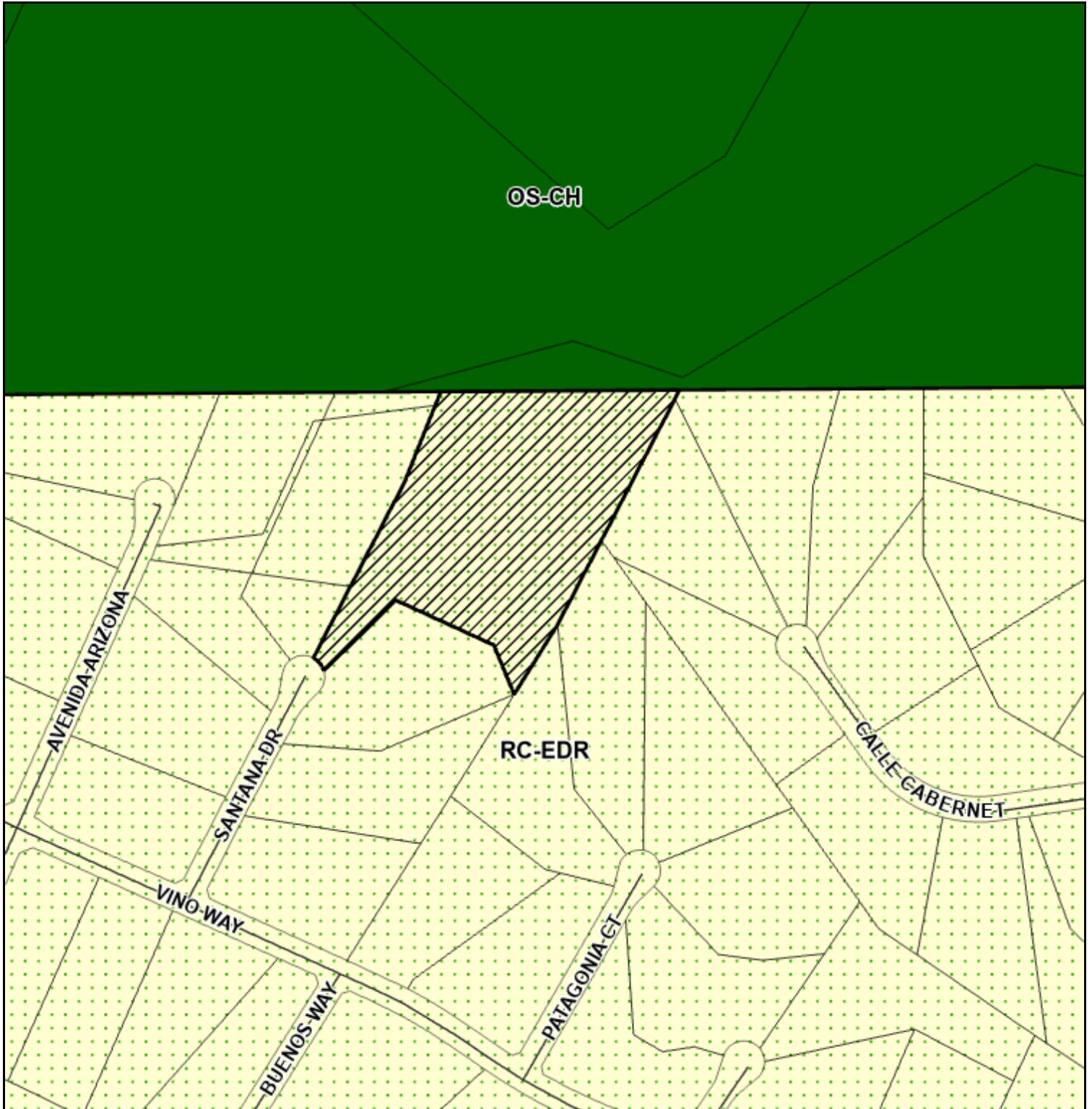
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

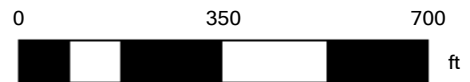
Date: 4-29-2025

Exhibit: 5



Zoning Area/District: RANCHO CALIFORNIA

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.rclma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38854

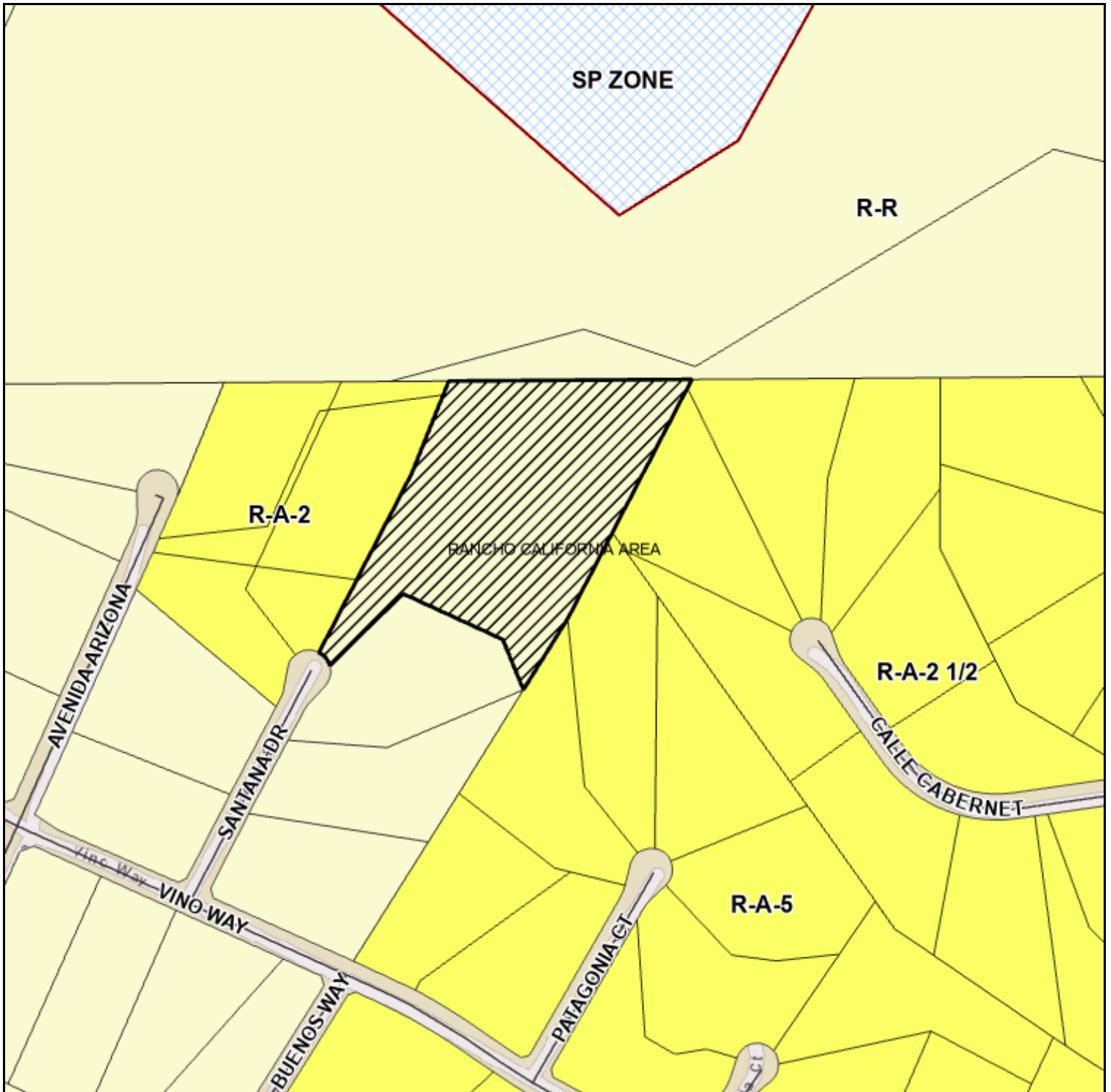
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

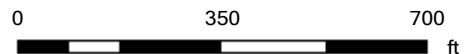
Date: 4-29-2025

Exhibit: 2



Zoning Area/District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38854

LAND USE

Supervisor:CHUCK WASHINGTON

District: 3

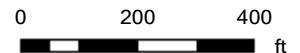
Date: 4-29-2025

Exhibit: 1



Zoning District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

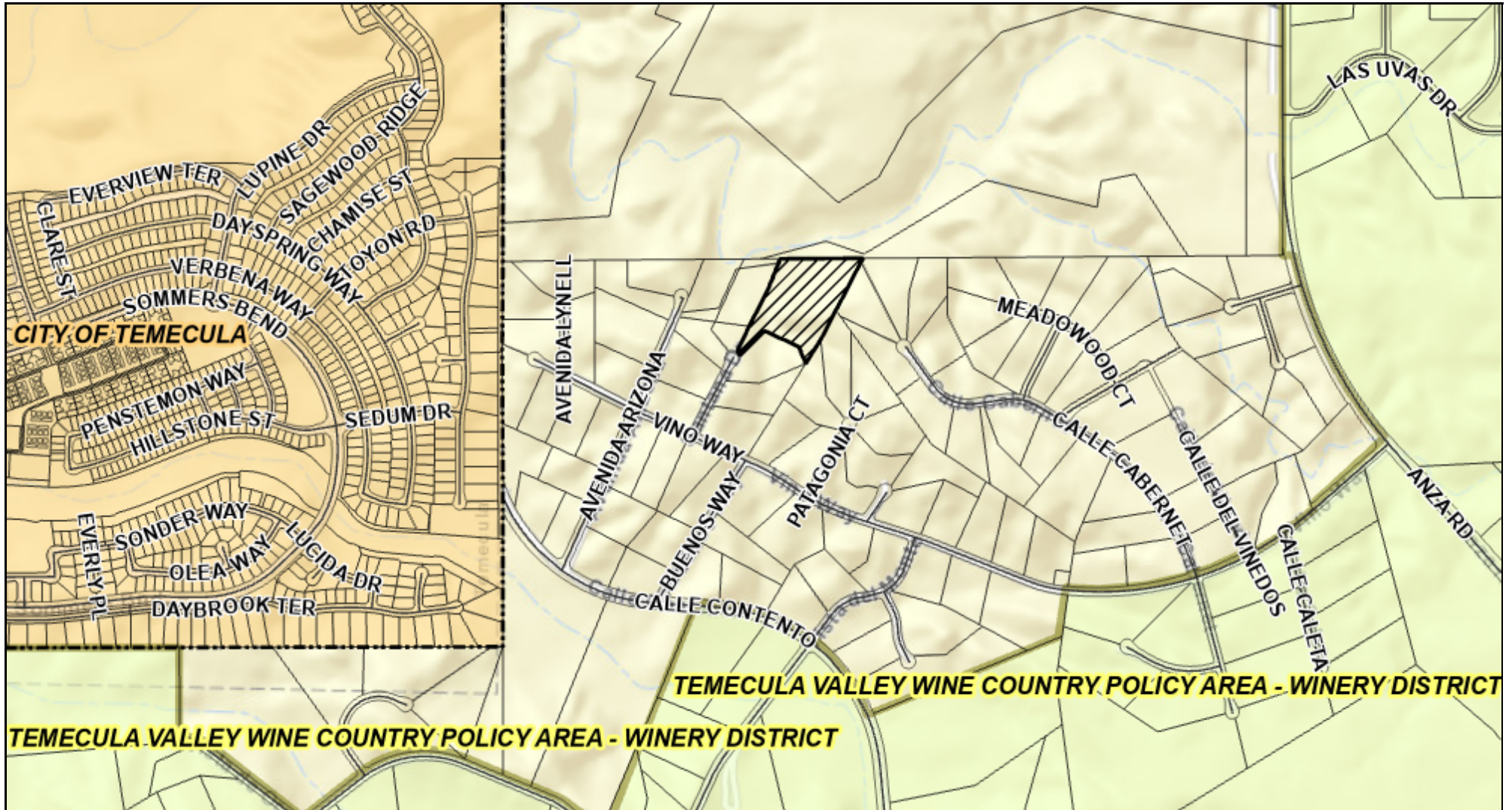
TPM38854

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

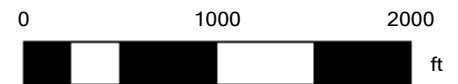
Date: 4-29-2025

District: 3



Zoning Area/District: RANCHO CALIFORNIA

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>



**OWNER/APPLICANT**

ED STEVENS  
44754 PRIDE MOUNTAIN STREET,  
TEMECULA, CALIFORNIA 92592  
(951) 720-5307  
CANDYSTEVEN7@GMAIL.COM

**PREPARED BY**

VENTURA ENGINEERING INLAND, INC  
27393 YNEZ ROAD, SUITE 159  
TEMECULA, CALIFORNIA 92591  
(951) 252-7632  
wilfredo@venturaengineeringinland.com

**DATE PREPARED**

OCTOBER 28, 2024

**ASSESSOR'S PARCEL NUMBER**

943-160-032

**LEGAL DESCRIPTION**

PARCEL 4 OF PM 6465  
PER B/P PM 19/61

**LOT SIZE:**

7.513 ACRES

**PARCEL AREA SUMMARY**

PARCEL 1  
NET ACREAGE: 146,766 SF  
GROSS: 163,626 SF

PARCEL 2  
NET ACREAGE: 138,753 SF  
GROSS: 163,650 SF

**SLOPE ANALYSIS:**

EXISTING AVERAGE SLOPE: 23.93%  
PROPOSED AVERAGE SLOPE: 21.14%

**TOPOGRAPHIC SOURCE:**

SPIRO LAND SURVEYING, INC  
26100 NEWPORT ROAD #415  
MENIFEE, CALIFORNIA 92584  
(951) 334-3174  
FIELD SURVEY WAS COMPLETED: DECEMBER 14, 2022

**ZONING/LAND USE**

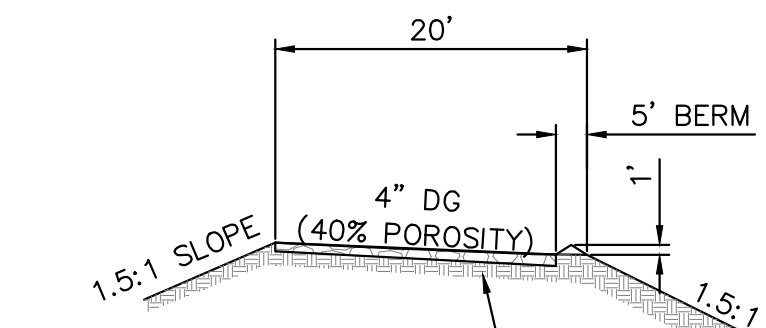
EXISTING ZONING: R-R  
EXISTING LAND USE: RC-EDR

**UTILITIES**

WATER: RANCHO CALIFORNIA WATER  
SEWER: PRIVATE SEWER SEPTIC  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
SOLID WASTE: WASTE MANAGEMENT  
SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

**HYDROLOGY**

FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL  
WATERSHED: SANTA MARGARITA



COMPACTED PER GEOTECHNICAL  
RECOMMENDATIONS FOR  
SELF-RETAINING DG

**TYPICAL SELF-RETAINING DG DRIVEWAY**  
NOT TO SCALE

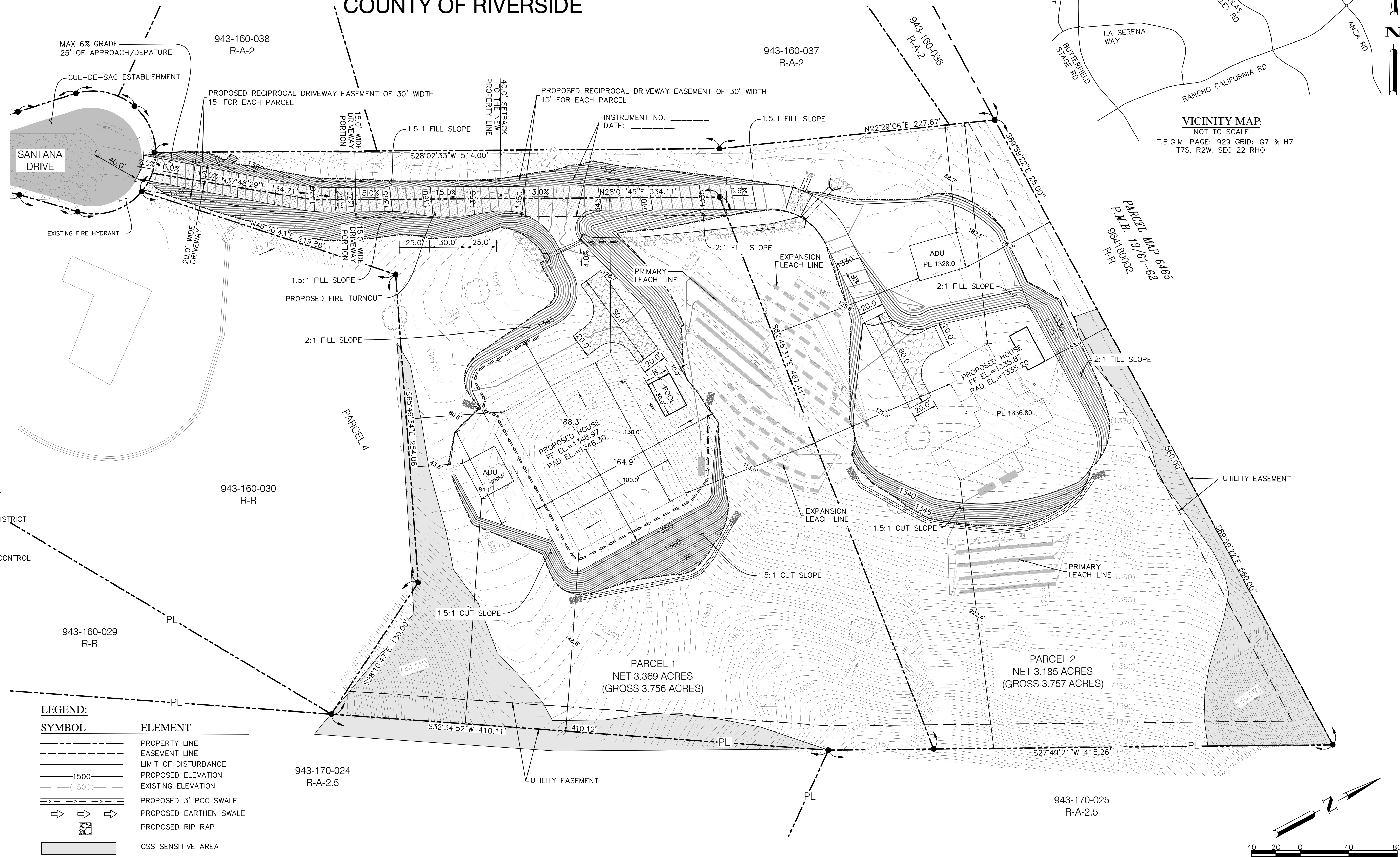
**DIG ALERT** (FROM GRADING PLAN)  
CALL TOLL FREE  
1-800-227-2600  
AT LEAST TWO DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

WORK CONTAINED WITHIN THESE PLANS  
SHALL NOT COMMENCE UNTIL AN  
ENCROACHMENT PERMIT AND/OR A  
GRADING PERMIT HAS BEEN ISSUED.

MARK	BY	DATE	REVISIONS	APPR.	COUNTY

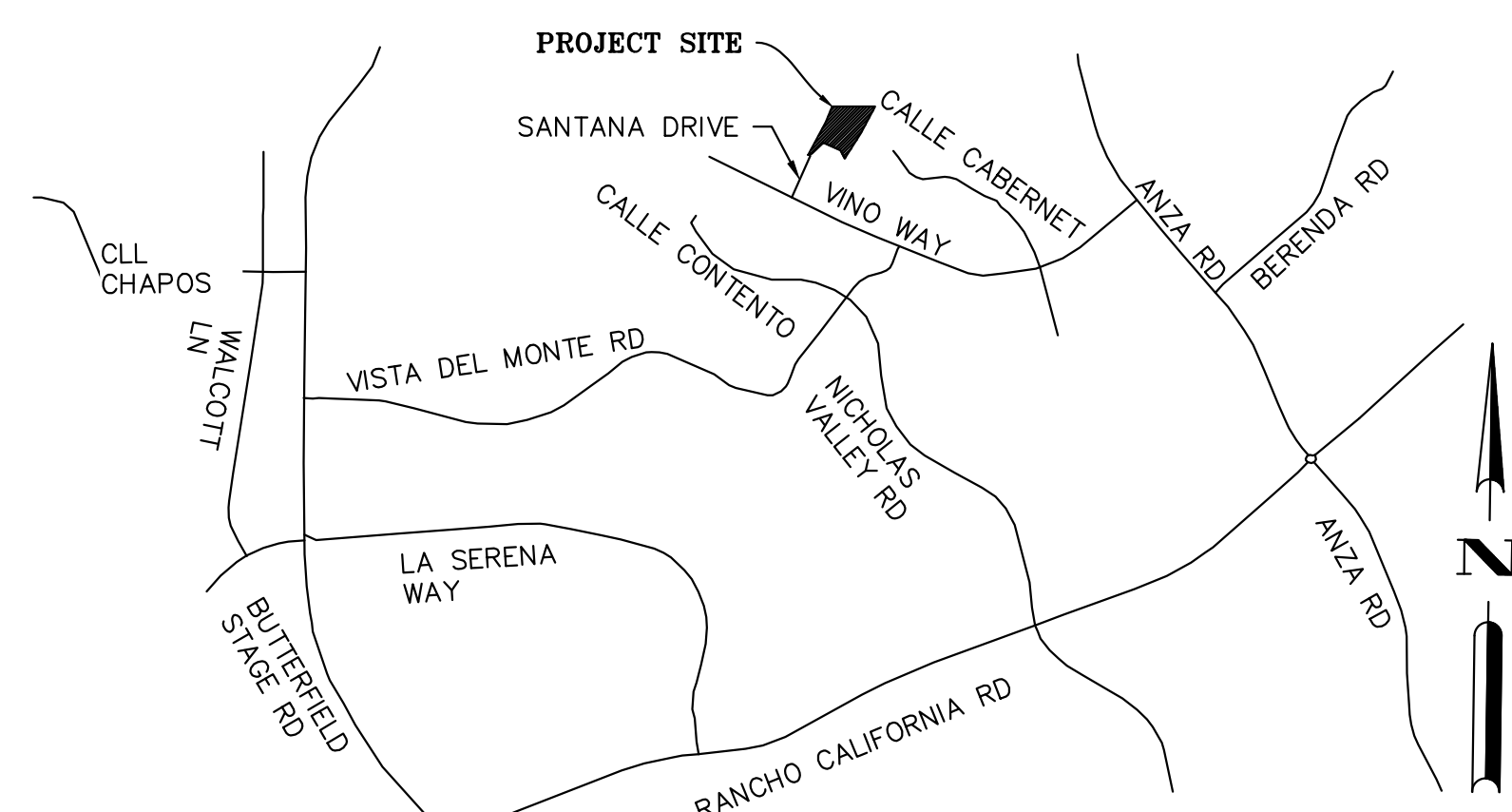
# TENTATIVE PARCEL MAP 38854

## SCHEDULE "H" SUBDIVISION OF 7.513 ACRES INTO 2 RESIDENTIAL PARCELS APN 943-160-032 COUNTY OF RIVERSIDE



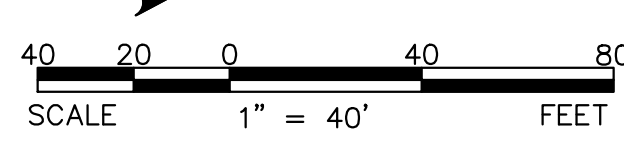
**LEGEND:**

SYMBOL	ELEMENT
---	PROPERTY LINE
- - - -	EASEMENT LINE
---	LIMIT OF DISTURBANCE
---	PROPOSED ELEVATION
---	EXISTING ELEVATION
---	PROPOSED 3' PCC SWALE
---	PROPOSED EARTHEN SWALE
---	PROPOSED RIP RAP
---	CSS SENSITIVE AREA



**VICINITY MAP:**  
NOT TO SCALE  
T.B.G.M. PAGE: 929 GRID: G7 & H7  
T7S. R2W. SEC 22 RHO

PARCEL MAP 6465  
P.M.B. 19/61-62  
9418002  
R-R



SEAL-COUNTY	SEAL-ENGINEER	ENGINEER OF WORK	BENCHMARK:	DRAWN LN	<b>COUNTY OF RIVERSIDE</b>	SHEET NO.
		VENTURA ENGINEERING INLAND, INC 27393 YNEZ ROAD, SUITE 159 TEMECULA, CALIFORNIA 92591 PHONE: (951)252-7632 wilfredo@venturaengineeringinland.com	HORIZONTAL CONTROL WAS PER RECORD MONUMENTS ON PARCEL MAP 6465 PM 19/61-62 AND BOUNDARY SHOULD NOT BE USED FOR MAPPING PURPOSES. THE BASIS OF BEARING HELD IS THE NORTHERLY LINE S89°59'22"E. THE VERTICAL DATUM WAS ESTABLISHED PER NGS OPUSPT# 999, ELEVATION OF 1359.95'. PER NAVD 88' ORTHOMETRIC HEIGHTS.	DESIGNED LN		SANTANA DRIVE, TEMECULA CALIFORNIA
		WILFREDO S.D. VENTURA RCE 66532 EXP. 6/30/26		CHECKED WV	APN 943-160-032	OF 1 SHEETS
				SCALE AS SHOWN	TENTATIVE PARCEL MAP 38854	FILE NO.
				JOB NUMBER 2022-139	FOR: W.O. COUNTY FILE NO.	