

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



ITEM: 1.2
(ID # 29522)

MEETING DATE:
Tuesday, January 13, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Notice of Decision for TENTATIVE PARCEL MAP NO. 38490 (TPM38490) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Sang Nam – Third Supervisorial District – Southwest Area Plan: Rural Mountainous (RM) – Winchester Zoning District – Zoning: Residential Agriculture 5 Acre Minimum (R-A-5) – Location: south of Camino Estribo, east of Via Tornado, north of Via Serenata, and west of Via Novillo – 10.03 acres - REQUEST: Receive and File the Notice of Decision approved on November 17, 2025 related to Tentative Parcel Map No. 38490 (TPM38490), which is a Schedule “H” subdivision of one (1) 10.03 approximate gross acre parcel into two (2) parcels measuring 5.01 gross acres and 5.02 gross acres. APNs: 940-290-004 – 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 Planning Director on November 17, 2025.

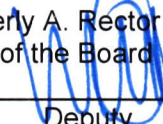
ACTION:Consent


John Hildebrand, Planning Director 12/29/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Washington 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: January 13, 2026
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 Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE PARCEL MAP NO. 38823 is a Schedule "H" subdivision of one (1) 10.03 approximate gross acre parcel into two (2) parcels measuring 5.01 gross acres and 5.02 gross acres.

The "project" was approved by the Planning Director on November 17, 2025. The Project Planner sent a 20-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.

ATTACHMENTS:

Attachment A – Planning Commission Report of Actions 11-17-25

Attachment B – TPM38490 - Tentative Parcel Map

Attachment C – Conditions of Approval

Attachment D – Radius Map and Mailing Labels

Attachment E – GIS Exhibits

Attachment F – Planning Commission Form 11

Attachment G – Notice of Exemption


Crystal Carrillo, Senior Management Analyst 1/8/2026



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – NOVEMBER 17, 2025
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 p.m.

1 CONSENT CALENDAR

1.2 ADOPTION OF THE 2026 DIRECTOR'S HEARING CALENDAR.

Planning Director's Action:
Public Hearing: Closed

The Planning Director took the following action:

ADOPTED the 2026 Director's Hearing Calendar.

2 PUBLIC HEARING – CONTINUED ITEMS

NONE

3 PUBLIC HEARINGS – NEW ITEMS

3.1 29181 TENTATIVE PARCEL MAP NO. 38490 (TPM38490) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Sang Nam – Third Supervisorial District – Southwest Area Plan: Rural Mountainous (RM) – Winchester Zoning District – Zoning: Residential Agriculture 5 Acre Minimum (R-A-5) – Location: south of Camino Estribo, east of Via Tornado, north of Via Serenata, and west of Via Novillo – 10.03 acres - REQUEST: Tentative Parcel Map No. 38490 (TPM38490) is a Schedule "H" subdivision of one (1) 10.03 approximate gross acre parcel into two (2) parcels measuring 5.01 gross acres and 5.02 gross acres. APNs: 940-290-004 – Project Planner: Joseluis Aparicio at (951) 955-6035, or email at jlaparicio@rivco.org.

Planning Director's Action:
Public Hearing: Closed

The Planning Director took the following actions:

FOUND that the project is Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map No. 38490, subject to the Advisory Notification Document and Conditions of Approval.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

5 SCOPING SESSION

NONE

6 PUBLIC COMMENTS

NONE

ADJOURNMENT: 1:40 P.M.

OWNER

SANG NAM
3626 KELLETT STREET
CLAREMONT, CA 91711
ATTN: SANG NAM
(909) 736-6619

CASE: TPM38490
EXHIBIT: Map
DATE: 6-26-2025
PLANNER: J Aparicio



TENTATIVE PARCEL MAP 38490

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ASSESSOR PARCEL NUMBER

940-290-004

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN SECTION 32, TOWNSHIP 8 SOUTH, RANGE 3 WEST, S.B.M. IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 26114, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 185 OF PARCEL MAPS, PAGES 76-77, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

ACREAGE

OVERALL GROSS AREA OF THE SITE IS 436,980 S.F. (10.03 ACRES) (9.10 ACRES NET)

PARCEL 1 = 218,157 S.F.(5.01 ACRES) (4.59 ACRES NET)
PARCEL 2 = 218,823 S.F.(5.02 ACRES) (4.51 ACRES NET)

ZONING / LAND USE

	ZONING	LANDUSE
SITE:	R-A-5	RM
NORTH:	R-A-10	RM
SOUTH:	R-A-20	RM
EAST:	R-A-10	RM
WEST:	R-A-20	RM

FLOOD ZONE

FEMA FLOOD PANEL 06065C3285G DATED 8/28/2008, ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SCHOOL DISTRICT

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT (951) 676-2661

UTILITIES

CABLE TV/TELEPHONE & INTERNET

SOUTHERN CALIFORNIA TELEPHONE (800) 840-6673
TIME WARNER (888) 892-2253
FRONTIER COMMUNICATIONS (800) 921-8101
HUGHESNET SATELLITE (877) 679-0029
EXEDE+WILDBLUE SATELLITE (855) 627-2553
DISH (877) 649-0412
DIRECT TV (877) 520-0155

GAS/ELECTRIC

SOUTHERN CALIFORNIA EDISON (800) 684-8123
SOUTHERN CALIFORNIA GAS CO. (800) 427-2200

TRASH

CR&R (951) 943-1991

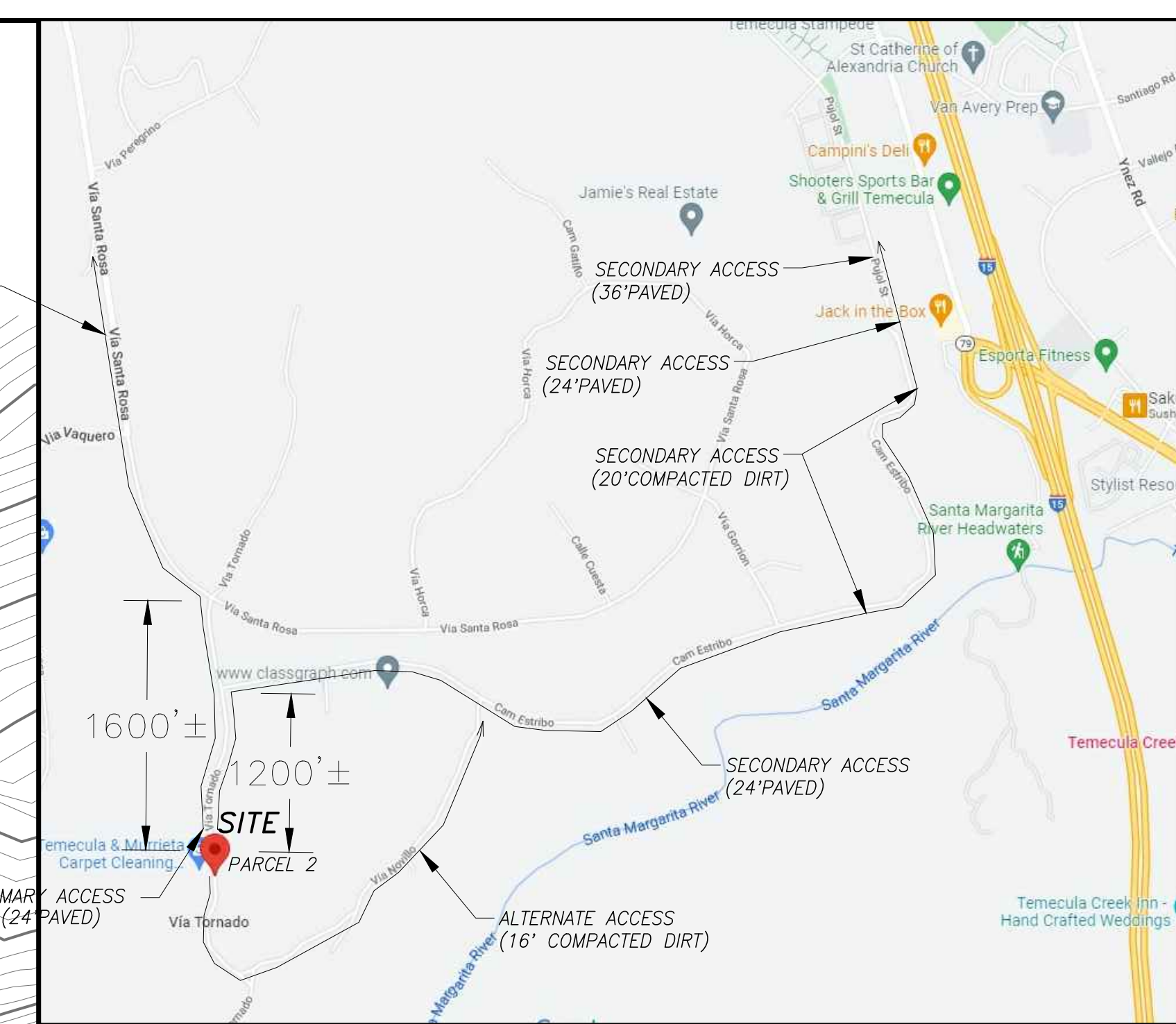
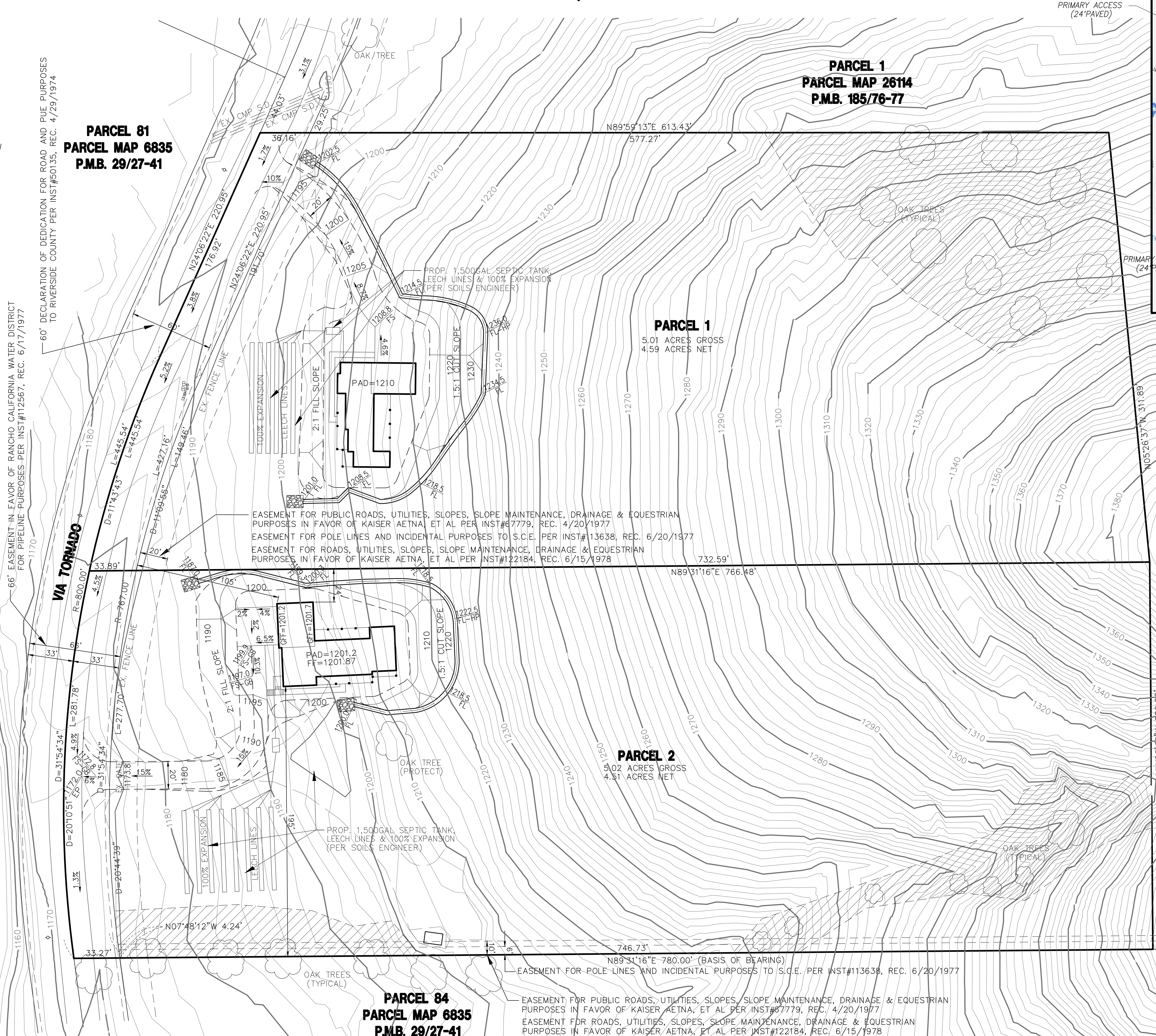
WATER

RANCHO CALIFORNIA WATER DISTRICT (951) 296-6900

SEWER

Private Septic System - No sewer available

60' EASEMENT IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT FOR PIPELINE PURPOSES PER INST#12567, REC. 6/17/1977



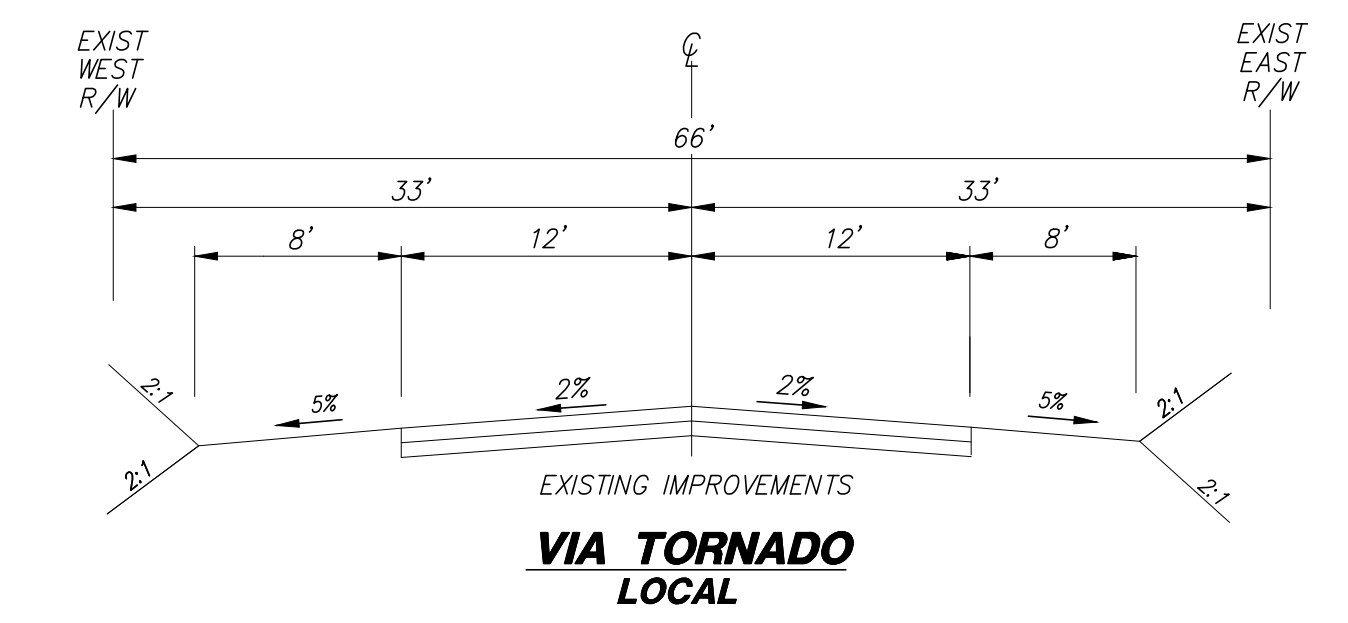
VICINITY MAP
N.T.S.

BASIS OF BEARING

THE SOUTH LINE OF PARCEL 2 OF PARCEL MAP NO. 26114, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 185 OF PARCEL MAPS, PAGES 76-77, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY WAS USED AS THE BASIS OF BEARING FOR THIS PROJECT

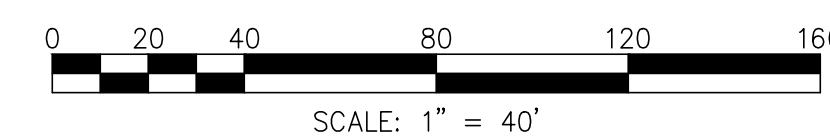
NOTES:

1. THERE ARE NO PRIVATE STREETS PROPOSED WITH THIS PROJECT
2. THERE ARE NO KNOWN WELLS WITHIN THE PROPERTY BOUNDARY OR WITHIN 200'
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP FOR THE LISTED PROPERTY OWNER
4. WHEN DEVELOPED THIS SITE PROPOSES TO USE A SEPTIC SYSTEM FOR SEWER AS SHOWN HEREON.
5. CONCEPTUAL GRADING SHOWN MAY VARY FROM FINAL GRADING, INCLUDED AS REQUESTED TO PROVIDE A REASONABLE SIZE PAD CAN BE CONSTRUCTED FOR EACH LOT.
6. 20' WIDE DRIVEWAY ACCESS IS PROVIDED FOR EACH LOT.
7. A WOMP MAY BE REQUIRED FOR EACH LOT AT TIME OF CONSTRUCTION
8. NO MANUFACTURED SLOPE WILL LATERALLY INTERSECT A LOT OR PARCEL LINE



LEGEND OF ABBREVIATIONS & SYMBOLS

T.C.	TOP OF CURB	2%	SHEET FLOW RATE
F.L.	FLOWLINE ELEV.	GRADED SWALE	
G.B.	GRADE BREAK	CENTERLINE	
F.O.	FINISH GRADE	SWALE HIGH POINT	
F.S.	FINISH SURFACE	FLOWLINE	
INV.	INVERT OF DRAIN	TOP OF SLOPE	
P.	PAD ELEVATION	TOE OF SLOPE	
F.F.	FINISH FLOOR ELEV.	FIRE HYDRANT	
G.F.F.	GARAGE FINISH FLOOR	STREET LIGHT	
D.F.	DEEPEN FOOTING	NOT TO SCALE	
B.S.L.	BUILDING SETBACK LINE	DEEPEEN FOOTING	
N.T.S.	NOT TO SCALE	SOD	
		WATER METER	
		CATCH BASIN & LOCAL DEPRESSION	
		WOOD FENCE	
		TUBULAR STEEL VIEWING FENCE	
		SPLIT FACE BLOCK WALL	
		WOODEN GATE	
		OAK WOODLAND CONSTRAINTS AREA PER THIS MAP BASED ON SITE SURVEY	



DIGALERT
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
TBM USING TOP OF BERM AT PROD OF WEST PROPERTY LINE TO BERM ON KALMIA AVENUE
ELEV. 1801.63 (USING GPS ELEVATION & GEOID09)

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
	DESIGNED BY: MATTHEW BUSCH			
	DRAWN BY: MATTHEW BUSCH			
	CHECKED BY: MATTHEW BUSCH			
	PROJECT MANAGER: MATTHEW BUSCH			

SEAL-ENGINEER
L.S. 7229
MATTHEW W. BUSCH
STATE OF CALIFORNIA

PREPARED BY:
Matthew Busch
MATTHEW BUSCH, PLS 7229, EXPIRES 12/31/2024
DATE: JUNE 2, 2025

PREPARED BY:
MWB SURVEYING
29 PONTE BRAVA
LAKE ELSINORE, CA 92532
ATTN: MATTHEW W. BUSCH
SCALE: 1" = 40'
DATE: JUNE 2, 2025

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP 38490, SCHEDULE H
BEING PARCEL 2 OF PARCEL MAP 26114
(APN: 940-290-004)

W.O.	FOR:	F.B.	FILE NO.
1248-1	SANG NAM		

1 OF 1 SHEETS



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

Rania Odenbaugh, MBA., MPM.
TLMA Agency Director



09/18/25, 2:08 pm

TPM38490

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38490. 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 TPM38490 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

TPM38490 is a Schedule 'H' subdivision of an existing 10.03 gross acre parcel into two residential parcels, 5.01 and 5.02 acres respectively, within the Santa Rosa Plateau Policy Area.

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

Exhibit A - Tentative Map, dated June 2, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Government Code Section 66499.37
 - 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
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52
 - Current California Building Code (CBC)
 - Current California Fire Regulations
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. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 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 TPM38490 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 TPM38490, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

E Health. 1 DEH- ERM Advisory Comments

DEH has reviewed the project scope and based on the documents provided the following will be required. Domestic potable water will be provided by Rancho California water district. Developer shall meet all financial and non-financial conditions as determined by the water district. Sewer collection shall be provided by a private onsite wastewater treatment system. Provided that the following conditions are met:

- Provide total aggregate domestic waste flows. Project cannot exceed 10,000 gallons per day if proposing an OWTS. Projects that exceed 10,000 gallons per day must connect to sewer or obtain clearance from the Regional Water Quality Control Board (RWQCB) for their sewage disposal system.
- If it is determined that a project's waste flow can go to an OWTS, a soils percolation report must be provided for review. System must be clearly shown on all exhibits and meet all requirements of the Local Agency Management Program (LAMP) and any other applicable regulations and standards.

Provide a soils percolation report along with proposed structure floor plan for review. System must be clearly shown on all exhibits and meet all requirements of the Local Agency Management Program (LAMP) and any other applicable regulations and standards. OWTS feasibility report provided for this entitlement may not meet the full requirements of the proposed design of the structures and will need to be updated to meet DEH current LAMP. DEH shall evaluate sewer connection proximity, feasibility and requirements for connection for this project prior to permit clearance.

E Health. 2 DEH-ECP Comment

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

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.

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

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

Transportation

Transportation. 1

RCTD - 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.

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

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - General Transportation Conditions (cont.)

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: TPM38490

Parcel: 940290004

50. Prior To Map Recordation

E Health

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

Provide current proof of established potable domestic water or water will serve letter from the appropriate purveyor that acknowledges the project. Ensure letter addresses proximity to water and requirements for connection for this project. Based on information provided additional information may be requested.

Provide current proof of established sewage disposal or sewer will serve letter from the appropriate purveyor that acknowledges the project. Ensure letter addresses proximity to sewer, feasibility and requirements for connection for this project. Based on information provided additional information may be requested.

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 - SRA and LRA VHFHZ Fuel ManagemeNot Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: "Projects 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 provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Additional requirements may be required pursuant to this plan."

050 - Fire. 3 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.

Planning

050 - Planning. 1 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. 2 ECS 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.

050 - Planning. 3 FEE BALANCE Not Satisfied

Plan: TPM38490

Parcel: 940290004

50. Prior To Map Recordation

Planning

050 - Planning. 3 FEE BALANCE (cont.) Not Satisfied

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

Planning-EPD

050 - Planning-EPD. 1 ECS Preparation Not Satisfied

Prior to recordation 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 "Oak Woodland Constraint Area" on the Tentative Parcel Map 38490 dated June 02, 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"

"No disturbances may occur within the delineated oak woodland or to any individual oak tree"

"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 ECS Recordation Not Satisfied

ECS Recordation – 50 Series Prior to Recordation

Prior to recordation of the final map the applicant must record 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 "Oak Woodland Constraint Area" on the Tentative Parcel Map 38490 dated June 02, 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"

"No disturbances may occur within the delineated oak woodland or to any individual oak tree"

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

The final version of the ECS stamped by the Riverside County Surveyor must be submitted to the Environmental Programs Division of the Planning Department for review and approval.

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

Plan: TPM38490

Parcel: 940290004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION (cont.) Not Satisfied
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 Prior to Grading - Hazardous Vegetation and Fuel ManagNot Satisfied

Projects 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 provide a Final Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

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

060 - Planning. 2 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 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.

Plan: TPM38490

Parcel: 940290004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

Planning-EPD

060 - Planning-EPD. 1 Grading Plan Review 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 "Oak Woodland Constraint Area" on the Tentative Parcel Map 38490 dated March 14, 2024.

060 - Planning-EPD. 2 MBTA Clearance 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 project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

All reports submitted to EPD must be submitted directly by the project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

Planning-GEO

060 - Planning-GEO. 1 Geotechnical Report Prior to Grading Not Satisfied

Prior to Grading Permit issuance:

Plan: TPM38490

Parcel: 940290004

60. Prior To Grading Permit Issuance

Planning-GEO

060 - Planning-GEO. 1 Geotechnical Report Prior to Grading (cont.) Not Satisfied

An update to County Geology report GEO230040 will be required to address the proposed development. The update investigation shall include a field investigation and collection of site specific data to support all findings, conclusions, and recommendations. The investigation shall address site specific geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction and lateral spread potential, collapsible and/or expansive soils, hydroconsolidation, subsidence, wind and water erosion, debris flows, seiche, and groundshaking potential. The report must be signed and stamped by a California Certified Engineering Geologist and California Registered Professional Engineer or Geotechnical Engineer (as required) for its content. The investigation can be an update to, or supplemented by data acquired from, previous studies on the site, if those studies are properly referenced and considered adequate by the County. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, conditional use permit, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as a geotechnical map (appendix/figure/plate) in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Geologist prior to Grading Permit issuance.

Note: In order to initiate review of the subject report, acquisition of a County geologic report (GEO) number and submittal of review applications is required. All reports should be signed electronic copies in PDF format. The following are links to help with the submittal process:

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/PLUS_Online_Upload_Instructions_Geology.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Filing_Instructions_Geology_Report_Review_Application.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Supplemental_Information_Form_GEO.pdf

After submitting the required applications/forms online, the report(s) and project plans should be uploaded to the corresponding GEO Case on PLUS. If applicant has any questions, please email the County's Chief Engineering Geologist directly at jculotta@rivco.org. The issued GEO number should be referenced with all correspondence. The applications/forms and/or reports should not be sent to the Planner or County Geologist for submittal.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

Planning-PAL

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

PRIOR TO SCHEDULING ANY IMPLEMENTING PROJECT FOR PUBLIC HEARING, THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT:
The applicant shall retain a QUALIFIED PROFESSIONAL PALEONTOLOGIST (Principal

Plan: TPM38490

Parcel: 940290004

60. Prior To Grading Permit Issuance

Planning-PAL

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

Investigator, Project Paleontologist) as defined by the Society of Vertebrate Paleontology (SVP) "Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources" (2010 and any updates), and that is approved by the County, to prepare a Paleontological Resources Investigation Report. The investigation and report shall include, at a minimum, appropriate literature research, personnel interviews as appropriate, site geologic mapping, discussion and description of specific geologic formations/units encountered at the site, and a description of any/all paleontological resources found and/or anticipated to be present at the site. The report shall state the extent and potential significance of the paleontological resources that may exist within the proposed development and provide appropriate measures through which the impacts of the proposed development may be mitigated. In addition, the paleontological consultant shall plot all appropriate geologic and paleontological data on the parent case exhibit and include it as an appendix/figure/plate in their report.

All reports shall be signed by the qualified professional paleontologist (SVP) 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. Please use the following for this purpose:

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Filing_Instructions_Paleontological_Report_Review_Application.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/PLUS_Online_Upload_Instructions_Paleontology.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Supplemental_Form_PALEO.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.

Transportation

060 - Transportation. 1 RCTD - Sight Distance Analysis Not Satisfied

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

060 - Transportation. 2 RCTD-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.

80. Prior To Building Permit Issuance

BS-Grade

Plan: TPM38490

Parcel: 940290004

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 Environmental Health. Prior to building permit clearance submit the following to DEHOWTS@rivco.org: 1 A completed Environmental Health Land Use application. visit www.rivcoeh.org for septic forms. The application will require a building permit number from B&S. 2. Sewer availability/proximity letter An OWTS report/perc report from a DEH registered Professional of Record (PR) that meets current LAMP standards. Visit www.rivcoeh.org for a list of registered Professional Records (PR) 4 Plot plan drawn to scale showing entire scope of project stamped by PR.

5. A scale drawn floor plan and plumbing layout of the proposed structure
6. A water bill or other documentation from the appropriate water district that shows that water service has been established to the property
7. A site plan approved by building & safety
8. If a grading permit is required or if grading is proposed, a precise grade plan will be required

Fire

080 - Fire. 1 Prior to permit - Fire Water and Access Verification/imprNot 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

Plan: TPM38490

Parcel: 940290004

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit - Fire Water and Access Verification/improNot Satisfied
secondary access. Approved water plans must be at the job site.

080 - Fire. 2 Prior to Permit - Hazardous Vegetation and Fuel ManageNot Satisfied
An inspection of the requirements of the final Hazardous Vegetation and Fuel Management
Plan is required before permit issuance. Contact our office for instructions regarding this
inspection.

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
served.

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

080 - Planning. 5 Underground Utilities Not Satisfied
All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTSNot 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

Plan: TPM38490

Parcel: 940290004

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) 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.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department. (Only to be inserted when required)

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. All Permits must be finalized.

Fire

090 - Fire. 1 Prior to Final - Hazardous Vegetation and Fuel Management Not Satisfied

An inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before permit issuance. Contact our office for instructions regarding this inspection.

Planning

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the application shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

Plan: TPM38490

Parcel: 940290004

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Ordinance No. 659 DIF (cont.) Not Satisfied
shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 RCTD - 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. 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.

939170003
CHISHOLM BRUCE J & EUNICE A
SURVIVOR'S TR REVOC INTER VIVOS TR
PO BOX 1570
TEMECULA CA 92593

939180010
GIULIO A. PADOVANI
9 QUAIL CT
BASKING RIDGE NJ 07920

939190002
LE FAMILY TRUST 11/22/05
592 CLEARWATER CT
SUNNYVALE CA 94087

939190013
RANAJIT SAHU
311 N STORY PL
ALHAMBRA CA 91801

939190014
ALEEM DHALLA
7620 ABILENE HILLS AVE
LAS VEGAS NV 89178

939200003
SILVERIA JAMES MICHAEL LIVING TRUST
DATED 03/10/22
526 N HANFORD AVE
SAN PEDRO CA 90732

939260003
YUE WANG
45678 CALLE PINTORESCA
TEMECULA CA 92590

939270002
MING BIN KOU
12 WILLIAMSBURG LN
ROLLING HILLS CA 90274

940210006
GONZALEZ LIVING TRUST DTD 1/20/09
PO BOX 1175
CEDAR GLEN CA 92321

940210007
JUAN CARLOS HABUN
743 MENTOR AVE
PASADENA CA 91104

940210008
KIMBERLY MYLES
25526 BUSY BEE DR
BONITA SPRINGS FL 34135

940210009
JOHN F. HARTMANN
28100 CAMINO ESTRIBO
TEMECULA CA 92590

940210012
GOLDREYER LIVING TRUST DATED
06/03/2010
39827 NINEBARK CT
TEMECULA CA 92591

940210013
AMINE MOKADDEM
9150 ALGEROMA ST
BELLFLOWER CA 90706

940210014
LOVE TRUST DTD 10/03/2018
PO BOX 5
TEMECULA CA 92593

940210015
ED TAR ASSOC INC
8223 BILLOW VISTA
PLAYA DEL REY CA 90291

940220003
THOMAS LIVING TRUST DTD 11/25/19
28295 CAMINO ESTRIBO
CANYON LAKE CA 92590

940220006
GUERRA FAMILY PROPERTIES I
4618 PACIFIC BLVD
VERNON CA 90058

940220008
GUERRA FAMILY PROPERTIES I
4618 PACIFIC BLVD
VERNON CA 90058

940280002
DEREK JESSON
18627 BROOKHURST NO 521
FOUNTAIN VALLEY CA 92708

940280005
MWD
P O BOX 54153
LOS ANGELES CA 90054

940280007
H O E INV INC PENSION PLAN TRUST
23905 CLINTON KEITH 114
WILDOMAR CA 92595

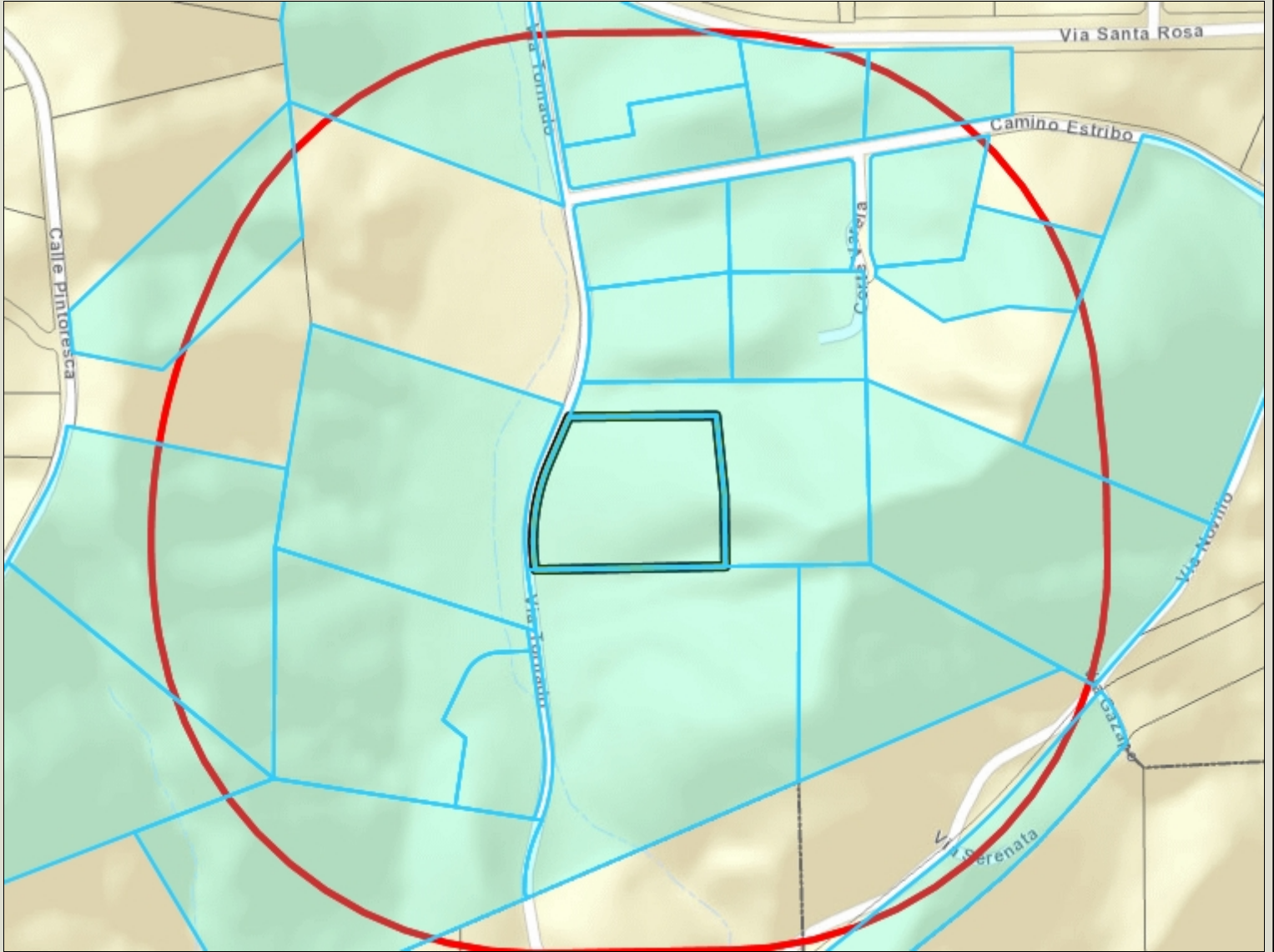
940290002
JUSTIN L. DANKEL
42471 ALPHA PL
TEMECULA CA 92592

940290003
JIANHUI GUO
55 BAMBOO
IRVINE CA 92620

940290004
SANG SEOK NAM
3626 KELLETT ST
CLAREMONT CA 91711

Riverside County GIS Mailing Labels

TPM38490 - Mailing Label Radius Map



- Legend**
- County Boundary
 - Cities
 - Centerline Names
 - Parcels
 - World_Street_Map

Notes
1500ft radius
25 recipients



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.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38490

EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

Date: 10-27-2025

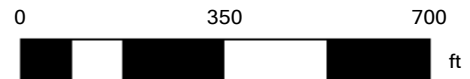
District: 3

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.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38490

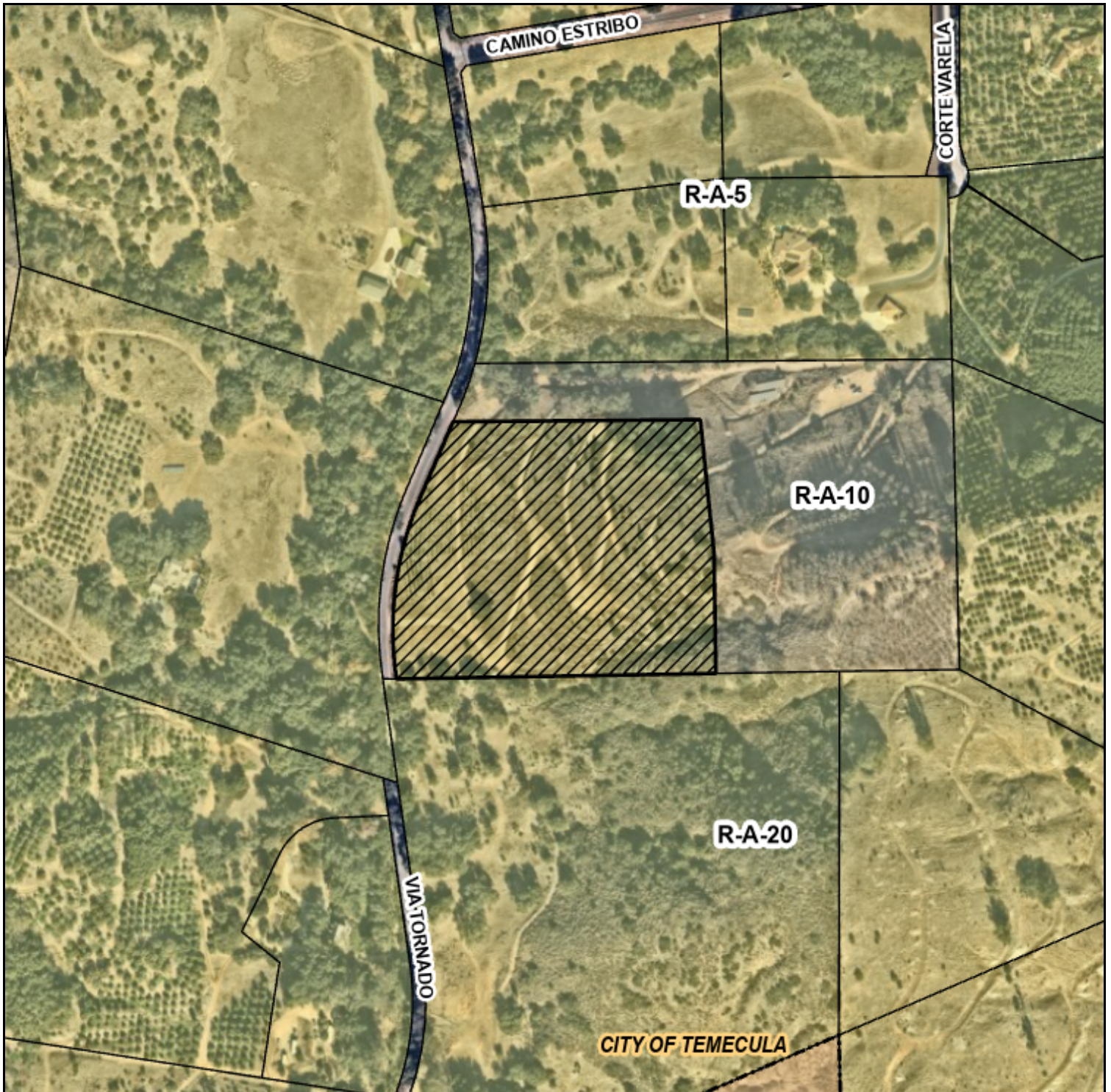
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

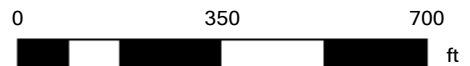
Date: 10-27-2025

Exhibit: 2



Zoning Area/District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38490

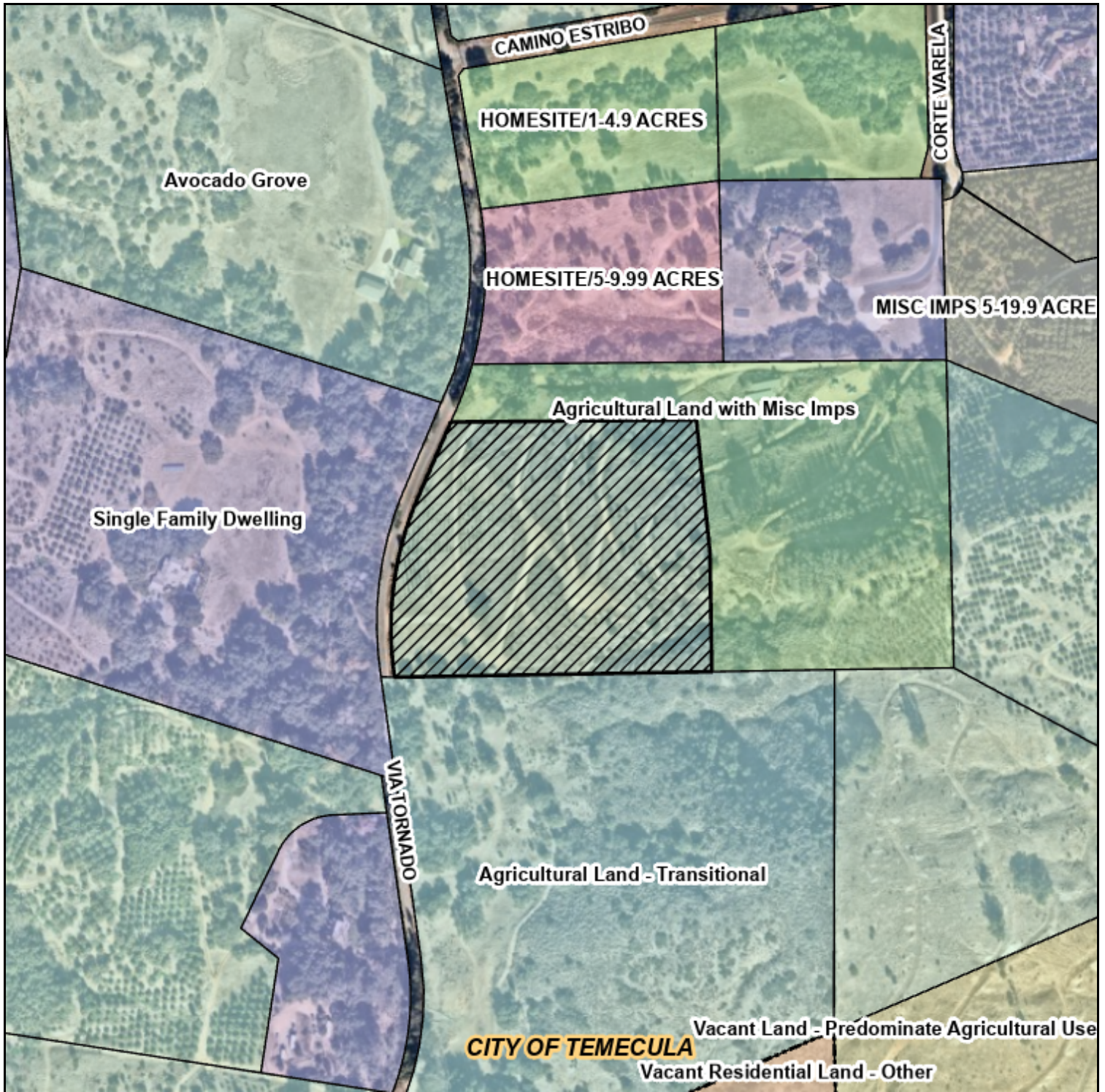
LAND USE

Supervisor:CHUCK WASHINGTON

Date: 10-27-2025

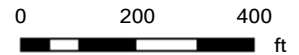
District: 3

Exhibit: 1



Zoning District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

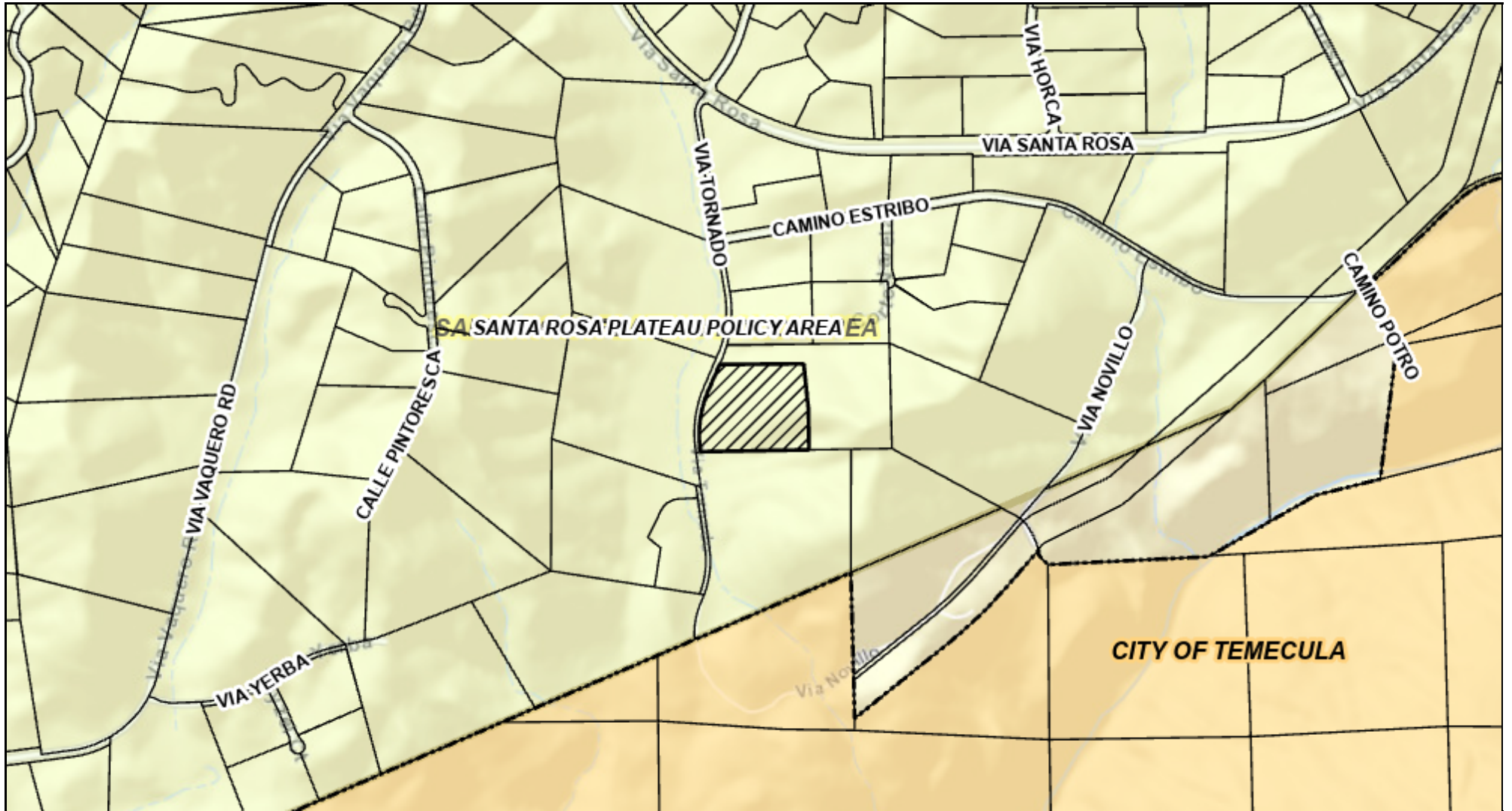
TPM38490

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

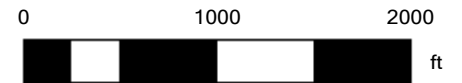
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District: 3



Zoning Area/District: RANCHO CALIFORNIA

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

(ID # 29181)

MEETING DATE:

Monday, November 17, 2025

SUBJECT: TENTATIVE PARCEL MAP NO. 38490 (TPM38490) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Sang Nam – Third Supervisorial District – Southwest Area Plan: Rural Mountainous (RM) – Winchester Zoning District – Zoning: Residential Agriculture 5 Acre Minimum (R-A-5) – Location: south of Camino Estribo, east of Via Tornado, north of Via Serenata, and west of Via Novillo – 10.03 acres - REQUEST: Tentative Parcel Map No. 38490 (TPM38490) is a Schedule “H” subdivision of one (1) 10.03 approximate gross acre parcel into two (2) parcels measuring 5.01 gross acres and 5.02 gross acres. APNs: 940-290-004 – Project Planner: Joseluis Aparicio at (951) 955-6035, or email at jlaparicio@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM38490
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	940-290-004
Continued From:	



John Hildebrand, Planning Director 11/19/2025

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP No. 38490 (TPM38490) is a Schedule “H” subdivision of one 10.03 approximate gross acre parcel into two (2) parcels measuring 5.01 gross acres and 5.02 gross acres for residential purposes.

The Project site is located south of Camino Estribo, east of Via Tornado, north of Via Serenata and west of Via Novillo within the Santa Rosa Plateau/Deluz Policy Area.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

APPROVE TENTATIVE PARCEL MAP NO. 38490, 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:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Santa Rosa Plateau/Deluz Policy Area
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM)
East:	Rural Mountainous (RM)
South:	Rural Mountainous (RM)
West:	Rural Mountainous (RM)
Existing Zoning Classification:	Residential Agriculture 5 acre minimum (R-A-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agriculture 10 acre minimum (R-A-10)
East:	Residential Agriculture 5 acre minimum (R-A-5)
South:	Residential Agriculture 10 acre minimum (R-A-20)
West:	Residential Agriculture 5 acre minimum (R-A-20)
Existing Use:	Vacant Agricultural Land
Surrounding Uses	
North:	Single-Family Dwelling and Vacant Agricultural Land
East:	Vacant Agricultural Land
South:	Vacant Land

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

West: Single-Family Dwelling

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10.3 gross acres	One single-family dwelling per 5 acre (minimum)
Proposed Minimum Lot Size:	Parcel 1: 5.01 gross acres Parcel 2: 5.02 gross acres	5 gross acre (minimum)
Total Proposed Number of Lots:	two	N/A
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	City of Temecula
Community Service Area (CSA):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Moderately/Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone “B”
WRCMSHCP Criteria Cell:	Yes – Cell Group J – Cell 7439 and 7512
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (SKR) Fee Area:	No
Airport Influence Area (AIA):	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map No. 38490 was submitted to the County of Riverside on August 30, 2022. The proposed subdivision is a Schedule “H” parcel map that seeks to subdivide one 10.3 acre lot into two residential lots measuring 5.01 gross acres (Parcel 1) and 5.02 gross acres (Parcel 2) respectively. The project site was previously used primarily for agricultural purposes. The subject site is on a hill and the general characteristic of the surrounding neighborhood consists of a mix of residential lots and agricultural land (both developed and vacant) and therefore the proposed project would align with the surrounding neighborhood characteristics.

Pursuant to Section 6.4 (C) of Ordinance No. 460, the Planning Director, acting as the determining “Advisory Agency,” may require a noticed public hearing for a parcel map and where the proceeding is determined to be in the interest of the communities’ health, safety and welfare. The Director has determined a hearing to be required for Tentative Parcel Map No. 38490, with notice provided to the public a minimum of 10 days prior to the hearing date noted herein. The Director’s decision on the map shall be final, subject to appeal to the Planning Commission within 10 days of the determination.

General Plan Consistency:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Project site has a (General Plan) Foundation Component designation of Rural (R), and a Land Use designation of Rural Mountainous (RM). The Rural Mountainous Component is applied areas of at least 10 acres where a minimum of 70% of the area has slopes greater than 25% and do not have both county-maintained access and access to community sewer and water systems. The project proposes to subdivide a 10.3 acre parcel into two 5 acre parcels which is allowed since the Tentative Parcel Map complies with Southwest Area Plan Policy 5.1 which allows for lot sizes as small as 5 acres. Further details are provided in the Land Use findings below.

Zoning Consistency:

The Project site is zoned as Residential Agriculture, five-acre minimum (R-A-5), with development standards outlined in Article VIb, Section No. 6.51, 6.52, 6.53 & 6.54 of Ordinance No. 348. Staff has reviewed the Project and determined that it is compliant with the applicable development standards of the R-A zoning classification, including specifically, minimum dimensions, access from the adjacent roadway and overall area for each proposed lot. Further details are provided in the Development Standards Findings below.

Schedule "H" Subdivision:

The proposed Project is a Schedule "H" parcel map, defined per Ordinance No. 460, Section 10.13 as any division of land into four parcels or less, and where all parcels are not less than one acre in gross area. Schedule "H" maps require specific design and improvements, including minimum dimensions for streets (if proposed), provision of utilities and waste disposal, among others. The Project has been reviewed and conditioned to comply with all applicable standards of Ordinance No. 460 and would consequently comply with standards of a Schedule "H" subdivision.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Staff has analyzed the proposed scope of work pursuant to requirements of the California Environmental Quality Act (CEQA) and determined the proposed Schedule "H" subdivision map to be Categorical Exempt pursuant to Section 15315 (Class 15 -Minor Land Divisions) of the CEQA Guidelines, and further, that none of the Exceptions to this Categorical Exemption as defined in Section 15300.2 are applicable. Class 15 Exemptions specifically apply to the division of property located in urbanized areas; zoned for residential, commercial or industrial use; where proposed subdivision would result in the creation of four or fewer parcels that conform with the General Plan and zoning. Furthermore, no variances or

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

exceptions requested or required; all services and access to the proposed parcels to local standards are available; where the parcel was not involved in the 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 would result in two parcels that would comply with the Land Use designation of Rural Mountainous (RM) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Residential Agriculture, five-acre minimum (R-A-5). In addition, the subject site has not been involved in a land division within the previous years. There is no proposed development, nor contains slopes of a steepness greater than 20 percent, and no variances or other exceptions are required for approval. Furthermore, compliant access will be provided to both lots from adjacent Via Tornado, utility service can be provided to the site, with each parcel to have their own septic system.

Section 15387 of the State CEQA Guidelines provides that an urbanized area means a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. The Project site is adjacent to the City of Temecula, which has a population density of 2,209 per square mile, and therefore is classified as an “urbanized area” for the purposes of this exemption.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under the State CEQA Guidelines Section 15300.2, in that the scope of work would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. Additionally, the project site is not located within a fault zone.

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 designation of Rural (R), and a Land Use designation of Rural Mountainous (RM). The Rural Foundation Component generally applies to rural communities and neighborhoods, where animal-keeping uses, and limited infrastructure are more prevalent. The Rural Mountainous land use designation

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. Limited recreational uses, compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

However, the Southwest Area Plan (SWAP) Policy 5.1 states that notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:

- a. The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
- b. The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to “severe” limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.

Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

The project is proposing two parcels that are 5.1 and 5.2 acres in size which is greater than the minimum allowed parcel size of 5.0 acres through the provisions of SWAP 5.1.

Additionally, the project is conditioned to comply with SWAP 5.1a through a prior to grading permit issuance condition – “060 – Planning Geo - Geotechnical Report Prior to Grading” which states “*Prior to Grading Permit issuance: An update to County Geology report GEO230040 will be required to address the proposed development.*” Through this condition of approval, the proposed project shall comply with SWAP 5.1a.

The project site design complies with SWAP 5.1b through Environmental Health’s review and approval of the proposed septic system design for the site.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Therefore, the project site is compliant with SWAP 5.1 and qualifies to be subdivided into two parcels of 5.1 and 5.2 acres despite being in the RM land use designation that typically requires parcels to be 10 acres in size.

2. The Project site has a Zoning Classification of Residential Agriculture, five-acre minimum (R-A-5), which is consistent with the Southwest Area Plan Policy SWAP 5.1 from the General Plan that also allows for one unit per 5 acres or 5 acre lots. As designed and conditioned, the subject Project complies with the applicable standards identified in Article V Section No. 5.2 of Ordinance No. 348, further discussed in the Development Standards section below.

Entitlement Findings:

Pursuant to Ordinance No. 460, the following findings are required to approve a Tentative Parcel Map:

1. The proposed map, subdivision design and improvements are consistent with the 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 SWAP 5.1. As discussed above, the proposed parcel map will create two (2) residential parcels that are consistent with Rural Mountainous (RM) Land Use Designation and follow 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 in that the proposed subdivision would meet the density and development standards of the RM land use designation and the R-A-5 zoning classification, including minimum lot size, setback requirements, and building intensity. Therefore, the proposed Project is consistent with this finding.
3. The design of the proposed land division or the type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the Project has been reviewed and conditioned by the relevant Departments, would be consistent with all applicable environmental standards of the County's Ordinances, is not located within an area that has been mapped for conservation, proposes a division of land only, and no grading or construction onsite are proposed; therefore, would not result in damage to fish, wildlife or designated habitats. Additionally, the Project 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

applicable County and State standards. The project has specifically been conditioned to provide an updated geotechnical report prior to grading to ensure compliance with Southwest Area Plan Policy No. 5.1a regarding slope stability. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance.

4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. In that the Project proposes a subdivision that implements the designated land use and zoning set forth for development of the site, and, therefore, that results in parcels that are within the anticipated growth of the area. Since the Project would not result in development that is dissimilar to what already exists or was anticipated for the surrounding area, the quality of living of the surrounding residents would align closely with what they currently experience. Additionally, the Project would not drastically increase in the volume of traffic in the neighborhood. Thus, it would be unlikely that the air quality and vehicular access would change or be significantly impacted. Finally, all development projects are reviewed by a Development Advisory Committee made up of various departments within the County (i.e., Transportation, Fire, Environmental Health, Biology, Cultural, Grading). These departments provide comments and corrections until they have found that their standards have been met, at which point conditions of approval are added to the project. These conditions are to be addressed prior to grading permit issuance and final, and prior to building permit issuance and final, thus ensuring that the Project does not adversely impact public health, safety, and general welfare. Therefore, based on the approved design and applied conditions, no foreseeable public health problems would be caused from approval of the Project.

5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map. Minimum improvements for a Schedule "H" subdivision shall be as follows:
 - a. Streets & Street Improvement Plans. The Project has been conditioned by the Transportation Department regarding the streets, improvements, and parcel access. Any easement not owned by a public utility, public entity, or subsidiary, not relocated or eliminated prior to final map approval, will be delineated on the final map, in addition to having the name of the easement holder, and the nature of their interests, shown on the map. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- b. Other Improvements. Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the “Utility Purveyors” heading of the tentative map. These suppliers were reviewed and confirmed through will-serve letters to the County Departments overseeing these various utilities, and the Project has been conditioned for final confirmation of on-site utilities prior to occupancy of any residential structures to be placed on the subdivided lots. In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards. Plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. These conditions of approval have been applied to the Project; therefore, this standard has been met.
 - c. Sewage Disposal. The County of Riverside Environmental Health Department has conditioned the Project to provide on-site waste plans to ensure proper septic tank sizing, as well as a percolation report, to verify the availability of on-site sewage disposal prior to construction of any residential structures to be placed on the subdivided lots (80 E-Health). Therefore, this standard has been met.
 - d. Agricultural Lands. The subject site is not located within an agricultural preserve. The land is zoned R-A; and not A-1, A-2, A-P or A-D. Thus, it is not identified in the Riverside County Comprehensive General Plan as important farmland. As such, the Project is not exempt from all improvement requirements specified within this section.
 - e. Exceptions. The subject site is not located within a County Service Area, so the exceptions granted to any parcel map division located in its entirety within a community services district would not be applicable.
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 does not contain any easement; furthermore, it has been reviewed by Transportation, Planning, and other corresponding departments and has been found to comply with applicable requirements of Ordinance No. 460.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification. The R-A-5 zone requires a minimum lot size of 5 acres and minimum width of 80 feet. Parcel 1 would be approximately 5.1 (gross) acres, with a an approximately 313-foot width and 732-foot depth. Parcel 2 would be approximately 5.2 (gross) acres, with an approximately 280-foot width and 732-foot depth. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.

Development Standards Findings:

The following standards of development shall apply in the R-A-5 Zone of Ordinance No. 348 and would apply to any future development:

1. One family residences 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 this ordinance. 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 this ordinance.

The Project has also been conditioned to meet this standard, if future development is to be proposed, on-site (AND Planning. 6) to not have a residential dwelling exceed 40 feet in height or accessory building or structure to exceed 50 feet in height per the R-A-5 zoning classification. Therefore, the Project complies with this standard.

2. Minimum lot size of 5 acres, with minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet.

As noted in the entitlement findings for the tentative parcel map the proposed subdivision exceeds the minimum width and depth required by the Zone. There are no animals currently present on-site or that are proposed to be on-site as part of this Project scope. The Project has also been conditioned to meet this standard if future development of this use is to be proposed on-site (AND Planning. 6). Therefore, the Project complies with this standard.

3. The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Future development on this site has been conditioned to comply with the development standards for the R-A-5 Zone (AND Planning. 6) which includes the 20 foot front setback measured as described in the development standard above. Therefore, the Project complies with this standard.

Other Findings:

1. The project site is located within a Criteria Cell Group J and Cell 7439 and 7512 of the Multi-Species Habitat Conservation Plan. However, upon initial assessment of HAN220021 by the Riverside County Environmental Programs Division (EPD) it was found that the property extends less than 100 feet into an MSHCP Criteria Cell. Due the very small portion of the property within the Criteria Cells EPD considered the portion of the property within Criteria Cells a mapping error and thus an ERP or HANS would not be required for the property.
2. The project site is not located within a Sphere of Influence.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to review by the Airport Land Use Commission (ALUC).
4. 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.”
5. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050(C)(2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The closest fire station to the project is the Riverside County Fire Department Station No. 12 which is 4.3 miles away from the project site.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access to provide adequate width for Fire Department, standards for signs identifying streets, roads and buildings, including blue dot reflectors, and requirements for water pressure and flow to provide adequate water resources.

Conclusion:

For the reasons discussed above, the proposed Project as designed and conditioned is found to conform to all requirements of the General Plan, applicable requirements of State law and the ordinances of Riverside County, and therefore 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, and notices for the public hearing were mailed to property owners within 1500 feet of the site. As of the writing of this report, Planning Staff has not received written communication from community members in support or opposition of the proposed project.

APPEAL INFORMATION

The Director's determination may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board and include 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.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

ATTACHMENTS

- Attachment A – TPM38490 – Plans
- Attachment B – TPM38490 – Conditions of Approval
- Attachment C – TPM38490 – GIS Exhibits
- Attachment D – TPM38490 – Mailing Labels and Radius Map
- Attachment E – TPM38490 – Notice of Exemption



Braden Holly, Deputy County Counsel 11/10/2025



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.: TPM38490 / CEQA Exempt 15315 (Minor Land Divisions)

Project Location: APN: 940-290-004

Project Description: Tentative Parcel Map No. 38026 is a Schedule "H" subdivision of one 10.03 approximate gross acre parcel into two (2) parcels measuring 5.01 gross acres and 5.02 gross acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Sam Nang – 869 Christian Ct. Upland, CA 91784, Representative: Susan Kalena

Exempt Status: (Check one)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec. 21080 (b) (3); 15269(a))
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption - No Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15315 Minor Land Divisions and 15061 (b)(3) Common Sense Exemption
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt:

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

NOTICE OF EXEMPTION

Page 2

Joseluis Aparicio

County Contact Person

(951) – 955 – 6035

Phone Number

Contract
Planner

Title

x/x/2024

Date

Signature

Date Received for Filing and Posting at OPR: _____