

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



ITEM: 1.2
(ID # 29686)

MEETING DATE:
Tuesday, January 27, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File the Notice of Decision for TENTATIVE PARCEL MAP NO. 38154 (TPM38154) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Eric Tucker – Engineer/Representative: Action Surveys, LLC – First Supervisorial District – Mead Valley District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) – Location: north of Smoketree Street, west of Clark Street, south of Palm Lane, and east of Clark Street – 4.10 Gross Acres / 3.49 Net Acres – Zoning: Light Agriculture One Acre Minimum (A-1-1) – REQUEST: Tentative Parcel Map No. 38154 is a proposal for a Schedule “H” subdivision of a 4.10 acre residential property into three separate residential lots, measuring 1.60, 1.34, and 1.16 acres respectively. APN: 318-230-070 [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 January 5, 2026.

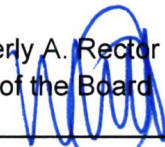
ACTION:Consent


John Hildebrand, Planning Director 1/13/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: January 27, 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 Funded 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE PARCEL MAP NO. 38154 (TPM38154) is a Schedule "H" subdivision of an existing 4.10 gross acre lot that will be divided into three (3) separate parcels. Parcel 1 would consist of 1.60 gross acres, Parcel 2 would consist of 1.34 gross acres, and Parcel 3 will consist of 1.16 gross acres.

The "project" was approved by the Planning Director on January 5, 2026. 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: DH Report of Actions
- Attachment B: Tentative Parcel Map No. 38154
- Attachment C: Conditions of Approval
- Attachment D: GIS Exhibits
- Attachment E: Mailing Labels
- Attachment F: Radius Map
- Attachment G: Will Serve Letters
- Attachment H: Notice of Exemption
- Attachment I: Director's Hearing Staff Report


Crystal Carrillo, Senior Management Analyst 1/21/2026



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – JANUARY 05, 2026
COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, BOARD CHAMBERS
4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 2:00 P.M.

1 CONSENT CALENDAR

1.1 ADOPTION OF THE REVISED 2026 DIRECTOR'S HEARING CALENDAR

Planning Director's Action:
Public Hearing: Closed

The Planning Director took the following actions:

ADOPTED the Revised Director's Hearing Calendar.

2 PUBLIC HEARING – CONTINUED ITEMS

NONE

3 PUBLIC HEARINGS – NEW ITEMS

3.1 29004 TENTATIVE PARCEL MAP NO. 38154 (TPM38154) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Eric Tucker – Engineer/Representative: Action Surveys, LLC – First Supervisorial District – Mead Valley District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) – Location: north of Smoketree Street, west of Clark Street, south of Palm Lane, and east of Clark Street – 4.10 Gross Acres / 3.49 Net Acres – Zoning: Light Agriculture One Acre Minimum (A-1-1) – REQUEST: Tentative Parcel Map No. 38154 is a proposal for a Schedule "H" subdivision of a 4.10 acre residential property into three separate residential lots, measuring 1.60, 1.34, and 1.16 acres respectively. APN: 318-230-070 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@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. 38154, subject to the Advisory Notification Document and Conditions of Approval.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

5 SCOPING SESSION

5.1 29572 SCOPING SESSION FOR PREPARATION OF A FOCUSED ENVIRONMENTAL IMPACT REPORT FOR CHANGE OF ZONE NO. 2500017 (CZ2500017), TENTATIVE TRACT MAP NO. 38757 (TTM38757) and PLOT PLAN NO. 250047 (PPT250047) – Applicant: Highpointe Communities, LLC (Ross Yamaguchi) – Engineer/Representative: MNS Engineers, Inc. (Paul Swancott) – Third Supervisorial District – Winchester Area Zoning District – Harvest Valley Winchester Area Plan – Land Use: Community Development: Medium Density Residential (CD: MDR) – Zoning: Rural Residential (R-R) – Location: South of Craig Avenue, east of Leon Road, west of Eucalyptus Road, and north of Andover Lane – 120.13 gross acres – REQUEST:

Planning Director's Action:
Public Hearing: Closed

The item was presented and opened for public comment; no comments were received.

DIRECTOR’S HEARING – REPORT OF ACTIONS – JANUARY 05, 2026

The project to be analyzed in the EIR includes: CZ2500017, TTM38757, and PPT250047. CZ2500017 proposes to modify the zoning of twelve (12) existing parcels from R-R (Rural-Residential) to R-4 (Planned Development). TTM38757 proposes a “Schedule A” subdivision (“Hallberg Ranch”) of the twelve (12) existing parcels into 487 single-family residential lots, in conjunction with street improvements, interior roadways, open space-park area, and three water quality detention basins. Access to the Project site would be provided off Craig Avenue and Eucalyptus Road. PPT250047 proposes architectural and design review of the 487 single-family residential lots, as established under a Design Manual, to establish the pattern and character of the development and create an aesthetically cohesive environment. The project will include an existing single-family residence located on APN: 466-320-009, proposed to remain. The Notice of Preparation period began on December 17, 2025, and will conclude on January 15, 2026. APNs: 466-320-009, -034, -035, -036, -037, -038, -039, -040, -041, -042, -043, and -044 – Project Planner: Dat Tran at (951) 955-1119, or email at dtran@rivco.org.

6 PUBLIC COMMENTS
NONE

ADJOURNMENT: 2:17 P.M.



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

Rania Odenbaugh, MBA., MPM.
TLMA Agency Director



12/16/25, 8:36 am

TPM38154

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38154. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Click here to enter text.) 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

Tentative Parcel Map No. 38154 (TPM38154) is a Schedule "H" subdivision of an existing 4.10 gross acre lot that will be divided into three (3) separate parcels. Parcel 1 would be approximately 1.60 gross acres, with a 209.25-foot width and 302.09-foot depth. Parcel 2 would be approximately 1.34 gross acres, with an approximately 258-foot width and 189.82-foot depth. Parcel 3 would be approximately 1.16 gross acres, with a 142.62-foot width and 296.64-foot depth. The parcel is located in the Light Agriculture – 1 Acre Minimum (A-1-1) zone.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 1st 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: Tentative Map (TPM38154), dated November 20th , 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:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

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 the Tentative Parcel Map, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Tentative Parcel Map, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1

DEH - ECP Review

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

E Health. 2

DEH - EMWD Water Service

Based on review of TPM38154, development of these lots are required to be connected to Eastern Municipal Water District for water service. Development of these lots in a different manner may require applicant to review changes to water source through another entitlement process.

E Health. 3

DEH - Sewage Disposal Review

DEH has conducted a preliminary review of soils report to determine that use of an OWTS is feasible for the subdivision of TPM38154. Please note that a current OWTS in compliance with the Local Agency Management Program (LAMP) is required at the time of submittal for clearance of the building permit. If sewer is available to the property at time of building permit issuance, connection to sewer will be required.

Fire

Fire. 1

General Fire Department Advisory Comments

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.
2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets where hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC 507.5 and CFC Appendix C.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

3. Tract Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.
4. Fire Department Access - Fire apparatus access roads shall be provided to within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. (For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04.) The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.
5. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 21 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.
6. Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.
7. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed (660 feet for Very High Fire Hazard Severity Zone and High Fire Hazard Severity Zone areas. 800 feet for Moderate Fire Hazard Severity Zone. 1,320 feet.) Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Conditions (cont.)

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 corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

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

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

If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

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: TPM38154

Parcel: 318230070

50. Prior To Map Recordation

E Health

050 - E Health. 1 No Water System Not Satisfied

The following statement must be stamped on the recorded map in quarter inch high letters: No water system is being created for this Land Division as of the Date of Recordation of this Map.

Fire

050 - Fire. 1 ECS MAP Note - SRA and LRA VHFHZ Construction Not 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 Management Not 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.

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 Lake Mathews 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 Delineate Watercourse on ECS Not Satisfied

The natural watercourse that traverses PM 38154 shall be delineated and labeled on the Environmental Constraint Sheet to accompany the Final Map. A note shall be placed on the Environmental Constraint Sheet stating:

"The natural watercourse must be kept free of all buildings and obstructions including fill. Any buildings or obstructions shall be set-back a minimum of 50 feet from the center of the

Plan: TPM38154

Parcel: 318230070

50. Prior To Map Recordation

Flood

050 - Flood. 2 Delineate Watercourse on ECS (cont.) Not Satisfied
watercourse. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

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 ECS NOTE - RIGHT TO FARM Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1, 2 & 3 as shown on the TENTATIVE MAP, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 2 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 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. 4 FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine is the deposit based fees for the

Plan: TPM38154

Parcel: 318230070

50. Prior To Map Recordation

Planning

050 - Planning. 4 FEE BALANCE (cont.) Not Satisfied
TPM38154 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. 5 Map - Quimby Fees (1) Not Satisfied

Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the The Office of Economic Development and/or Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 6 MAP - SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size in gross acres and net acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Light Agriculture (A-1) zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

Survey

050 - Survey. 1 access Not Satisfied

Lot access shall be restricted on Old Elsinore Road and so noted on the final map, with the exception of 16 FT WIDE OPENING located approximately 55 FT north of the southern property line.

050 - Survey. 2 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

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50. Prior To Map Recordation

Survey

050 - Survey. 2 Survey Monumentation (cont.) Not Satisfied
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 - Relocate Existing Fence Not Satisfied
Relocate fence on Old Elsinore Road outside of the right-of-way.

or as approved by the Director of Transportation.

050 - Transportation. 2 RCTD-MAP - Remove Existing Gate Not Satisfied
Remove existing gate on Palm Lane located approximately 165 ft west of Old Elsinore Road.

or as approved by the Director of Transportation.

050 - Transportation. 3 Right-of-Way Dedication Not Satisfied
Sufficient public street right-of-way along Old Elsinore Road on the project side shall be conveyed for public use to provide for a 37 ft half-width right-of-way per Standard No. 103, Ordinance No. 461.11.

Note: The project shall provide right-of-way corner cutback at the intersection of Old Elsinore Road and Palm Lane per Standard No. 805, Ordinance No. 461.11.

or as approved by the Director of Transportation.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied
 additional information and requirements.

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

PM 38154 is located within the boundaries of the Lake Mathews 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 this project. 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 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 HILLSIDE DEVELOPMENT STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 5 REQUIRED APPLICATIONS Not Satisfied

No grading permits related to the subdivision or future development authorized by Tentative Parcel Map No. 38154 shall be issued until the Final Map for Tentative Parcel Map No. 38154 has been recorded.

060 - Planning. 6 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 SKR FEE CONDITION (cont.) Not Satisfied
development project which is anticipated to be 4.1 acres (gross) in accordance with the TENTATIVE MAP NO. 31854. 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.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Preconstruction Survey 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.

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.

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Clearance (cont.) Not Satisfied

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-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.

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60. Prior To Grading Permit Issuance

Planning-PAL

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

- 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.
- 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. 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. 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_Information_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. 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 Sight Distance Analysis Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 Sight Distance Analysis (cont.) 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. 3 Submit Grading Plans Not Satisfied

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

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from the flowline of the adjacent street.
2. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.
or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 ALUC Conditions Not Satisfied

A notice sign in a form similar to that attached to ALUC's consistency letter, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basins is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes." The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

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,

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70. Prior To Grading Final Inspection

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied
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 - EMWD Water Service Not Satisfied

Documentation of water service from EMWD to be provided. Based on review of TPM38154, development of these lots are required to be connected to Eastern Municipal Water District for water service.

080 - E Health. 2 DEH - Sewage Disposal Not Satisfied

Prior to building permit issuance, a current OWTS report that is conformance with the Local Agency Management Program (LAMP) for building a structure is required. Note: If sewer is available to the property at the time of development, connection to sewer is required. Please call 951-955-8980 for additional questions.

080 - E Health. 3 DEH - Well Destruction Not Satisfied

Prior to building permit issuance, verification of well destruction. Per subdivision, well was not intended for use as a potable source. Domestic wells are not approved for use to provide water to structures located on different parcels.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit - Fire Water and Access 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 38154 is located within the boundaries of the Lake Mathews 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 this project. 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 ALUC Conditions Not Satisfied

Prior to issuance of building permits for any new buildings, the permittee shall provide to the Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

080 - Planning. 2 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. 3 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. 4 School Mitigation Not Satisfied

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

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.

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80. Prior To Building Permit Issuance

Transportation

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

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

E Health

090 - E Health. 1 DEH - Sewage Disposal Completion Not Satisfied

Prior to building permit final, DEH to have completed inspections for construction of OWTS or sewer connection if applicable.

090 - E Health. 2 DEH - Water Connection Not Satisfied

Verification that project has connected to water service from EMWD will be required.

Fire

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

Inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before final Inspection. 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.

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90. Prior to Building Final Inspection

Planning

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

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

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

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

090 - Planning. 3 QUIMBY FEES Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the The Office of Economic Development and/or Recreation and Parks District.

Transportation

090 - Transportation. 1 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. 2 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.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38154

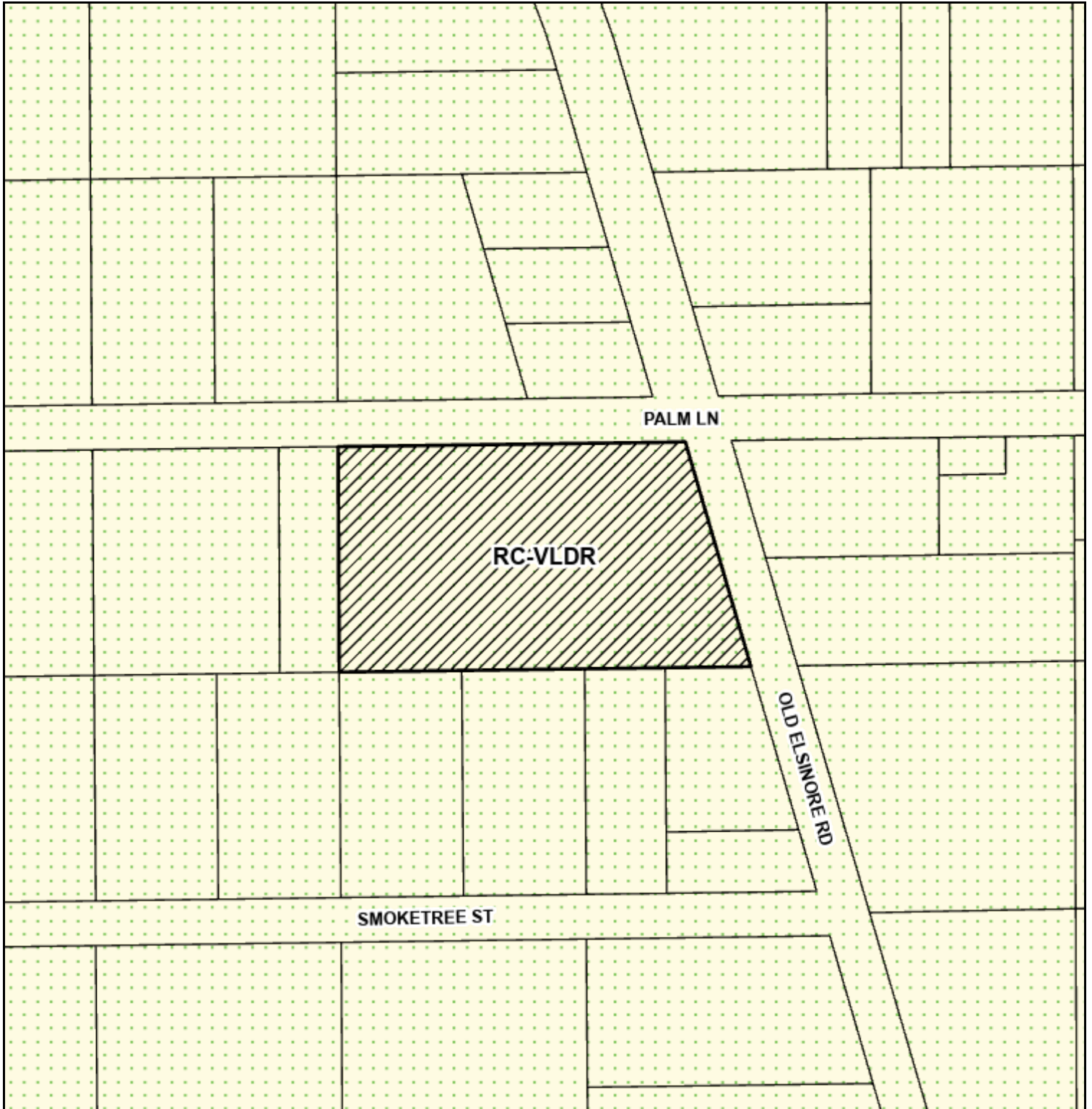
EXISTING GENERAL PLAN

Supervisor: JOSE MEDINA

District: 1

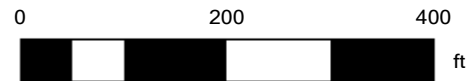
Date: 12-16-2025

Exhibit: 5



Zoning Area/District: MEAD VALLEY

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

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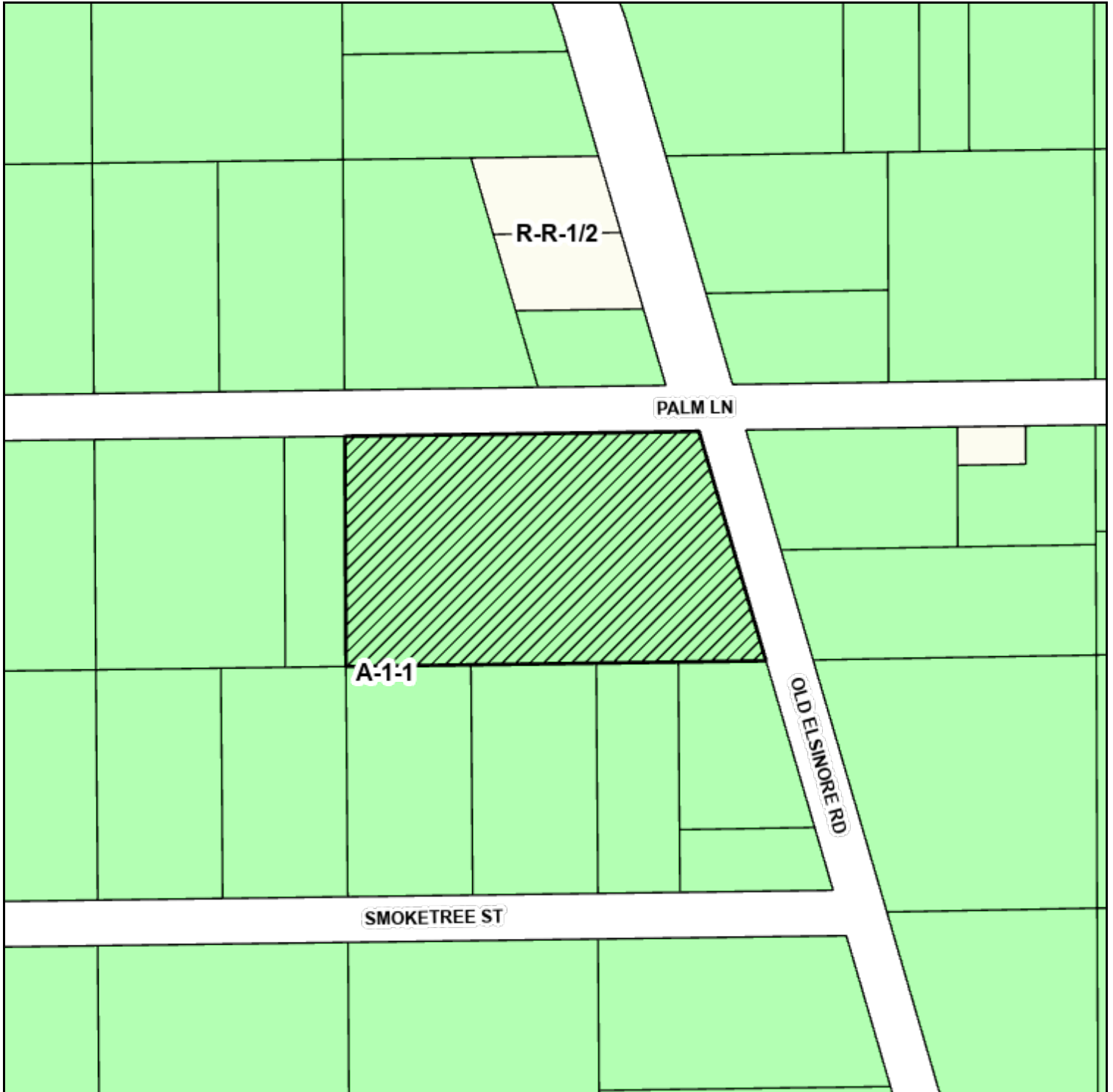
EXISTING ZONING

Supervisor: JOSE MEDINA

Date: 12-16-2025

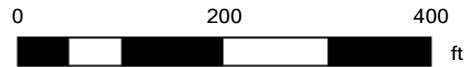
District: 1

Exhibit: 2



Zoning Area/District: MEAD VALLEY

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



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RIVERSIDE COUNTY PLANNING DEPARTMENT

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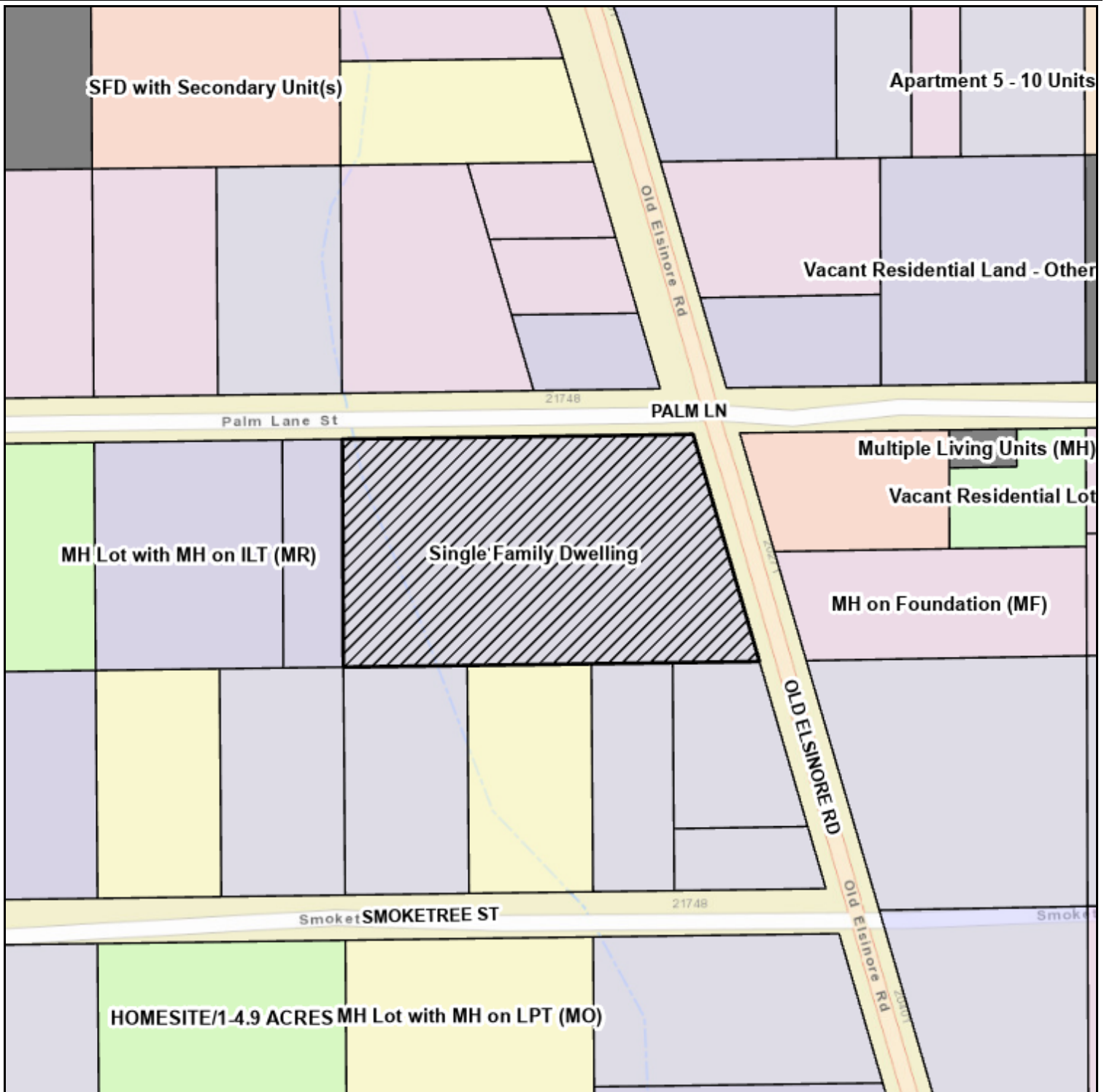
LAND USE

Supervisor: JOSE MEDINA

Date: 12-16-2025

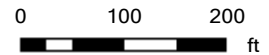
District: 1

Exhibit: 1



Zoning District: MEAD VALLEY

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



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RIVERSIDE COUNTY PLANNING DEPARTMENT

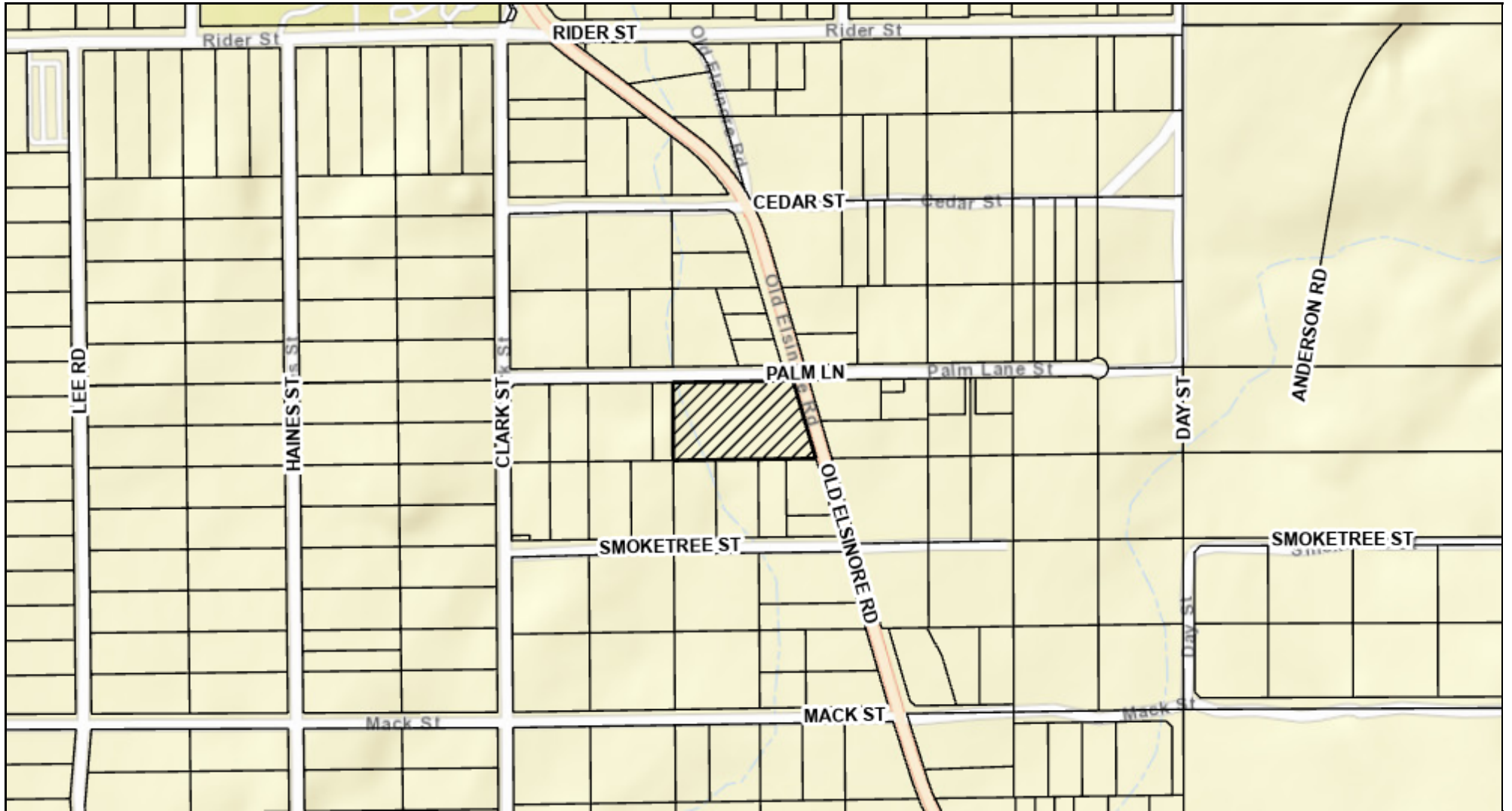
TPM38154

VICINITY/POLICY AREAS

Supervisor: JOSE MEDINA

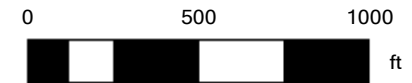
Date: 12-16-2025

District: 1



Zoning Area/District: MEAD VALLEY

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>



318200053
SAUCEDO JOSE MANUEL REVOCABLE
TRUST DATED 8/21/2019
20221 OLD ELSINORE RD
PERRIS CA 92570

318200054
JUAN JOSE ROSAS
20201 OLD ELSINORE RD
PERRIS CA 92570

318200059
ROBERTO C. URBINO
20220 OLD ELSINORE RD
PERRIS CA 92570

318200078
THELMA F. ROOT
20241 OLD ELSINORE RD
PERRIS CA 92570

318200079
ARIAS MARIO L
1682 WILSON AVE
PERRIS CA 92571

318200080
RAMIREZ FAMILY TRUST 6/28/22
7811 DEVONWOOD AVE
GARDEN GROVE CA 92841

318200081
ISMAEL MACIAS
21570 PALM LN
PERRIS CA 92570

318200082
GILDARDO GUTIERREZ
21530 PALM LN
PERRIS CA 92570

318200093
STEPHEN G. LANGWORTHY
21750 PALM LN
PERRIS CA 92570

318200094
SERGIO CEJA
23340 COWIE AVE
PERRIS CA 92570

318230007
JAIME A FERREYRA NARANJO
20290 OLD ELSINORE RD
PERRIS CA 92570

318230014
GEORGE DELATORRE
21788 SMOKETREE ST
PERRIS CA 92570

318230015
QUIROZ JOSE & MARIA LIVING TRUST
DATED 3/27/2019
20351 OLD ELSINORE RD
PERRIS CA 92570

318230070
GEORGE HILL
211 S MAYO AVE
COMPTON CA 90221

318230071
DAVID LAGUNAS
21575 PALM LN
PERRIS CA 92570

318230072
MARKESHIA E. HILL
21583 PALM LN
PERRIS CA 92570

318230074
GILBERT TINOCO
7764 UNIVERSITY AVE
LA MESA CA 91942

318230075
JONES TEXALLIE
21783 PALM LN
PERRIS CA 92570

318230076
MARK WINGO
362 W 6TH ST
SAN BERNARDINO CA 92401

318230079
SEVERIANO CORONA GARCIA
20371 OLD ELSINORE RD
PERRIS CA 92570

318230080
AEBISCHER FAMILY TRUST DTD 8/19/15
21680 SMOKETREE ST
PERRIS CA 92570

318230081
ROBERT S. FISHER
21652 SMOKETREE ST
PERRIS CA 92570

318230082
LEYVA JUAN DIOS & PATRICIA HILDA FAMILY
TRUST DATED 02/21/2024
21636 SMOKETREE ST
PERRIS CA 92570

318230083
ALVIN C. SMITH
21540 SMOKETREE ST
PERRIS CA 92570

318230091
GLORIA AGUILAR
21606 SMOKETREE ST
PERRIS CA 92570

318230092
BRENDA ANN FRANKLIN
21570 SMOKETREE ST
PERRIS CA 92570

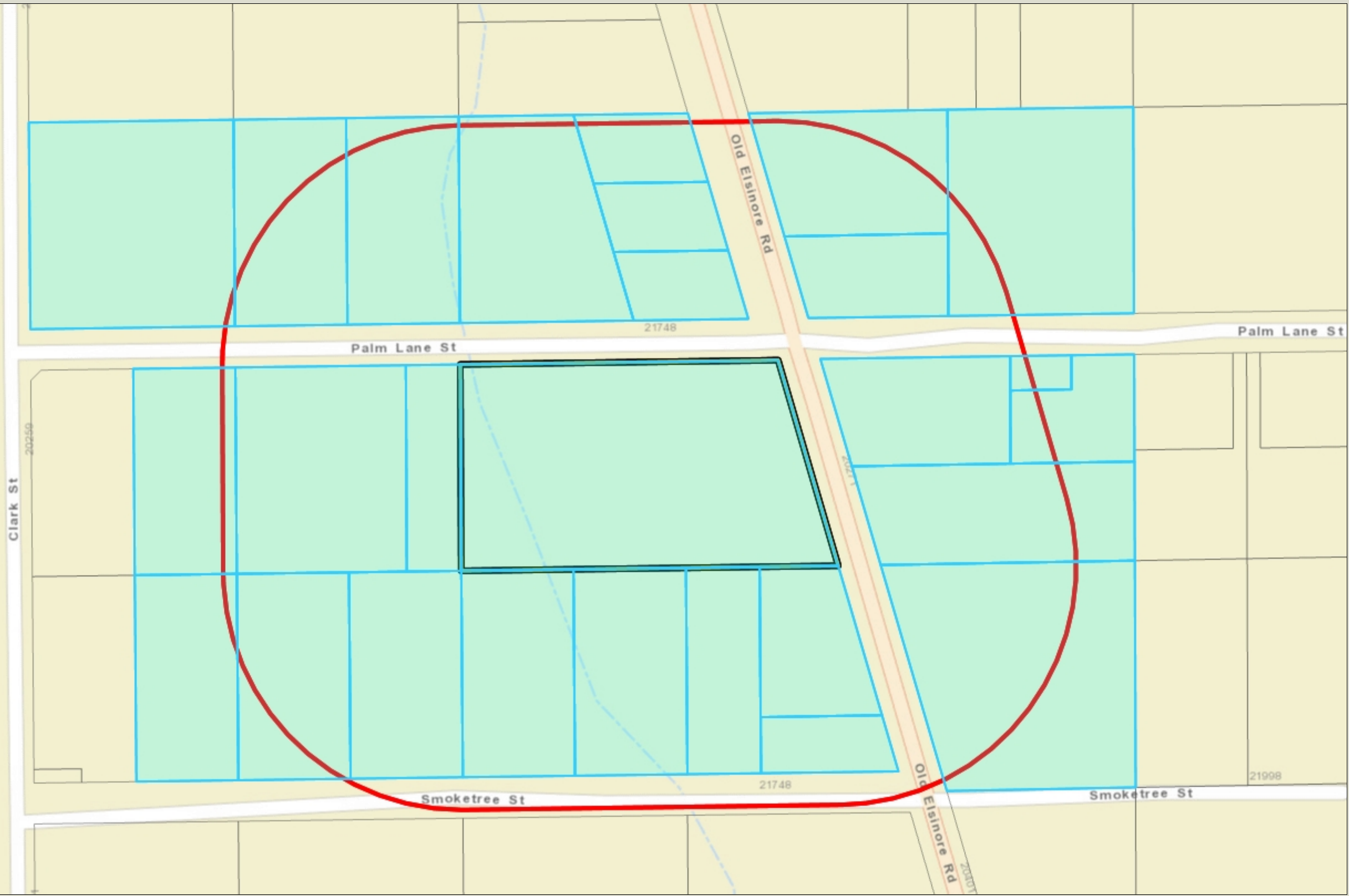
318230097
FLORENTINO RODRIGUEZ PEREZ
111 SAN FELIPE DR
PERRIS CA 92571

Tentative Parcel Map No. 38154 - Mailing Radius Map

350 Foot Radius Map for Mailing Notification

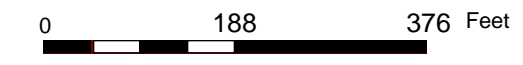


- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map



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... 11/20/2025 11:39:05 AM



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Notes



July 26, 2021

Action Surveys, Inc.
1045 Main Street, Suite 102
Riverside, CA 92501

Subject: SAN 53 – WS20210000823 Will Serve – APN: 318-230-070

Eastern Municipal Water District (EMWD) is willing to provide **water** services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of facility Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration – one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4472.

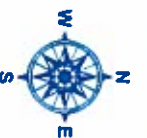
Sincerely,

Rafael Resendiz, MS, PE
Associate Civil Engineer II
Development Services Department
Eastern Municipal Water District

RR/bd



EMWD Hydromapper



0
 SCALE 1: 1,876
 489 Feet
 Map Produced 07/27/2021 By EMWD Staff

GIS data shown is for informational purposes only, is subject to change without notice and may not be suitable for legal, engineering, construction, or surveying purposes. Information should be reviewed against reliable sources to ascertain its usability. Eastern Municipal Water District assumes no liability for any incorrect results, any lost profits and direct, special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon or the services.

Notes

- Legend
- ⊕ Wtr Interagency Tie
- Wtr Main
- As Built
- CIP
- Wtr Main Abandoned
- Streets
- Wtr Pump Station
- Wtr Pump Station Polygon
- Wtr Service Sampling Statik
- Wtr Tank
- Wtr Well
- Wtr Treatment Plant
- Wtr Treatment Plant Polygc
- MWD Connections
- MWD Canals
- EMWD District Boundary
- Grid Partitions
- Grid Sheet 400
- Grid Sheet 100
- ★ EMWD Main Office
- EMWD Sites
- Highway
- Riverside County Parcel La
- Riverside County Parcel Po

PO Box 8300, Perris CA 92572-8300

(951) 928-3777

RECEIPT OF PAYMENT

Contact: ACTION SURVEYS, INC (DANIELLE POP) - 1045 MAIN STREET SUITE 102, RIVERSIDE, CA 92501 - (951) 686-6166
Date Paid: 07/27/2021
Project Info: ERIC TUCKER PARCEL MAP - RS-016/028-
Received By: dumash

Fees Paid:

Description	Reference Numbers	Amount Owing	Amount Paid
WILL SERVE LETTER REQUEST (RESIDENTIAL)	WS20210000823	\$77.00	\$77.00

Amount Tendered: \$77.00
Change/Overage: \$0.00

Payment Details: **Payment Method:** CHECK **Amount Tendered:** \$77.00 **Check Number:** 1128

Receipt Number: 2021005321

```

*****
DUPLICATE DUPLICATE DUPLICATE
EMWD
MAIN OFFICE
PO BOX 8300
PERRIS, CA 92572-8300
951-928-3777
*****
Reg# #/Rcpt#: 006-00088703
Accounting Date: Thu, Jul 22, 2021
Date/Time: Wed, Jul 21, 2021 10:59 AM
*****
SPORTCV-CHECK - SPORT/CITYVIEW-CHECK
REF#:ACTION SURVEYS W/S APN 318-230-070
ACCT#:3100-26451-300010-0-000
FEE AMOUNT: $ 77.00
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RECEIPT TOTAL $ 77.00
*****
Payment Data
Pmt# :1
Payer :ACTION SURVEYS, INC $ 77.00
METHOD :CK
Ref# : 1128
*****
RECEIPT SUMMARY
*****
TOTAL TENDERED $ 77.00
RECEIPT TOTAL $ 77.00
-----
CHANGE DUE $ 0.00
*****
HAVE A GREAT DAY
*****
DUPLICATE DUPLICATE DUPLICATE
v:1.0.5276

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RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044, Room 113
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.: TPM38154

Project Location: APN: 318-230-070 or 20281 Old Elsinore Road, Perris CA 92570

Project Description: Schedule "H" subdivision of an existing 4.10-acre residential property into three separate residential lots, measuring 1.60, 1.34, and 1.16 acres respectively

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Eric Tucker, 15172 Versailles Street, Lake Elsinore CA 92530

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15315)
 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:

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

The subdivision would result in three lots that would, as proposed, be in compliance with the land use designation of Rural Community – Very Low Density Residential (RC-VLDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning classification of Light Agriculture – 1 Acre Minimum (A-1-1). In addition, the subject site has not been involved in a land division within the previous 2 years. There are no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed, conditioned, and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

No foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project. Based on these findings, the Project, as proposed, is exempt from CEQA. Based on the identified exemptions and justifications above, it can be reasonably concluded that no physical environmental impacts are anticipated to occur and that there is no possibility that this Project would have a direct, indirect, or cumulatively significant effect on the environment; therefore, the activity is exempt under CEQA. No further environmental analysis is warranted.

NOTICE OF EXEMPTION

Page 2

Jake Roberts

County Contact Person

(951) 955-3107

Phone Number

Jake Roberts

Signature

Project Planner

Title

12/16/2025

Date

Date Received for Filing and Posting at OPR: _____

Revised: 12/16/2025: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZEA No. **XXXXX** ZCFG No. **XXXX** - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY



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

Agenda Item No.

(ID # 29004)
MEETING DATE:
Monday, January 05, 2026

SUBJECT: TENTATIVE PARCEL MAP NO. 38154 (TPM38154) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Eric Tucker – Engineer/Representative: Action Surveys, LLC – First Supervisorial District – Mead Valley District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) – Location: north of Smoketree Street, west of Clark Street, south of Palm Lane, and east of Clark Street – 4.10 Gross Acres / 3.49 Net Acres – Zoning: Light Agriculture One Acre Minimum (A-1-1) – REQUEST: Tentative Parcel Map No. 38154 is a proposal for a Schedule “H” subdivision of a 4.10 acre residential property into three separate residential lots, measuring 1.60, 1.34, and 1.16 acres respectively. APN: 318-230-070 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM38154
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Jake Roberts
Project APN(s):	318-230-070
Continued From:	

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 38154 (TPM38154) is a Schedule “H” subdivision of an existing 4.10 gross acre lot that will be divided into three (3) separate parcels. Parcel 1 would consist of 1.60 gross acres, Parcel 2 would consist of 1.34 gross acres, and Parcel 3 will consist of 1.16 gross acres. The proposed project site is designated Rural Community – Very Low Density Residential (RC-VLDR) and is zoned Light Agriculture – 1 Acre Minimum (A-1-1) zone.

The Project is located north of Smoketree Street, east of Clark Street, and south of Palm Lane, and west of Old Elsinore Road. The existing parcel address is 20281 Old Elsinore Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE, TENTATIVE PARCEL MAP NO. 38154 (TPM38154) 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 Community (RC)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (RC-VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC-VLDR)
East:	Very Low Density Residential (RC-VLDR)
South:	Very Low Density Residential (RC-VLDR)
West:	Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	Light Agriculture, 1-Acre Minimum (A-1-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture, 1-Acre Minimum (A-1-1)
East:	Light Agriculture, 1-Acre Minimum (A-1-1)
South:	Light Agriculture, 1-Acre Minimum (A-1-1)
West:	Light Agriculture, 1-Acre Minimum (A-1-1)
Existing Use:	Residential Dwellings
Surrounding Uses	
North:	Residential Dwellings

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

East:	Residential Dwellings
South:	Residential Dwellings
West:	Residential Dwellings

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4.10 gross acres	1 Single Family Dwelling per Acre
Proposed Minimum Lot Sizes:	Lot 1: 1.60 gross acres (1.45 net) Lot 2: 1.34 gross acres (1.00 net) Lot 3: 1.16 gross acres (1.04 net)	1 acre gross (minimum)
Total Proposed Number of Lots:	3	N/A
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	Yes – 117 Mead Valley Street Lighting and 152 Street Sweeping
Special Flood Hazard Zone:	Yes – Zone 4
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	Yes – High / Very High SRA Responsibility Area
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"):	Yes – March Air Reserve Base, Zone D

PROJECT LOCATION MAP

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



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map 38154 was submitted to the County of Riverside on June 24th, 2024. The subject site is located within the Mead Valley Area Plan. The proposed subdivision is a Schedule “H” parcel map that seeks to subdivide a 4.10 gross acre lot into three lots that are 1.60 gross acres (Parcel 1), 1.34 gross acres (Parcel 2), and 1.16 gross acres (Parcel 3). The project proposes a residential pad on each lot, approximately 2,000 square feet in size, with frontage on Palm Lane for Parcels 1 and 2, and frontage off Old Elsinore Road for Parcel 3. The subject site is generally flat, and no construction is currently proposed at this time. Proposed Parcel 2 has an existing dwelling, which will remain and continue in residential use following recordation of the parcel map. When residential construction occurs on Parcels 1 and 3, each parcel would install a septic system and will be served by the Eastern Municipal Water District. The project is consistent with and compatible to surrounding land uses, which are predominantly single-family residences on large lots.

General Plan:

The Project site has a General Plan Foundation Component of Rural Community, and a land use designation of Very Low Density Residential (RC-VLDR). The RC-VLDR land use designation allows one single-family residential unit per acre, as well as limited animal-keeping and agricultural activities. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into three single-family residential lots. Each lot would be at least 1 acre and support one single family residence, thus within the density range for the RC-VLDR land use designation. Therefore, the proposed map is consistent with General Plan.

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

Zoning/Development Standards:

The project site has a zoning classification of Light Agriculture – 1-Acre Minimum (A-1-1) under Ordinance No. 348. While Section 13.1.A establishes a baseline minimum lot size of 20,000 square feet (with a minimum average lot width of 100 feet and depth of 150 feet), the “-1” suffix in the A-1-1 zone requires a minimum parcel size of one acre. Where the zone specifies a larger minimum, that requirement supersedes the baseline.

The proposed subdivision would create three parcels of approximately 1.60 acres, 1.34 acres, and 1.16 acres, all of which exceed the one-acre minimum required under the A-1-1 zoning classification. Each parcel also meets or exceeds the minimum lot width and depth standards. The Tentative Parcel Map illustrates conceptual building pad locations on each parcel, demonstrating that future development can be accommodated in compliance with applicable zoning requirements.

The proposed Tentative Parcel Map is a land division subject to the Subdivision Map Act, which is regulated through the Riverside County Ordinance No. 460. Consistent with Ordinance No. 460, the division qualifies as a Schedule “H” parcel map, defined as a division of land into four or fewer parcels, each not less than one acre in area. The project has been conditioned to comply with all applicable requirements of Ordinance No. 460.

Future development of each parcel will be subject to review at the time of building permit submittal. At that time, compliance with applicable development standards, including setbacks, building height, and other zoning provisions of Ordinance No. 348, as well as the conditions of approval for the Tentative Parcel Map, will be verified.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed Schedule “H” subdivision map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA pursuant to Article 19, Section 15315, Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and 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 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 following further discusses how the project meets the provisions required by Section 15315:

1. Urbanized Area: Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with

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

adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. Riverside County, as the lead agency, has determined that due to the project's close proximity to the City of Perris— which has a population density of 2,495.7 persons per square mile— the Project is located within an urbanized area. Therefore, this criterion is satisfied.

2. Zoning: The project site must be zoned residential, commercial or industrial. The subject is located within the A-1-1 zone classification that allows for single-family dwelling units as a permitted by right use, thereby meeting the zoning requirement of Section 15315.
3. Number of Parcels: The land division must be for four or fewer parcels. The proposed map will subdivide an a 4.10-acre parcel into three lots intended for continued residential use. Because the subdivision creates fewer than four parcels, this criterion is satisfied.
4. General Plan and Zoning Conformance: The land division must be in conformance with both the General Plan and zoning. The proposed project land use designation is RC-VLDR, which allows one dwelling unit per acre. The site is zoned A-1-1, which establishes a one-acre minimum lot size. Each proposed parcel exceeds one acre in size, placing the project within the allowable density range of the RC-VLDR designation and consistent with the A-1-1 zone. Therefore, this criterion is satisfied.
5. No Variances or Exceptions: The applicant is not requesting any variances or exceptions for the proposed project. Therefore, this criterion is satisfied.
6. Services and Access: All services and access must be available to the project site. The project site will take direct access from Palm Lane for Parcels 1 and 2, and Old Elsinore Road will be the access for Parcel 3. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area. Therefore, this criterion is satisfied.
7. No Recent Divisions: The project site has not been part of a division of larger parcel within the past two years. Therefore, this criterion is satisfied.
8. Slope: The project site does not have an average slope greater than 20 percent. The subject site is generally flat, with the lowest elevation found on the west of the site at 1,682 feet above sea level to the highest point on the southeast corner of the site at an elevation of 1,698 feet above sea level. The site has an average slope of less than 20 percent. Therefore, this criterion is satisfied.

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

The Section 15315 exemption is applicable since none of the site conditions included in State CEQA Guidelines Section 15300.2 occur. The Project 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. Therefore, the project qualifies for a Categorical Exemption pursuant to California Environmental Quality Act Guidelines Section 15315, and no further environmental review is required.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Foundation of Rural Community and a General Plan Land Use of Very Low Density Residential (RC-VLDR). This designation allows single-family residences at a density of one dwelling unit per acre, as well as limited animal-keeping, agricultural activities, recreational uses, compatible resource development (excluding commercial mineral extraction), governmental facilities, and small-scale neighborhood-serving commercial uses. The proposed map is consistent with the General Plan, as it would subdivide a 4.10-gross-acre parcel into three parcels of 1.60 acres (Parcel 1), 1.34 acres (Parcel 2), and 1.16 acres (Parcel 3), each of which meets the one-acre minimum. Furthermore, the design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map aligns with these principles by providing single-family residences on one-acre parcels, consistent with the minimum density of the RC-VLDR designation and the rural character envisioned for the area. Therefore, the proposed Project meets this requirement.
2. The project site has a Zoning Classification of Light Agriculture One-Acre Minimum (A-1-1), which is consistent with the General Plan designation of RC-VLDR. Tentative Parcel Map No. 38154 proposes to subdivide approximately 4.10 acres into three parcels, each exceeding

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

one acre in size, consistent with the minimum lot size requirement of the A-1-1 zone. Additionally, the subdivision design also demonstrates that future development can comply with applicable development standards of the A-1-1 zoning classification. Therefore, the Project is consistent with the zoning classification.

Entitlement Findings:

Tentative Parcel Map No. 38154 is a Schedule "H" map that proposed to subdivide 4.10-acres into three lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460 (Regulating the Division of Land), are as follows:

- 1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County.*

This project meets the density requirements of the Rural Community – Very Low Density Residential (RC-VLDR) land use designation and the minimum lot size requirements of the A-1-1 zoning classification. Each parcel also meets minimum width and depth requirements. No physical improvements are proposed currently. Therefore, the project is consistent with this finding.

- 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 will accommodate single-family residential development within the density range permitted under the RC-VLDR land use designation. Each lot is designed to support a residential unit, with future development subject to review for consistency with the A-1-1 zoning classification, including setback requirements, and building intensity. Therefore, the project is consistent with this finding.

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

The Project, as reviewed and conditioned by the appropriate Riverside County Departments, would be consistent with all applicable environmental standards of the County's Ordinances. No grading or construction is proposed at this stage. The project has been reviewed by the appropriate County Departments and Agencies and conditioned to address biological resources, drainage and flood concerns, and protection of the on-site blue-line stream. Conditions include bird surveys, delineation of the stream with appropriate setbacks, and preservation of natural drainage patterns. The map does not require dedication of conservation land or inclusion of

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identified protected habitat areas. Any future development on the parcels will require additional review for compliance with applicable development standards and County ordinances. Therefore, no impacts to fish or wildlife habitat are anticipated, and staff has determined that it is unlikely that environmental damage or injury to wildlife or their habitat would occur because of project approval.

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

The Project is proposing a subdivision that results in parcels that are within the anticipated growth of the area. Since the Project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, the quality of life of the surrounding residents will remain consistent with existing conditions, as the subdivision will not generate a substantial increase in traffic, air quality impacts, or other public health concerns.

No grading or construction is proposed at this stage; however, conditions of approval require that any future development comply with County standards for sewage disposal, fire protection, emergency access, and water service to ensure public health and safety. With these conditions in place, it is unlikely that approval of the project would result in serious public health problems. Therefore, the project satisfies this finding.

5. *As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.* The minimum improvements for a Schedule "H" parcel map division shall be as follows:

- a. **Streets & Street Improvement Plans.** The Project has been conditioned by the Transportation Department regarding 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, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).
- b. **Other Improvements.** Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the "Utility Purveyors" heading of the tentative map. These suppliers were reviewed and confirmed through will-serve letters to the County Departments overseeing these various utilities, and the

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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 No. 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. 2). Therefore, this standard has been met.
- d. Agricultural Lands. Projects located within an agricultural preserve, zoned A-1, A-2, A-P, or A-D, identified in the General Plan as important farmland, and five acres or greater in size are exempt from all improvements. The subject site is zoned A-1-1, is less than five acres in size, is not located within an agricultural preserve, and is not identified as important farmland. Therefore, the project is not exempt and must comply with the applicable improvement requirements.
- e. Exceptions. The subject site is not located within a Community Service District, 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 or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.*

As determined through the necessary Departmental review and conditioning, the design of proposed land division or improvements would not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division. Therefore, the Project meets this finding.

Development Standards Findings:

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

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

The A-1-1 zone requires a minimum lot size of 1 acre, a minimum width of 100 feet, and minimum depth of 150 feet. Parcel 1 would be approximately 1.60 gross acres, with a 209.25-foot width and 302.14-foot depth. Parcel 2 would be approximately 1.34 gross acres, with an approximately 258-foot width and 153.15-foot depth. Parcel 3 would be approximately 1.16 gross acres, with a 147.62-foot width and 296.64-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.

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

The proposed subdivision project does not propose any residential construction currently. The Project has also been conditioned to meet this standard, if future development is to be proposed, on-site (AND Planning. 6) that a residential dwelling or accessory building must meet the minimum front, side, and rear yard setbacks per the A-1 zoning classification. Therefore, the Project complies with this standard.

3. Height. *One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height.*

The proposed subdivision project does not propose any residential construction currently. 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 A-1 zoning classification. Therefore, the Project complies with this standard.

4. Animals. *Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension.*

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

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of this use is to be proposed on-site (AND Planning. 6). Therefore, the Project complies with this standard.

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

Approval of an off-street parking plan is not required as the project only proposes a subdivision and does not propose the construction of new residences or structures. Upon the approval of the subdivision, each lot will have the compacity for a residential dwelling on the site with a driveway access from Palm Lane and Old Elsinore Road. Any proposed driveway access to a residential dwelling built would provide enough room for automobile storage. Therefore, the Project complies with this standard.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the Sphere of Influence for the City of Perris. This project was provided to the city for review and comment on July 8, 2024. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base, Zone D Airport Influence Area (AIA) boundary and is therefore subject to the Airport Land Use Commission (ALUC) review. The ALUC found the Project to be consistent with the March Air Reserve Land Use Compatibility Plan.
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 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

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Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is within a 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:
 - 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 Homeland Fire Station is located within 0.9 miles away from the proposed subdivision.
 - 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.

Conclusion:

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

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PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 350 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from community members in support or opposition of the proposed project.

This project was not required to present before the Mead Valley Municipal Advisory Council.

APPEAL INFORMATION

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

ATTACHMENTS

- Attachment A – TPM38154 – Plans
- Attachment B – TPM38154 – Conditions of Approval
- Attachment C – TPM38154 – GIS Exhibits
- Attachment D – TPM38154 – Mailing Labels
- Attachment E – TPM38154 – Radius Map
- Attachment F – TPM38154 – Will Serve Letters
- Attachment G – TPM38154 – Notice of Exemption