

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



ITEM: 1.3
(ID # 29798)

MEETING DATE:

Tuesday, February 03, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE FOR TENTATIVE PARCEL MAP NO. 39275 (TPM39275) – NOTHING FURTHER IS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT (EIR) NO. 539 - Applicant: Joe Poon of French Valley Airport Center – Engineer/Representative: Stan Heaton of Temecula Engineering Consultants Inc – Third Supervisorial District – Southwest Area Plan: Community Development: Business Park (CD: BP) – Rancho California Zoning Area – Zoning: Specific Plan Borel Airpark Center (SP 265) Planning Area 2 – Location: north of Wealth Street, south of Auld Road, east of Sky Canyon Drive, and west of Industry Way – REQUEST: The Tentative Parcel Map is a Schedule E subdivision of the 4.21 gross acres (one parcel) for condominium purposes, corresponding to the 11 buildings previously approved under PPT190020. All grading and required improvements have already been completed either through the recorded Parcel Map 33691 or as part of the approved PPT190020. The site has undergone multiple prior approvals, including the approval of PM33691 and PPT21163 in 2008, the revision of TPM33691 along with PPT25183 and associated EIR 539 in 2015, the approval of PPT190020 with an associated EIR Addendum in 2024, and most recently, the June 4, 2025 approval of TPM38923 for condominium purposes consistent with the currently proposed TPM39275. A waiver of the final map is included due to all necessary improvements already being completed and because prior subdivisions have created the existing parcel boundaries. APNs: 963-080-014 - District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Planning Commission on January 7, 2026.


ACTION:Consent


John Hildebrand, Planning Director 1/29/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez 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: February 3, 2026
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	25-26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE PARCEL MAP No. 39275 (TPM39275) is a Schedule E subdivision of the 4.21 gross acres (one parcel) for condominium purposes, corresponding to the 11 buildings previously approved under PPT190020 on the subject parcels for subdivision. The subdivision is for condominium purposes only. All grading and other improvements are either already in place through recorded prior PM33691 or from the recently approved PPT190020. A waiver of final map is proposed due to the improvements already being completed and prior subdivisions that created the existing parcel boundaries.

Prior Projects

In 2008 the County originally approved Tentative Parcel Map No. 33691 and Plot Plan No. 21163. The Tentative Parcel Map covered the entire 82-acre area generally bounded by the French Valley Airport to the west, Auld Road and the Southwest Justice Center to the north, Leon Road to the east, and Jolynn Road to the south. The Plot Plan proposed development of parcels 4 through 8 of the Tentative Parcel Map. Following that approval, the entire site was graded based on the Tentative Parcel Map approved for the entire area. Subsequently, based on the conditions of the Plot Plan, the approvals expired.

In 2015, the County approved Tentative Parcel Map No. 33691 Revision No. 1 and Plot Plan No. 25183, which included a redesign of the overall subdivision and development of parcels 2, 3, 5, and 6 of the Tentative Parcel Map. An Environmental Impact Report was prepared for this project that included a Phase 1, which included the Plot Plan No. 25183 area and a Phase 2 for the remaining area not entitled. Development under Plot Plan No. 25183 is nearly complete at this point. All road improvements to Industry Way and Wealth Street are already complete, including sidewalk and parkways.

Based on the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a Habitat Assessment & Negotiation Strategy (HANS) was required to be submitted for these prior approvals. HANS00225 was submitted and resulted in the conservation of a strip of the original property on the west side adjacent to French Valley Airport and then continuing along the southern boundary of the project and also a north-south drainage that crosses the site.

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PPT190020 was approved December 2024; it covers the area included on the current Tentative Parcel Map No. 38923 as well as APN 963-080-014. PPT190020 approved the construction of fifty-five (55) single-story industrial shell buildings totaling 399,091 square feet on 34.38 gross acres. An EIR Addendum was considered as part of the approval of PPT190020.

Most recently, TPM38923 was approved by the Planning Commission on June 4, 2025, which subdivided the eastern portion of PPT190020 for condominium purposes similar to the currently proposed TPM39275, which covers the western portion of PPT190020.

Current Project

On June 16, 2025, the Applicant submitted Tentative Parcel Map 39275 for APN 963-080-014, proposing a Schedule E subdivision of 4.21 gross acres into (1) parcel for condominium purposes. The parcel would contain 11 single-story light industrial buildings varying in size ranging from 1,875 to 4,875 square feet.

TPM39275 is fully consistent with the entitlements and development footprint approved under PPT190020 and is also supported by previously recorded Parcel Map 33691, which established the current street and utility network. All streets, utilities, sidewalks, and parkway improvements required to serve the site were previously constructed.

The subdivision is defined as a Tentative Parcel Map pursuant to Ordinance No. 460 Section 2.2.J.2.d since the subject land consists of parcels of land having approved access to a public street of highway, is part of a tract of land zoned for industrial development and is approved as to street alignment and width. It is further defined as a Schedule E Tentative Parcel Map pursuant to Ordinance No. 460 Section 10.10 since the division is of land into 2 or more parcels in an industrial zone.

Due to the improvements already being completed that would normally be a requirement of subdivision pursuant to Ordinance No. 460 Section 6.4.D (shown below) already being completed, the applicant has requested the waiver of the final map for the subdivision pursuant to Ordinance No. 460 Section 9.12. The requirements and findings for the waiver are included in the Findings and Conclusion section to support the waiver of the final map.

D. The Advisory Agency, upon the request of the land divider, may waive the requirement that a parcel map be recorded if the Advisory Agency finds that the proposed land division complies with the requirements as to:

1. Area;
2. Improvement and design;
3. Flood water drainage control;
4. Appropriate improved public roads;
5. Sanitary disposal facilities;

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6. Water supply availability;
7. Environmental protection and;
8. Adequate existing survey control;
9. Other provisions of this and other applicable ordinances of Riverside County and the Subdivision Map Act.

A 20-day notice was sent to surrounding property owners advising them of a public hearing on TPM39275. The Planning Department did not receive any written communication from the public indicating support or opposition to the proposed Project. Following staff's presentation on the project and soliciting public comment during the Planning Commission, the Planning Commission approved TPM39275 with conditions of approval on January 7, 2026 by a 4-0 vote.

Impact on Residents and Businesses

The impacts on this project have been evaluated through the Development Advisory Committee and public hearing process by the Planning Department.

Additional Fiscal Information

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

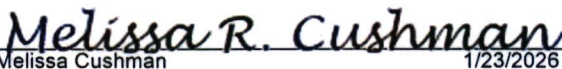
ATTACHMENTS:

Attachment A: PC Report of Actions

Attachment B: TPM39275 Exhibit

Attachment C: PC Staff Report Package


Crystal Carrillo, Senior Management Analyst 1/28/2026


Melissa Cushman 1/23/2026



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – JANUARY 07, 2026 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1 st District Ariel Savage	2 nd District Marissa Gruytch Chair	3 rd District Shellie Clack Vice-Chair	4 th District Bill Sanchez	5 th District Vacant
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CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Savage, Gruytch, Clack, and Sanchez
Members Absent: None

1 CONSENT CALENDAR:

1.1 29267 SECOND EXTENSION OF TIME REQUEST FOR PLOT PLAN NO. 19731 (PP19731E01) – Applicant: SBA Communications Corporation c/o Eric TerHaar – Fourth Supervisorial District – Idyllwild District Area – Riverside Extended Mountain Area Plan – Community Development: Light Industrial (CD: LI) – Zoning: Manufacturing – Medium (M-M) – REQUEST: Second Extension of Time for Plot Plan No. 19731 (PP19731E01), which proposes to extend the approval period (life) of the plot plan for an existing 62-foot-tall wireless communication facility disguised as an alpine tree, along with an existing 230-square-foot equipment shelter, and removing the "10-year Life of Permit" condition. APN: 563-322-001 – Project Planner: Hektor Soto at (951) 955-8702 or email at hsoto@rivco.org. District 4.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

By a vote of 4-0, the Planning Commission took the following action:

APPROVED the Second Extension of Time Request for Plot Plan No. 19731.

2 PUBLIC HEARINGS CONTINUED:

2.1 29497 TENTATIVE TRACT MAP NO. 39011 (TTM39011), GENERAL PLAN AMENDMENT NO. 250002 (GPA250002), CHANGE OF ZONE NO. 2500002 (CZ2500002), AGRICULTURAL PRESERVE DIMINISHMENT NO. 250001 (APD250001) – Intent to Adopt a Mitigated Negative Declaration (MND) – Applicant: Mitch Adkison, Adkan Engineers – Second Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use: Rural Community:Low Density Residential (RC:LDR) & Rural Community:Very Low Density Residential (RC:VLDR) – Location: north of El Sobrante Rd, east of McAllister St, south of Lily Ln – 36.5 Acres – Zoning: A-1-10 (Light Agriculture 10-acre minimum) – REQUEST: TTM39011 proposes a "Schedule A" subdivision to create 73 single-family lots & 10 open space lots on 36.5 acres to support the future construction of single-family detached residences. GPA250002 proposes to change the existing land use designation of 25.57 acres located at APN:270-160-008 currently split between Rural Community:Low Density Residential (RC:LDR) & Rural Community:Very Low Density Residential (RC:VLDR), to Rural Community:Low Density Residential (RC:LDR). The 11.0 acres located at APN:270-160-006 will remain Rural Community:Low Density Residential (RC:LDR). CZ2500002 proposes

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Clack

By a vote of 4-0, the Planning Commission took the following action:

ADOPTED Planning Commission Resolution No. 2025-009; and,

Recommended that the Board of Supervisors take the following action:

TENTATIVELY ADOPT a Mitigated Negative Declaration; and,

TENTATIVELY APPROVE General Plan Amendment No. 250002; and,

TENTATIVELY APPROVE Change of Zone No. 2500002; and,

TENTATIVELY APPROVE Agricultural Preserve No. 250001; and,

PLANNING COMMISSION – REPORT OF ACTIONS – JANUARY 07, 2026

to change the existing zoning classification of APN:270-160-006 & 270-160-008 from A-1-10 (Light Agriculture with a minimum lot size of 10 acres) to R-1-10,000 (One-Family Dwelling with a minimum lot size of 10,000 sqft) to allow the development of 73 lots & 10 open space lots. The open space areas include but are not limited to 1 open space park, 3 open space landscape areas, 2 open space conservation lots & 1 water quality basin on approx 36.5 acres. APD250001 proposes the disestablishment or diminishment of agricultural preserve No.1 (El Sobrante 1–Map No.18) of APN:270-160-006 & 270-160-008 totaling approx 36.5 acres - CONTINUED FROM DECEMBER 17, 2025. - Project Planner: Jose Merlan at (951) 955-0314 or jmerlan@rivco.org. District 2.

TENTATIVELY APPROVE Tentative Tract Map No. 39011.

3. PUBLIC HEARINGS – NEW:

3.1 29514 TENTATIVE PARCEL MAP NO. 39275 (TPM39275) – NOTHING FURTHER IS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT (EIR) NO. 539 - Applicant: Joe Poon of French Valley Airport Center – Engineer/Representative: Stan Heaton of Temecula Engineering Consultants Inc – Third Supervisorial District – Southwest Area Plan: Community Development: Business Park (CD: BP) – Rancho California Zoning Area – Zoning: Specific Plan Borel Airpark Center (SP 265) Planning Area 2 – Location: north of Wealth Street, south of Auld Road, east of Sky Canyon Drive, and west of Industry Way – REQUEST: The Tentative Parcel Map is a Schedule E subdivision of the 4.21 gross acres (one parcel) for condominium purposes, corresponding to the 11 buildings previously approved under PPT190020. All grading and required improvements have already been completed either through the recorded Parcel Map 33691 or as part of the approved PPT190020. The site has undergone multiple prior approvals, including the approval of PM33691 and PPT21163 in 2008, the revision of TPM33691 along with PPT25183 and associated EIR 539 in 2015, the approval of PPT190020 with an associated EIR Addendum in 2024, and most recently, the June 4, 2025 approval of TPM38923 for condominium purposes consistent with the currently proposed TPM39275. A waiver of the final map is proposed due to all necessary improvements already being completed and because prior subdivisions have created the existing parcel boundaries. APNs: 963-080-014 - Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org. District 3.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Gruytch

By a vote of 4-0, the Planning Commission took the following action:

FOUND that Nothing Further is Required under the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map No. 39275, subject to the conditions of approval.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

5 WORKSHOPS:

NONE

6 PUBLIC COMMENTS:

NONE

PLANNING COMMISSION – REPORT OF ACTIONS – JANUARY 07, 2026

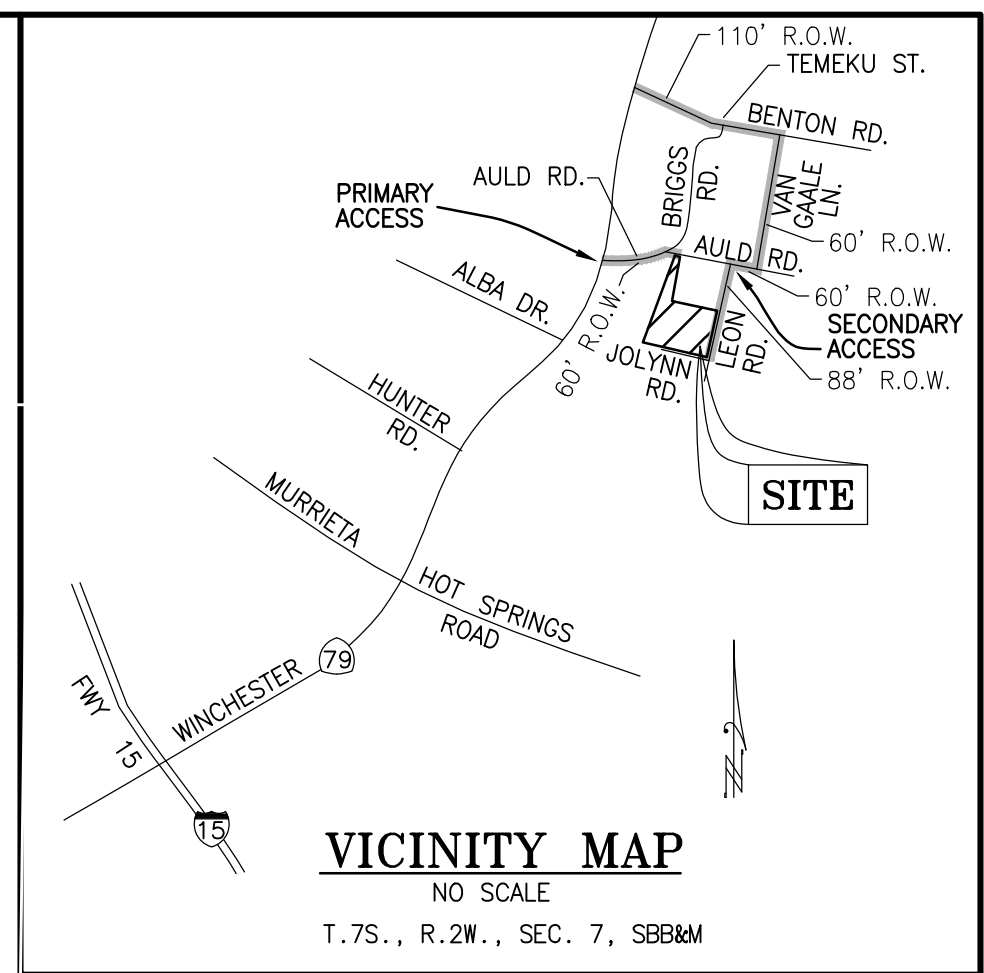
7 **DIRECTOR'S REPORT:**
NONE

8 **COMMISSIONER'S COMMENTS:**
NONE

ADJOURNMENT: 9:40 a.m.

WAIVED TENTATIVE PARCEL MAP NO. 39275

PARCEL 1 PM33691 FOR CONDOMINIUM PURPOSES - SCHEDULE 'E'



APPLICANT & OWNER:
FRENCH VALLEY AIRPORT CENTER, LLC
TEL: JOE POON 213-891-1928
EMAIL: JOE@EDWARDPROPERTIES.COM
445 SOUTH FIGUEROA STREET, STE. 2360
LOS ANGELES, CA 90071

REPRESENTATIVE & PREPARER:
TEMECULA ENGINEERING CONSULTANTS, INC.
29377 RANCHO CALIFORNIA RD., SUITE 202
TEMECULA, CALIFORNIA 92591
EMAIL: STAN.HEATON@VERIZON.NET
TEL: (951) 676-1018
FAX: (951) 676-2294

THOMAS BROTHERS GUIDE
T. 7S., R. 2W., SEC. 7
MAP PAGE 929, B2-B3, 2001 EDITION

ACREAGE:
GROSS 4.21± ACRES
NET 3.60± ACRES

ASSESSORS PARCEL NUMBER
963-080-014-9

LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 33691, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 242, PAGES 48 THROUGH 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER. TOGETHER WITH THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 2018-058012 OF OFFICIAL RECORDS. TOGETHER WITH THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED OCTOBER 17, 2018 AS INSTRUMENT NO. 2018-0410743 OF OFFICIAL RECORDS.

EXISTING ZONING
SP ZONE, SP 265 BOREL AIRPARK CENTER, PA 2

PROPOSED ZONING
SP ZONE, SP 265 BOREL AIRPARK CENTER, PA 2, BP

EXISTING LAND USE
CD: BP

PROPOSED LAND USE
CD: BP
INDUSTRIAL PARK, OFFICE-COMMERCIAL
11 CONDOMINIUM UNITS

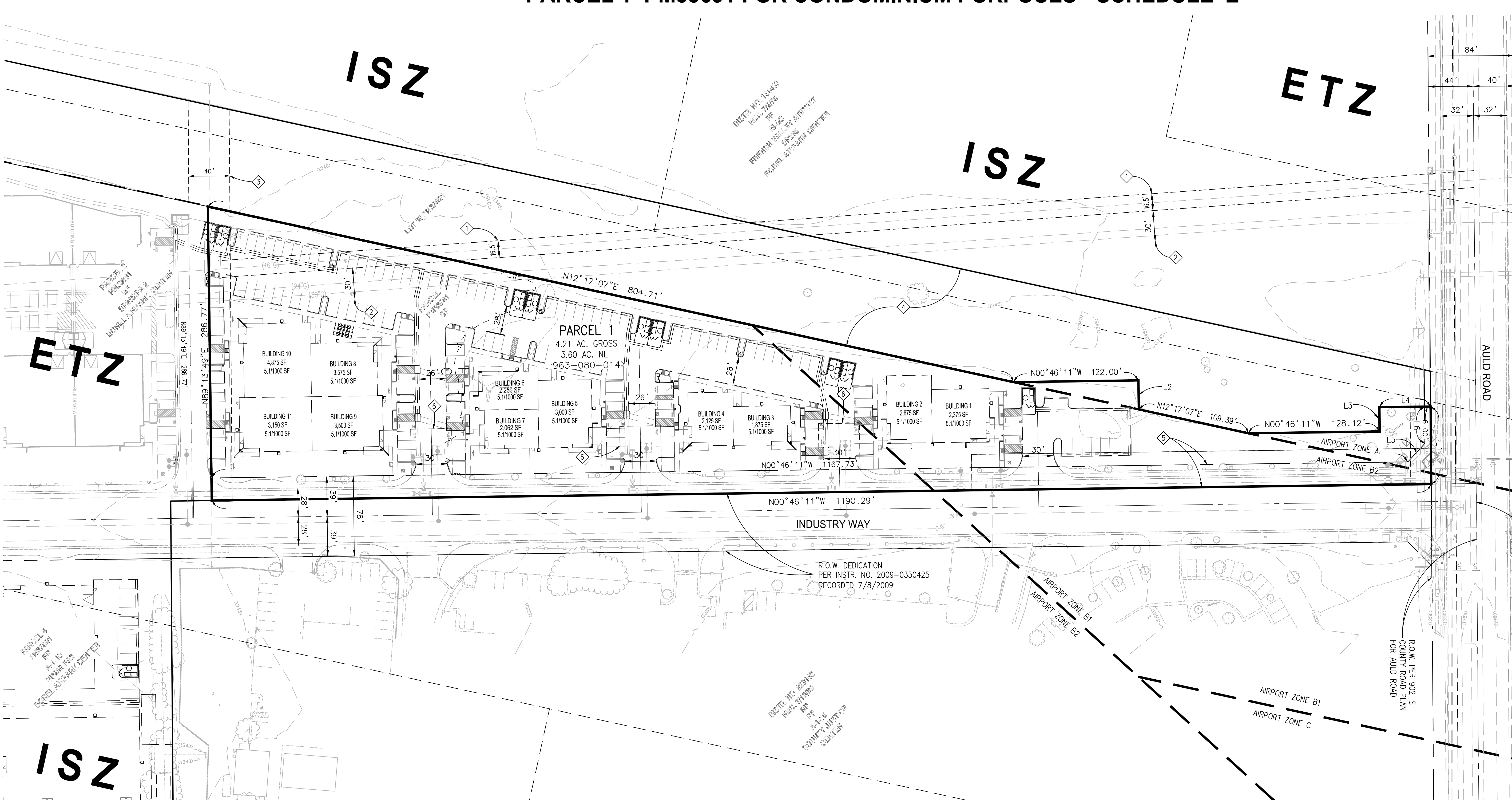
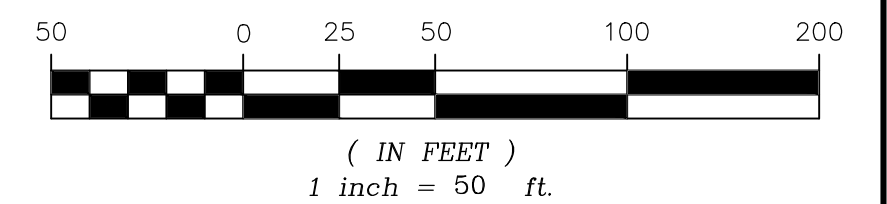
UTILITIES:
ELECTRIC SOUTHERN CALIFORNIA EDISON
GAS SOUTHERN CALIFORNIA GAS
SEWER EASTERN MUNICIPAL WATER DISTRICT
WATER EASTERN MUNICIPAL WATER DISTRICT
TELEPHONE FRONTIER
CABLE TV SPECTRUM

SCHOOL DISTRICT
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

MSHCP CONSERVATION AREA:
SITE IS LOCATED WITHIN WRMSHCP CELL No. 5879 (HANS00225)

AIRPORT INFLUENCE AREA:
SITE IS LOCATED WITHIN THE FRENCH VALLEY AIRPORT INFLUENCE AREAS B1, B2 AND A

GRAPHIC SCALE



- EASEMENT NOTES:**
- AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF SOUTHERN CALIFORNIA, RECORDED MAY 5, 1949 AS INSTRUMENT NO. 630 IN BOOK 1073, PAGE 559 OF OFFICIAL RECORDS.
 - AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS FOR PIPELINES AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED JULY 25, 1958 AS INSTRUMENT NO. 53347 IN BOOK 2307, PAGE 120 OF OFFICIAL RECORDS.
 - EASEMENTS IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT FOR PIPELINES FOR WATER OR SEWER AND INCIDENTAL PURPOSES RECORDED MAY 3, 1990 AS INSTRUMENT NO. 90-163714 OF OFFICIAL RECORDS.
 - AN EASEMENT RETAINED FOR MULTIPLE SPECIES HABITAT CONSERVATION PLAN AND INCIDENTAL PURPOSES. PER INSTRUMENT NO. 2017-0152162, PM33691.
 - AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1991 AS INSTRUMENT NO. 91-104420 OF OFFICIAL RECORDS, DOCUMENT RE-RECORDED JUNE 30, 2000 AS INSTRUMENT NO. 00-255369 OF OFFICIAL RECORDS, TO CORRECT PREVIOUS DOCUMENT.
 - A SEWER AND WATER EASEMENT DEDICATED TO EASTERN MUNICIPAL WATER DISTRICT A PUBLIC AGENCY OF THE STATE OF CALIFORNIA. PER INSTRUMENT NO. 2017-0152162, PM33691.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°33'36"E	75.56'
L2	N89°13'49"E	28.29'
L3	N89°33'36"E	23.85'
L4	N00°26'23"W	49.99'
L5	N47°02'23"W	24.29'
L6	N89°33'36"E	36.04'

SOURCE OF TOPOGRAPHY
AERIAL GEODESY, DATED 11/4/04, SUPPLEMENTED WITH GROUND SURVEY (2008-2009)

CONTIGUOUS OWNERSHIP
THIS TENTATIVE MAP INCLUDES A PORTION OF THE OWNERSHIP OF THE LAND DIVIDER.

GEOTECHNICAL INFORMATION:
THIS LAND IS NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC HAZARDS, AND IS NOT WITHIN A SPECIAL STUDIES ZONE.

FLOOD INFORMATION AND DRAINAGE:
FEMA PANEL 0602452755A, FLOOD ZONE C
THERE ARE NO FEMA MAPPED FLOODPLAINS OR FLOODWAYS
DRAINAGE SYSTEMS SHALL BE DESIGNED TO RCFC&WCD STANDARDS AND CONVEY THE 100-YEAR STORM
ALL ONSITE DRAINAGE SHALL COMPLY WITH RIVERSIDE COUNTY DRAINAGE AREA MANAGEMENT PLAN PRIOR TO DISCHARGE
PROPOSED ONSITE STORM DRAINS, SO DESIGNATED, SHALL BE OWNED AND MAINTAINED BY RCFC&WCD WITHIN DEDICATED EASEMENTS.

ARCHITECTURAL SITE PLAN:
SEE ARCHITECTURAL SITE PLANS FOR THE FOLLOWING:
AREA DENSITY CALCULATIONS
AREA LABELING (COMMON, OPEN SPACE)
PARKING SPACE INFORMATION
LANDSCAPE AREA INFORMATION
BUILDING INFORMATION (ELEVATIONS, SQUARE FOOTAGE, ECT.)
CONCEPTUAL PLANTING PLAN

BASIS OF BEARINGS:
BASIS OF BEARING IS CENTERLINE LEON RD. - SEC. 7 EASTLINE BETWEEN E 1/4 AND SECTION CORNER 6, 7 & 8.

BENCHMARK:
RIVERSIDE COUNTY DESIGNATION: TBM I-89, CHISELED BOX IN NORTHEAST CORNER OF CONC. SLAB, 75 FEET SOUTHERLY OF AULD ROAD AND 87 FEET WESTERLY OF LEON ROAD., ELEV.=1365.03

SPECIFIC PLAN NO. 265
BOREL AIRPARK CENTER SPECIFIC PLAN NO. 265, PLANNING AREA NO. 2.0, ADOPTED OCTOBER 4, 1994.

- LEGEND & ABBREVIATION:**
- R/W RIGHT OF WAY
 - C CENTERLINE
 - P PROPERTY LINE
 - H.P. HIGH POINT
 - L.P. LOW POINT
 - G.B. GRADE BREAK
 - F.S. FINISHED SURFACE
 - F.G. FINISHED GRADE
 - FL FLOWLINE
 - AC. ACREAGE
 - TPM BOUNDARY
 - 2:1 SLOPE (UNLESS OTHERWISE NOTED)
 - (1900) EXISTING CONTOUR
 - 1900 PROPOSED CONTOUR

TEC TEMECULA ENGINEERING CONSULTANTS, INC.

LAND PLANNING, CIVIL ENGINEERING, CONSTRUCTION CONSULTANTS
29377 RANCHO CALIF. RD., SUITE 202, TEMECULA, CA 92591
* TELEPHONE 951-676-1018 * EMAIL stan.heaton@verizon.net *
DATE: 10/3/2025 JOB No. 777-8

DATE	BY	MARK	REVISIONS	APPR	DATE
DESIGNED BY	SDH	DRAWN BY	TEC, INC	CHECKED BY	SDH

PAGE 1 OF 1



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

(ID # 29514)

MEETING DATE:

Wednesday, January 07, 2026

SUBJECT: TENTATIVE PARCEL MAP NO. 39275 (TPM39275) – NOTHING FURTHER IS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT (EIR) NO. 539 - Applicant: Joe Poon of French Valley Airport Center – Engineer/Representative: Stan Heaton of Temecula Engineering Consultants Inc – Third Supervisorial District – Southwest Area Plan: Community Development: Business Park (CD: BP) – Rancho California Zoning Area – Zoning: Specific Plan Borel Airpark Center (SP 265) Planning Area 2 – Location: north of Wealth Street, south of Auld Road, east of Sky Canyon Drive, and west of Industry Way – REQUEST: The Tentative Parcel Map is a Schedule E subdivision of the 4.21 gross acres (one parcel) for condominium purposes, corresponding to the 11 buildings previously approved under PPT190020. All grading and required improvements have already been completed either through the recorded Parcel Map 33691 or as part of the approved PPT190020. The site has undergone multiple prior approvals, including the approval of PM33691 and PPT21163 in 2008, the revision of TPM33691 along with PPT25183 and associated EIR 539 in 2015, the approval of PPT190020 with an associated EIR Addendum in 2024, and most recently, the June 4, 2025 approval of TPM38923 for condominium purposes consistent with the currently proposed TPM39275. A waiver of the final map is proposed due to all necessary improvements already being completed and because prior subdivisions have created the existing parcel boundaries. APNs: 963-080-014 - Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org. District 3.

PROPOSED PROJECT

Case Number(s):	TPM39275
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Russell Brady
Project APN(s):	963-080-014
Continued From:	


John Hildebrand, Planning Director 12/31/2025

PROJECT DESCRIPTION AND LOCATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

TENTATIVE PARCEL MAP NO. 39275 is a Schedule E subdivision of the 4.21 gross acres (one parcel) for condominium purposes, corresponding to the 11 buildings previously approved under PPT190020. All grading and required improvements have already been completed either through the recorded Parcel Map 33691 or as part of the approved PPT190020. The site has undergone multiple prior approvals, including the approval of PM33691 and PPT21163 in 2008, the revision of PM33691 along with PPT25183 and associated EIR 539 in 2015, the approval of PPT190020 with an associated EIR Addendum in 2024, and most recently, the June 4, 2025, approval of TPM38923 for industrial condominium purposes consistent with the currently proposed TPM39275. A waiver of the final map is proposed due to all necessary improvements already being completed and because prior subdivisions have created the existing parcel boundaries.

The Project is located within the Southwest Area Plan, north of Wealth Street, south of Auld Road, east of Sky Canyon Drive, and west of Industry Way.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NOTHING FURTHER IS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 539** for Plot Plan No. 25183 and Parcel Map No. 33691 Revision No. 1 (**SCH NO. 2014051011**) pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE PARCEL MAP NO. 39275, based upon the findings and conclusions incorporated in the staff report, subject to the attached conditions of approval, and waive recording of final map.

PROJECT DATA

Land Use and Zoning:

	Specific Plan:	Borel Airpark Center No. 265
	Specific Plan Land Use:	Business Park (BP)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Public Facilities (PF)
East:	Business Park (BP)
South:	Business Park (BP)
West:	Public Facilities (PF)
Existing Zoning Classification:	Borel Airpark Center No. 265, Planning Area 2
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing – Service Commercial (M-SC)
East:	Light Agriculture, ten-acre minimum (A-1-10)
South:	Borel Airpark Center No. 265, Planning Area 2
West:	Borel Airpark Center No. 265, Planning Area 2, Manufacturing – Service Commercial (M-SC)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant Land
South:	Industrial Office/Warehouse
East:	Industrial Office/Warehouse
West:	French Valley Airport

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres Gross):	4.21	N/A
Total Existing Number of Lots:	1	N/A
Total Proposed Industrial Condominium Units:	11	N/A

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<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Map Schedule:	E	

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes, Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell # 5879
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially Within
Airport Influence Area (“AIA”):	Yes – French Valley, Zones A, B1, and B2

PROJECT LOCATION MAP

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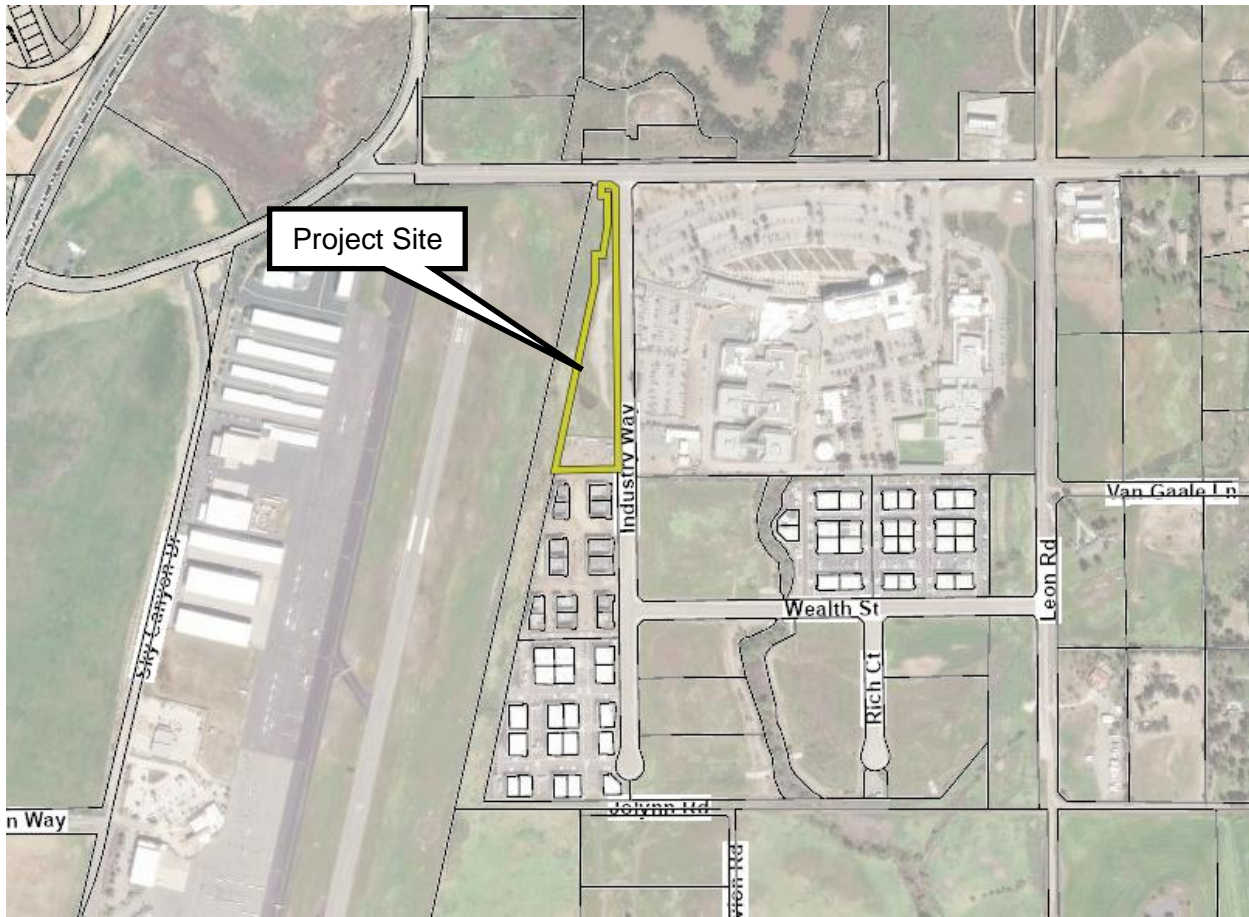


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Specific Plan 265 Borel Airpark Center

The Riverside County Board of Supervisors adopted the Borel Airpark Center Specific Plan (SP 265) in 1994 to establish standards for a business park/industrial park development on approximately 82 acres in unincorporated Riverside County. The project site is bounded by the French Valley Airport to the west, Auld Road to the north, and Industry Way to the east, within the City of Temecula Sphere of Influence and in proximity to the City of Murrieta.

Prior Projects and Approvals

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In 2008 the County originally approved Parcel Map No. 33691 and Plot Plan No. 21163. The Parcel Map covered the entire 82-acre area generally bounded by the French Valley Airport to the west, Auld Road and the Southwest Justice Center to the north, Leon Road to the east, and Jolynn Road to the south. The Plot Plan proposed development of parcels 4 through 8 of the Parcel Map. Following that approval, the entire site was graded based on the Parcel Map approved for the entire area. Subsequently, based on the conditions of the Plot Plan the approvals expired.

In 2015, the County approved Parcel Map No. 33691 Revision No. 1 and Plot Plan No. 25183 that included a redesign of the overall subdivision and development of parcels 2, 3, 5, and 6 of the Parcel Map. An Environmental Impact Report was prepared for this project that included a Phase 1 that included the Plot Plan No. 25183 area and a Phase 2 for the remaining area not entitled. Development under Plot Plan No. 25183 is nearly complete at this point. All road improvements to Industry Way and Wealth Street are already complete, including sidewalk and parkways.

MSHCP Compliance

Based on the requirements of the Western Riverside Multi-Species Habitat Conservation Plan (MSHCP), a Habitat Assessment & Negotiation Strategy (HANS) was required to be submitted for these prior approvals. HANS00225 was submitted and resulted in the conservation of a strip of the original property on the west side adjacent to French Valley Airport and then continuing along the southern boundary of the project and also a north-south drainage that crosses the site.

PPT190020 was approved December 2024 that covers the area included on the current Tentative Parcel Map No. 38923 as well as APN 963-080-014. PPT190020 approved the construction of fifty-five (55) single-story industrial shell buildings totaling 399,091 square feet on 34.38 gross acres. An EIR Addendum was considered as part of the approval of PPT190020.

Most recently, TPM38923 was approved by the Planning Commission on June 4, 2025, which subdivided the eastern portion of PPT190020 for condominium purposes similar to the currently proposed TPM39275 that covers the western portion of PPT190020.

All required road roadway improvements associated with prior project approvals, including Industry Way and Wealth Street, have been completed, inclusive of sidewalks, parkways, and related frontage work necessary to serve buildout of the Specific Plan.

Current Project (TPM39275)

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On June 16, 2025, the Applicant submitted Tentative Parcel Map 39275 for APN 963-080-014, proposing a Schedule E subdivision of 4.21 gross acres into (1) parcel for condominium purposes. The parcel would contain 11 single-story light industrial buildings varying in size ranging from 1,875 to 4,875 square feet.

TPM39275 is fully consistent with the entitlements and development footprint approved under PPT190020 and is also supported by previously recorded Parcel Map 33691, which established the current street and utility network. All streets, utilities, sidewalks, and parkway improvements required to serve the site were previously constructed.

The subdivision is defined as a Tentative Parcel Map pursuant to Ordinance No. 460 Section 2.2.J.2.d since the subject land consists of parcels of land having approved access to a public street of highway, is part of a tract of land zoned for industrial development and is approved as to street alignment and width. It is further defined as a Schedule E Tentative Parcel Map pursuant to Ordinance No. 460 Section 10.10 since the division is of land into 2 or more parcels in an industrial zone.

Due to the improvements already being completed that would normally be a requirement of subdivision pursuant to Ordinance No. 460 Section 6.4.D (shown below) already being completed, the applicant has requested the waiver of the final map for the subdivision pursuant to Ordinance No. 460 Section 9.12. The requirements and findings for the waiver are included in the Findings and Conclusion section to support the waiver of the final map.

D. The Advisory Agency, upon the request of the land divider, may waive the requirement that a parcel map be recorded if the Advisory Agency finds that the proposed land division complies with the requirements as to:

1. Area;
2. Improvement and design;
3. Flood water drainage control;
4. Appropriate improved public roads;
5. Sanitary disposal facilities;
6. Water supply availability;
7. Environmental protection and;
8. Adequate existing survey control;
9. Other provisions of this and other applicable ordinances of Riverside County and the Subdivision Map Act.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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In accordance with State CEQA Guidelines Section 15162, Tentative Parcel Map 39275 will not result in any new significant environmental impacts not identified in certified EIR No. 539 (SCH No. 2014051011). The Tentative Parcel Map is a Schedule E map to create industrial condominium units for each building to allow condominium ownership of each building with no further improvements to the site or change in operations of the approved buildings. Therefore, the subdivision will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to the EIR, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Parcel Map No. 39275 is a Schedule E map to create industrial condominium units for each building to allow industrial condominium ownership of each building. No physical change will occur in regard to the approved Plot Plan which was the basis of the analysis of the original EIR or prior EIR Addendum and encompasses the proposed Tentative Parcel Map boundaries. Any change to the potential future development on the proposed parcels would be subject to further analysis based on the specifics of the changed development proposed at that time; and,
- b. The subject site was included within the Plot Plan's project boundary analyzed in the EIR and EIR Addendum; and,
- c. There are no changes to the mitigation measures included in the EIR; and
- d. Tentative Parcel Map No. 39275 does not propose any changes to the approved Plot Plan as reviewed in the EIR and EIR Addendum.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Foundation Component of Community Development and Land Use Designation of Business Park (CD:BP). The BP Land Use Designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses, and has a building intensity range from 0.25 to 0.6 FAR. The Project proposes the industrial

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condominium subdivision for 11 buildings to draw in a diverse set of businesses seeking office and warehousing space to conduct commercial and industrial development in local and regional markets. As such, the Project would accommodate the development of new industrial, manufacturing, research and development, and professional offices in an area appropriately designated by the General Plan and area plan land use maps (LU 30.1). In addition, the concentration of these businesses will help to facilitate local employment opportunities while also concentrating industrial and business park uses in proximity to the Highway 79 transit corridor (LU 30.4). County Staff has verified accessibility to adequate and available circulation facilities, water resources, and sewer facilities to meet the demands of the proposed land use, which has been analyzed in the environmental analysis conducted for the Project (LU 30.7). As the Project is within a Specific Plan, a detailed set of design guidelines and standards have been adopted for the Planning Areas to ensure that development of the area is conducted in a manner that's sensitive and compatible to existing and planned surrounding land uses and natural assets. Thus, the Project has been designed to meet these standards and visually enhance the surrounding area through coordinated architecture, colors and materials, landscaping, signage, and fencing (LU 30.8)

2. The existing zoning is Specific Plan (Specific Plan No. 265, Planning Area No. 2). The zoning applied to Planning Area No. 2 by the Specific Plan is based on the Manufacturing-Service Commercial (M-SC) zone, which is compatible with the CD:BP Land Use Designation. The BP designation allows for the development of employee-intensive commercial and industrial uses, such as those that are conditionally permitted within the M-SC zone. The proposed Project, as designed and conditioned, complies with the applicable standards of the Zoning Ordinance of SP265, as further discussed in the Development Standards section below.
3. The Project is within the Highway 79 Policy Area, which has been established to address transportation infrastructure capacity within the policy area. As such, all new development projects must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth (HVWAP 7.1). Such analysis and improvement requirements occurred through the prior PPT190020 and PM33691R1 and PP25183. The current proposed subdivision into 11 condominium units would not create more impacts or require further improvements from what the prior was analyzed for and determined consistent with the Highway 79 Policy Area. Therefore, the currently proposed subdivision is also consistent with the Highway 79 Policy Area.
4. The Project site and larger Specific Plan is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. Borel Airpark is a series of planned commercial, business park, industrial, and residential developments initiated through Specific Plan No. 265 (SP265) that is surrounded by existing and planned specific

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plans with similar development plans to the north, east, and south of the site. The Winchester 1800 (SP286) and Dutch Village (SP106) Specific Plans are directly north of the site; the Crown Valley Village (SP238) and Rancho Bella Vista (SP184) Specific Plans are to the east; and the Winchester Properties Specific Plan (SP213) lies to the south. The western boundary of the site begins the City of Murrieta's jurisdiction.

Entitlement Findings:

Tentative Parcel Map

Tentative Tract Map No. 39275 is a Schedule E subdivision of the 4.21 gross acres site for industrial condominium purposes for the 11 buildings approved by PPT190020 on the subject parcels for subdivision. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. General Plan Principle I.G encourages efficient use of land by locating more intense development in appropriate areas. Prior approved development applications were conditioned for and completed the required road and other improvements to facilitate development of the site. No further improvements are required through the current Tentative Parcel Map. The proposed subdivision to foster potential future business development is also located amongst current and planned residential uses in the wider area that are in need of commercial services and locations for businesses nearby that assists in achieving more efficient land uses. The Tentative Parcel Map site is designated Business Park by the General Plan and is consistent with this land use designation by fostering future commercial development on the site and is consistent with all other requirements of this Specific Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat and is located in an area that is conducive to commercial development that would be fostered by the proposed subdivision. Infrastructure to serve potential commercial development including water and sewer are readily available. This subdivision is consistent with the General Plan land use designation of Business Park as noted in previous findings.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or

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improvements and any development impacts of have been previously addressed in the EIR Addendum prepared for PPT190020.

4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision does not directly propose any development or improvements and any potential impacts from development have been detailed in the EIR Addendum prepared for PPT190020. The current subdivision itself does not propose any further impacts than what was previously addressed in the EIR Addendum prepared for PPT190020.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule E Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule E improvement requirements of Ordinance No. 460 Section 10.10 as listed below:
 - a. Streets. Streets are already improved as shown on the Tentative Map, which include frontage improvements to Wealth Street, Rich Court, Leon Road, and Industry Way with the required street width dedication and improvements consistent with the required street width dedication and improvements consistent with the General Plan Circulation Element and Ordinance No. 461. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. Domestic Water. Domestic water service will be supplied Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The subdivision and any future potential commercial development will be required to comply with Ordinance No. 787. Fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District, which has sufficient capacity to handle the anticipated waste load.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. A drainage area exists in the south central portion of the subdivision. Fencing is already required and approved with PPT190020.

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- f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would need to be removed.
 7. Tentative Parcel Map No. 39275 is consistent with the minimum lot size allowed by the project site's Zoning Classification of Specific Plan No. 265 Planning Area 2 that is 20,000 square feet that was met through the prior subdivision Tentative Parcel Map No. 33691 Revision No. 1. The current proposed Tentative Parcel Map is for condominium subdivision and will not alter the lot size itself, so it would continue to be consistent with the minimum lot size requirement.
 8. Pursuant to Ordinance No. 460 Sections 9.12 and 6.4.D a request for a waiver of a final map may be considered when the below requirements are met. As indicated below, all requirements are met and the waiver request may be granted as part of the approval of the Tentative Parcel Map.
 - a. *Enough information is available that the necessary conditions of the tentative parcel map have been met.* The below requirements from Section 6.4.D indicate the required information to be met to consider waiver of a Final Parcel Map.
 - b. *Area.* The proposed Tentative Parcel Map meets all applicable area requirements for existing lot size.
 - c. *Improvement and design.* All improvements and the design have been previously approved through Tentative Parcel Map No. 33691 Revision No. 1 and related Plot Plan Nos. 25183 and 190020. Adjacent road, drainage, and other infrastructure improvements have also already been completed as part of these prior approvals.
 - d. *Flood water drainage control.* Analysis of drainage impacts and necessary infrastructure to support development of the site were previously included within the approved Tentative Parcel Map No. 33691 Revision No. 1 and related Plot Plan Nos. 25183 and 190020. Drainage improvements have also generally been completed on the project site to facilitate drainage on and

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around the site. Remaining improvements to be completed relate to on-site improvements as part of the development of Plot Plan No. 190020.

- e. *Appropriate improved public roads.* Adjacent roads Wealth Street, Rich Court, Leon Road, and Industry Way have previously been improved to County requirements from prior Tentative Parcel Map No. 33691 Revision No. 1.
- f. *Sanitary disposal facilities.* Sewer facilities have already been extended on the project site through the underlying roads and further extension of the facilities will occur through any pending development from approved Plot Plan No. 190020.
- g. *Water supply availability.* Water facilities have already been extended on the project site through the underlying roads and further extension of the facilities will occur through any pending development from approved Plot Plan No. 190020.
- h. *Environmental protection.* All environmental impacts were analyzed through the original EIR No. 539 and most recently through the EIR Addendum prepared for PPT190020 and appropriate mitigation incorporate where applicable to minimize any potentially significant impacts of the overall project.
- i. *Other provisions of the County and Subdivision Map Act.* There are not other applicable provisions of Ordinance No. 460, other requirements of the County, or the Subdivision Map Act that would apply to the proposed subdivision and the request for waiver of a final map.

Development Standards Findings:

The Project is located within Planning Area 2 (PA 2) of SP265, which draws from the Manufacturing-Service Commercial (M-SC) zone classification of Ordinance No. 348 to establish the planning area uses and development standards. The following standards shall apply to all uses and development in PA 2 per SP265:

1. **Lot Size.** *The minimum lot size shall be twenty thousand square feet (20,000) with a minimum average width of seventy-five feet (75').* The subdivision does not propose division into smaller parcels, just for creation of condominium units. Therefore, there would be no creation of lots smaller than currently exist, which is 4.21 (gross) acres for the current parcel.

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2. Setbacks.

- a. *Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*
- b. *Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*
- c. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*
- d. *Within the exception of those portions of the setback area for which landscaping is required by the Landscape section below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*

3. Height Requirements. *The height of structures, including buildings, shall be as follows:*

- a. *Structures shall not exceed 40 feet at the yard setback line. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*
- b. *Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance. No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.*

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6. **Parking Areas.** *Parking areas shall be provided as required by Section 18.12. of Ordinance No. 348.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
7. **Trash Collection Areas.** *Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
8. **Outside Storage and Service Areas.** *Outside storage and service areas shall be screened by structures or landscaping.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
9. **Utilities.** *Utilities shall be installed underground except electrical lines rated at 33kV or greater.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
10. **Mechanical Equipment.** *Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.
11. **Lighting.** *All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* No development is proposed beyond what was already approved through Plot Plan No. 190020 that would apply to this subdivision for condominium purposes. Therefore, this standard is not applicable.

Other Findings:

1. The Project site is located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. A Habitat Acquisition and Negotiation Strategy (HANS) was completed at the time the Specific Plan was established under HANS00225. The conservation area for the subject site was agreed upon via this process and has been

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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delineated on the exhibits for the proposed Project. The County Biologists verified consistency with the conservation area established by HANS00225, thus confirming that the project is in compliance with the MSHCP standards.

2. The Project site is located within the City of Temecula's Sphere of Influence. Therefore, the Project was sent along to the city for their review and comment. No comments were received from the City of Temecula in regard to the proposed subdivision.
3. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since No Further Environmental Documentation is Required as is detailed in the previous Environmental Findings in this staff report and in the Initial Study/Addendum. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures from the previous EIR will still apply to the related approved Plot Plan relative to cultural resources, tribal cultural resources, and related monitoring.
4. The Project site is located within Airport Compatibility Zones A, B1, and B2 of the French Valley Airport Influence Area, and, therefore, is subject to the Airport Land Use Commission (ALUC) review. On August 14, 2025, ALUC found the Project to be conditionally consistent with the French Valley Airport Land Use Compatibility Plan, provided that Planning applied the recommended conditions listed in their approval letter under ZAP1092FV19. These conditions have been applied to the previously approved Plot Plan No. 190020. Therefore, the Project is in compliance.
5. 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.
6. 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 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

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The Project site is not located within a Cal Fire State Responsibility Area (SRA), nor is it located within a fire hazard severity zone. However, the previously approved Plot Plan was conditioned by the Fire Department to meet various fire safety requirements due to the scope of construction and operations proposed. This includes submittal and approval of water system plans, verification of installation of water access, including all fire hydrants, and review of all proposed structures prior to construction. No such requirements are applicable to the proposed subdivision for condominium purposes for the current Tentative Parcel Map.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to forty-three (43) property owners within 1,500 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from anyone who indicated either support or opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. 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 decision appears on the Board's agenda.

ATTACHMENTS

- A – GIS Exhibits
- B – Tentative Parcel Map Exhibit
- C – Tentative Parcel Map Conditions of Approval
- D – Mailing Radius Map and Labels

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM39275

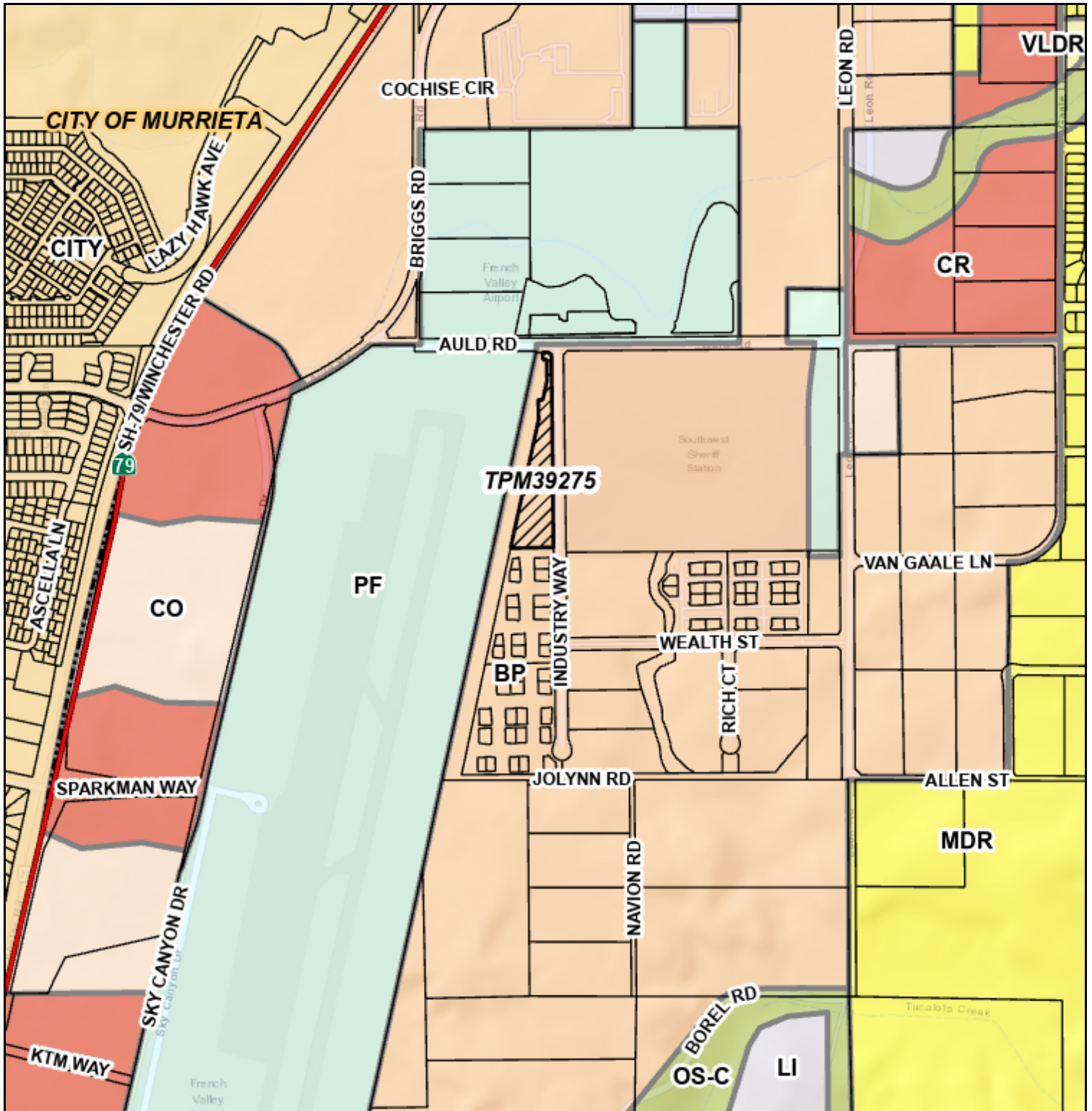
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

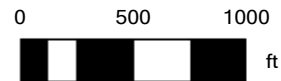
Date: 11-24-2025

Exhibit: 5



Zoning Area/District: RANCHO CALIFORNIA

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM39275

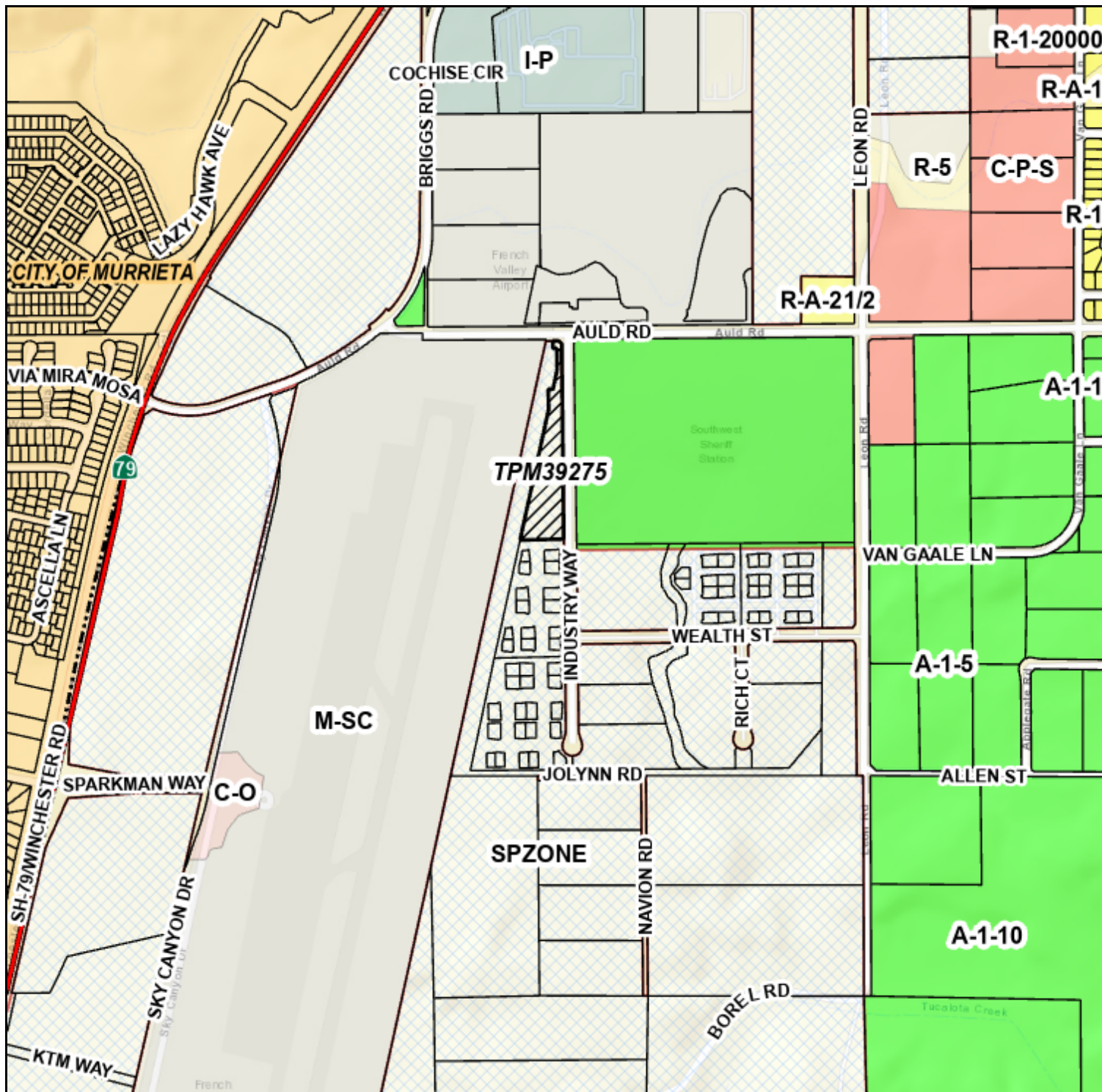
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

Date: 11-24-2025

District: 3

Exhibit: 2



Zoning Area/District: RANCHO CALIFORNIA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM39275

LAND USE

Supervisor:CHUCK WASHINGTON

Date: 11-24-2025

District: 3

Exhibit: 1



Zoning District: RANCHO CALIFORNIA



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RIVERSIDE COUNTY PLANNING DEPARTMENT

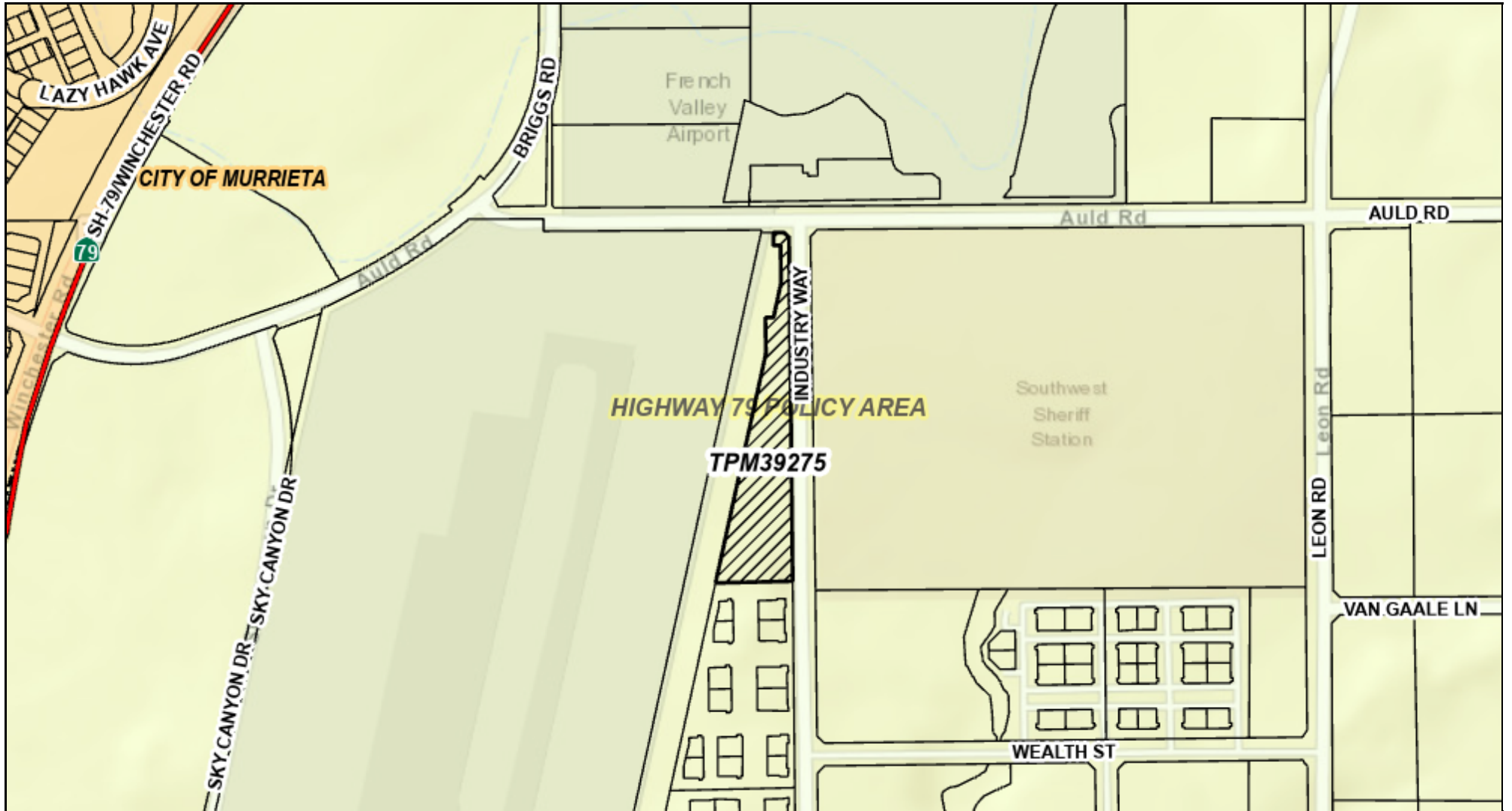
TPM39275

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

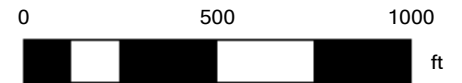
Date: 12-29-2025

District: 3



Zoning Area/District: RANCHO CALIFORNIA

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





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

Rania Odenbaugh, MBA., MPM.
TLMA Agency Director



12/04/25, 4:28 pm

TPM39275

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM39275. 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 - 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)

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. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM39275) 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. 3 AND - Project Description & Operational Limits

TENTATIVE PARCEL MAP NO. 39275 is a Schedule E subdivision of the 4.21 acres (gross) project site for condominium purposes for the 11 buildings approved by PPT190020 on the subject parcel for subdivision. The subdivision is for condominium purposes only. All grading and other improvements are either already in place through recorded prior PM33691 or from the recently approved PPT190020. A waiver of final map is proposed due to the improvements already being completed and prior subdivisions that created the existing parcel boundaries.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Tentative Parcel Map No. 39275, Exhibit A, dated October 3, 2025.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - 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)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 **DEH - ECP Comment**

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

E Health. 2 **DEH - EMWD Water And Sewer Service**

Based on project scope and location, project will be connecting to Eastern Municipal Water District (EMWD) water and sewer service.

Fire

Fire. 1 **General Fire Department Advisory Comments - Commercial**

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 current edition of 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

ADVISORY NOTIFICATION DOCUMENT

Fire

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

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 show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
 - a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.
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 CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.
3. Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet in length shall provide an approved turnaround. 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 as amended and Riverside County Fire Department Policies and Standards.
 - a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.
4. Fire Department Access Turn Around – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide 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 as amended and Riverside County Fire Department Policies and Standards.
5. 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

ADVISORY NOTIFICATION DOCUMENT

Fire

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

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 possible 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 as amended and Riverside County Fire Department Policies and Standards.

6. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. 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 as amended.

7. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.

8. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.

9. Hazardous Vegetation and Fuel Management Plan - 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. (A preliminary plan shall be provided to and approved by the Fire Department prior to any new parcel map recordation. A final plan shall be provided prior to grading permit clearances.) Reference CFC as amended.

10. Materials and Construction Methods for Exterior Wildfire Exposure - 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 comply with Chapter 7A of the California Building Code and California Code of Regulations, Title 14 Fire Safety Regulations. Reference CFC as amended.

11. Unlimited Area Building - Based upon the building construction type and requirements of the California Building Code (CBC), 60 feet of open space (with some reductions permitted) may be required around the building. Consult with your architect for additional information. Reference CBC.

12. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.

13. Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.

14. Fire Department Access Doors – If high piled storage will be utilized in the building, Fire Department

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

treatment has been accomplished.

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

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

Plan: TPM39275

Parcel: 963080014

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP Not Satisfied
that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit - Fire Department Plan Review Not Satisfied

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. 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. Contact our office for submittal instructions.

080 - Fire. 2 Prior to permit - Hazardous Vegetation and Fuel Not Satisfied

Verify if an inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before permit issuance, in accordance with the report document. Contact our office for instructions regarding this inspection.

080 - Fire. 3 Prior to permit - Phased Construction Access and Water Su Not Satisfied

If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Contact our office for submittal instructions.

080 - Fire. 4 Prior to permit - Water Verification Not Satisfied

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

Planning

080 - Planning. 1 Building Permits Refer to PPT Not Satisfied

All building permits on the parcel shall refer to the applicable conditions of approval of PPT190020.

Transportation

080 - Transportation. 1 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

Plan: TPM39275

Parcel: 963080014

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 RCTD-MAP-WQ - IMPLEMENT WQMP (cont.) Not Satisfied

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 DEH - Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

Fire

090 - Fire. 1 Prior to final - Hazardous Vegetation and Fuel Management 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.

Transportation

090 - Transportation. 1 RCTD - Regional Transportation Fees Not Satisfied

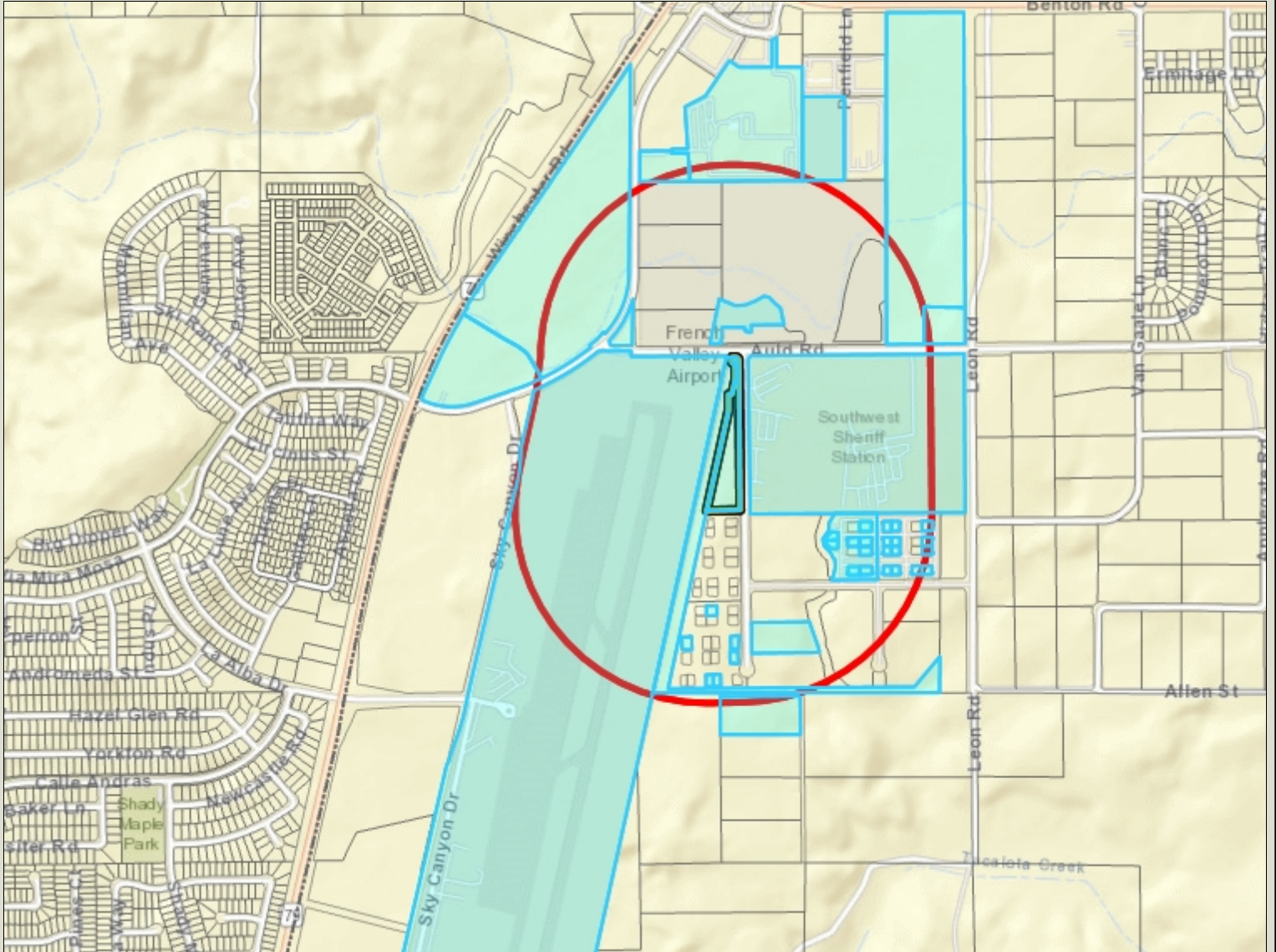
Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

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

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

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

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes



0 1,505 3,009 Feet

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

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963030006
B I AULD
17775 LONG HOLLOW RD
CORNING CA 96021

963030010
COUNTY OF RIVERSIDE
4080 LEMON ST FL 14TH
RIVERSIDE CA 92501

963070017
COCHISE BUSINESS PARK
314 E 3RD ST
PERRIS CA 92570

963070022
COUNTY OF RIVERSIDE
3410 10TH STREET, STE 400
RIVERSIDE CA 92501

963070024
SABA FAMILY TRUST DATED 07/24/2018
212 AVENIDA BARCELONA
SAN CLEMENTE CA 92672

963070025
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

963070031
SILVER HILLS INTERNATIONAL
806 CHARLESTON DRIVE
VICTORIA TX 77904

963070044
COUNTY OF RIVERSIDE
4080 LEMON ST FL 14
RIVERSIDE CA 92501

963070055
FVIP
41391 KALMIA ST STE 200
MURRIETA CA 92562

963070056
MOON VALLEY NURSERY OF CALIF
14000 N PIMA RD STE 150
SCOTTSDALE AZ 85260

963080004
HARNEY COMMUNITY PROPERTY TRUST
DATED 07/20/2011
3167 VISTA DEL RIO
FALLBROOK CA 92028

963080013
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

963080014
FRENCH VALLEY AIRPORT CENTER
445 S FIGUEROA ST STE 2360
LOS ANGELES CA 90071

963080024
FRENCH VALLEY AIRPORT CENTER
445 S FIGUEROA ST # 2360
LOS ANGELES CA 90071

963080026
WESTERN RIVERSIDE COUNTY REG CON
AUTHORITY
3403 10TH ST STE 320
RIVERSIDE CA 92501

963081002
POLLAK BROTHERS II
629 N MAIN ST
ORANGE CA 92868

963081005
E & C WEALTH STREET
30770 WEALTH ST
MURRIETA CA 92563

963081007
WEALTH STREET PROP LLC
5002 2ND ST
FALLBROOK CA 92028

963081010
BINFORD DEV
360 PAXTON CT
UPLAND CA 91784

963081012
CLAYSTONE CAPITAL PARTNERS
37446 CLAYSTONE CIR
MURRIETA CA 92563

963081014
SALIH LAITH TAHA LIVING TRUST DTD
2/25/25
30759 BELMONT HTS
MURRIETA CA 92562

963081001
WEALTH STREET PROPERTIES 365
31915 RANCHO CALIF. RD STE 200-182
TEMECULA CA 92591

963081003
WEALTH STREET
30746 WEALTH ST
MURRIETA CA 92563

963081006
DENNIS JOSEPH & LUCILE FAMILY TRUST
DATED 4/30/1996
30858 WEALTH ST
MURRIETA CA 92563

963081009
BINFORD DEV 2 LLC
30714 WEALTH ST
MURRIETA CA 92563

963081011
FVAC PARCELS 5 & 6 BUSINESS PARK ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

963081013
BCI ENTERPRISES
30906 WEALTH ST # 1-2
MURRIETA CA 92563

963081015
BAUSS HOLDINGS
30890 WEALTH ST
MURRIETA CA 92563

963081016
D TRAIN PROP
3195 E BLUE QUARTZ DR
ST GEORGE UT 84790

963081020
TALION HOLDING COMPANY LLC
30496 HOLLYBROOKE LN
MURRIETA CA 92563

963081021
L & J INDUSTRIAL
41735 ELM ST STE 101
MURRIETA CA 92562

963081022
WHITENER WEALTH STREET PROP
30241 CORTE COELHO
TEMECULA CA 92591

963081023
WRW20
30826 WEALTH ST
MURRIETA CA 92563

963081024
PROPERTIES, LLC CPM INVESTMENT
30818 WEALTH ST UNIT I-13
MURRIETA CA 92563

963081025
CLP
32655 BOOTLEGG RD
WINCHESTER CA 92596

963081026
WHITENER WEALTH STREET PROP
30241 CORTE COELBO
TEMECULA CA 92591

963081027
DIAMOND HEIGHTS PROP
30560 ORANGETREE WAY
MURRIETA CA 92563

963082003
WILLCAR HOLDINGS
1700 JUSTIN RD
ROCKWALL TX 75087

963082007
DUNAMIS ESTATES
37359 INDUSTRY WAY
MURRIETA CA 92563

963082008
ALCYONE PROP
720 E SUNKIST ST STE 101
ONTARIO CA 91761

963082013
37385 INDUSTRY
PO BOX 5380
NEWPORT BEACH CA 92662

963082016
SHELLSTONE PROP
41735 ELM ST STE 101
MURRIETA CA 92562

963082017

H & L INV

8775 COSTA VERDE BLVD APT 1011

SAN DIEGO CA 92122