

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



**ITEM: 1.2**  
(ID # 30613)

**MEETING DATE:**  
Tuesday, June 09, 2026

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: TENTATIVE PARCEL MAP NO. 39417 (TPM39417) – TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 39417 – No Further Environmental Documentation is Required under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Division) and 15061(b)(3)(Common Sense) – Applicant: Guy Selleck – Engineer/Representative: Dennis Janda – Second Supervisorial District – Zoning Area/District: Lakeland Village District – Area Plan: Elsinore – Community Development – Medium High Density Residential and Open Space - Conservation (CD: MHDR, OS-C) – Zoning: Regulated Development Area and Watercourse, Watershed and Conservation Areas (RD, W-1) – Location: North of Grand Avenue, South of Lake Elsinore, East of Russell Street, and West of Kathryn Way – 4.52 Acres – REQUEST: TPM39417 is a proposal for a Schedule "J" subdivision of approximately 4.52 acres into two (2) parcels, Parcel 1 (2.25 acres) and Parcel 2 (2.27 acres), for finance and conveyance purposes. – District 2. [Applicant Fees 100%]

**RECOMMENDED MOTION: That the Board of Supervisors:**

1. **RECEIVE AND FILE** the Planning Director's Notice of Decision for the above reference case administratively approved on May 12, 2026 after no requests were received for an Optional Director's Hearing for the Project.

**ACTION:Consent**

  
John Hildebrand, Planning Director 5/27/2026

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Medina, seconded by Supervisor Perez 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: June 9, 2026  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
COST	N/A	N/A	N/A	N/A
NET COUNTY COST	N/A	N/A	N/A	N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	<b>No</b>
			<b>For Fiscal Year:</b>	25/26

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

**BACKGROUND:**

**Summary**

**Tentative Parcel Map No. 39417 (TPM39417)** is a request for a Tentative Parcel Map (Schedule J) to subdivide 4.52 acres into two (2) parcels for finance and conveyance purposes.

The above hereinafter referred to as “The Project” or “Project.”

The Project site is generally located north of Grand Avenue, south of Lake Elsinore, east of Russell Street, and west of Kathryn Way. More specifically, the Project site is comprised of Assessor’s Parcel Numbers (APNs) 371-150-016 and 371-090-003 and is located within the unincorporated community of Lake Elsinore in the Elsinore Area Plan.

*Planning Director's Decision*

The Planning Director administratively approved Tentative Parcel Map No. 39417 (TPM39417) after no requests were received for an Optional Director’s Hearing for the Project.

**Impact on Residents and Businesses**

The proposed Project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15315 (Minor Land Divisions) and 15061(b)(3) (Common Sense Exemption). Further, none of the exceptions identified under State CEQA Guidelines Section 15300.2 apply.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **Directors Hearing Approval Letter**
- B. **Directors Hearing Staff Report Package**
- C. **Tentative Parcel Map No. 39417**

  
Crystal Carrillo, Senior Management Analyst 6/3/2026



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**John Hildebrand,**  
**Planning Director**

May 13, 2026

**SENT VIA EMAIL ONLY:**  
[GUYS@BUILDERSMAX.COM](mailto:GUYS@BUILDERSMAX.COM)  
[dennisj@pmcmap.com](mailto:dennisj@pmcmap.com)

**RE: TENTATIVE PARCEL MAP NO. 39417 (TPM39417) – APN: 371150016 & 371090003**

On May 12<sup>th</sup>, 2026, the Planning Director administratively approved Tentative Parcel Map No. 39417 (TPM39417) after no requests were received for an Optional Director's Hearing for the Project subject to the attached FINAL conditions.

**Action taken on the above referenced case is considered final.**

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
John Hildebrand, Planning Director

A handwritten signature in black ink, appearing to read 'Suhaim Bawany', is written over a horizontal line.

Suhaim Bawany, Senior Planner



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**Director's Hearing: May 11, 2026**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TPM39417	<b>Applicant(s):</b>	Steve Galvez
<b>Environmental:</b>	Exempt: Section 15315 (Minor Land Division) and 15061(b)(3) (Common Sense)	<b>Representative(s):</b>	Dennis Janda of
<b>Area Plan:</b>	Elsinore		Dennis Janda Inc.
<b>Zoning Area/District:</b>	Lakeland Village District	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> John Hildebrand Interim Planning Director	
<b>Supervisory District:</b>	Second District		
<b>Project Planner:</b>	Suhaim Bawany		
<b>Project APN(s):</b>	371-150-016 and 371-090-003		

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Parcel Map No. 39417 (TPM39417)** is a request for a Tentative Parcel Map (Schedule J) to subdivide 4.52 acres into two (2) parcels for finance and conveyance purposes.

The Project site is generally located north of Grand Avenue, south of Lake Elsinore, east of Russell Street, and west of Kathryn Way. More specifically, the Project site is comprised of Assessor's Parcel Numbers (APNs) 371-150-016 and 371-090-003 and is located within the unincorporated community of Lake Elsinore in the Elsinore Area Plan.

The description as included above constitutes the "Project" as further referenced in this staff report.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATION:**

**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 15315 (Minor Land Division) and 15061(b)(3) (Common Sense) based on the findings and conclusions in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 39417 (TPM39417)**, for a Tentative Parcel Map (Schedule J) to subdivide 4.52 acres into two (2) parcels for finance and conveyance purposes, subject to the attached Advisory Notification Document, conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Medium High Density Residential and Open Space – Conservation (MHDR, OS-C)
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	City of Lake Elsinore
East:	Medium High Density Residential, Medium High Density Residential and Open Space – Conservation (MDR, MHDR, OS-C)
South:	Light Industrial (LI)
West:	City of Lake Elsinore
Existing Zoning Classification:	Regulated Development Area and Watercourse, Watershed and Conservation Areas (RD, W-1)
Surrounding Zoning Classifications	
North:	City of Lake Elsinore
East:	General Commercial, General Residential and Watercourse, Watershed and Conservation Areas (C-1/C-P, R-3, W-1)
South:	Manufacturing - Service Commercial (M-SC)
West:	City of Lake Elsinore
Existing Use:	Vacant Land
Surrounding Uses	
North:	City of Lake Elsinore
East:	Contractors Storage Yard
South:	Pallet Storage Yard, Lakeland Outdoor Market
West:	City of Lake Elsinore

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Parcel 1</i>	<i>Parcel 2</i>
Project Site (SF/Acres):	4.52 acres	2.25 acres	2.27 acres
Total Proposed Number of Lots:	2 Lots		
Map Schedule:	Schedule "J"		

**\*\*Note:** No construction is proposed as part of the Project. Parcels for finance and conveyance purposes only.

**Located Within:**

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

**PROJECT LOCATION MAP**

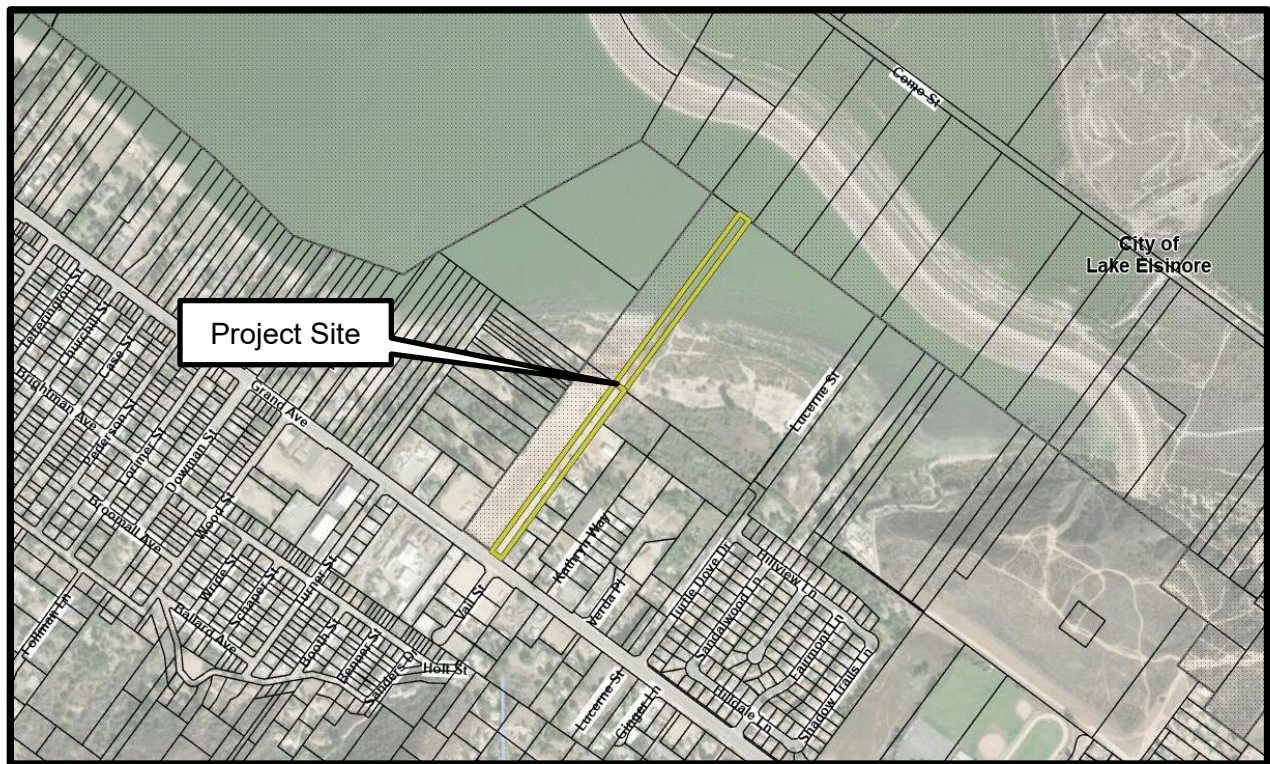


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Site and Surrounding Area:**

The Project site consists of two (2) parcels (APNs 371-150-016 and 371-090-003) totaling approximately 4.52 acres. The site is currently vacant and undeveloped. Existing site conditions consist primarily of disturbed land characterized by scattered brush and natural vegetation, with no existing structures on-site. The Project site is generally accessible from Grand Avenue, a developed roadway providing regional connectivity. No formal internal circulation currently exists on the site. The property is also subject to existing easements for road purposes, including recorded easements that traverse or affect portions of the site, which may influence future access and development layout.

Surrounding land uses include a contractor's storage yard to the east, and pallet storage and the Lakeland Outdoor Market to the south, with areas within the City of Lake Elsinore located to the north and west. The surrounding area is characterized by a mix of industrial, commercial, and undeveloped land uses within the Lakeland Village community.

The Project site is designated Community Development: Medium High Density Residential and Open Space – Conservation (CD: MHDR, OS-C) under the Riverside County General Plan and is zoned Regulated Development Area and Watercourse, Watershed and Conservation Areas (R-D, W-1) under Ordinance No. 348.

**General Plan Consistency:**

The Project site is designated Community Development: Medium High Density Residential and Open Space – Conservation (CD: MHDR, OS-C) under the Riverside County General Plan and is located within the Elsinore Area Plan. Tentative Parcel Map No. 39417 (TPM39417) proposes to subdivide approximately 4.52 acres into two (2) parcels for financing and conveyance purposes and does not include any proposal for physical development.

As a Schedule J subdivision, the Project is intended to facilitate future development and ownership consistent with the General Plan without increasing development intensity or altering the established land use pattern. The proposed subdivision maintains the underlying land use designations and does not introduce any new or expanded uses that would conflict with the goals and policies of the General Plan.

The Elsinore Area Plan envisions a mix of residential and open space uses within the Lakeland Village community. The Project is consistent with this vision, as it preserves the ability for future development to occur in accordance with the Medium High Density Residential (MHDR) designation, while recognizing that areas designated Open Space – Conservation (OS-C) and zoned Watercourse, Watershed and Conservation Areas (W-1) may be subject to environmental constraints that limit or condition development. Any future development on the subject parcels will be required to comply with all applicable General Plan policies, zoning regulations, and environmental requirements.

Accordingly, the Project is consistent with the Riverside County General Plan and the Elsinore Area Plan, as it maintains the planned land use framework, does not result in an intensification of use, and supports orderly development consistent with County land use policies.

**Zoning (Ordinance No. 348) Consistency**

The Project site is zoned Regulated Development Area and Watercourse, Watershed and Conservation Areas (R-D, W-1) under Riverside County Ordinance No. 348. Tentative Parcel Map No. 39417 (TPM39417) proposes to subdivide approximately 4.52 acres into two (2) parcels for financing and conveyance purposes and does not include any proposal for physical development or changes to existing land uses.

The proposed subdivision is consistent with the intent of the R-D (Regulated Development Area) zone, which allows for flexibility in land use and development while ensuring that future development is subject to appropriate review and compliance with applicable standards. Additionally, the W-1 (Watercourse, Watershed and Conservation Areas) zone is applied to lands that may be subject to flooding or other environmental constraints and is intended to limit development until adequate studies, drainage improvements, or subdivision actions have occurred.

As the Project does not propose any grading, construction, or intensification of use, it does not conflict with the permitted uses or development standards of the underlying zoning classifications. The subdivision will not alter the regulatory framework governing the site and will not result in the establishment of any new land uses that would be inconsistent with Ordinance No. 348.

Future development of the resulting parcels will be required to comply with all applicable provisions of Ordinance No. 348, including the permitted uses and development standards of the R-D and W-1 zones, and will be subject to discretionary review where required. Accordingly, the proposed subdivision is consistent with the requirements and intent of Riverside County Ordinance No. 348.

*Sphere of Influence*

The Project site is located within the City of Lake Elsinore sphere of influence area. During the initial review process the application was submitted to the City for review on December 1, 2025. County staff received no comments either in support or in opposition from the City of Lake Elsinore.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The proposed Project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) and Section 15061(b)(3) (Common Sense Exemption).

Section 15315 (Minor Land Divisions) applies as the Project proposes to subdivide approximately 4.52 acres into two (2) parcels for financing and conveyance purposes and does not include any physical development, grading, or intensification of land use. The Project is consistent with the Riverside County General Plan and Ordinance No. 348, and no variances or exceptions are required. The site is served by existing infrastructure, including access from Grand Avenue, and the proposed subdivision will not result in parcels lacking access or services. Furthermore, the Project site does not exceed an average slope of twenty (20) percent, and there is no evidence that the subject parcels were involved in a division of a larger parcel within the previous two (2) years. Therefore, the Project meets the criteria for the categorical exemption pursuant to Section 15315.

In addition, the Project qualifies for Section 15061(b)(3) (Common Sense Exemption), which applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed subdivision is limited to financing and conveyance action and does not authorize or approve any physical changes to the environment. As such, the Project will not result in any direct or indirect environmental impacts.

Accordingly, the Project is exempt from CEQA pursuant to Sections 15315 and 15061(b)(3), 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 Plan Land Use Designation of Community Development: Medium High Density Residential and Open Space – Conservation (CD: MHDR, OS-C) and is located within the Elsinore Area Plan. The site is currently vacant and undeveloped and is proposed to be subdivided through Tentative Parcel Map No. 39417 (TPM39417) into two (2) parcels for financing and conveyance purposes. The proposed subdivision does not include any physical development and will maintain the underlying General Plan land use designations. Accordingly, the Project is consistent with the General Plan and the policies of the Elsinore Area Plan.
2. The Project site is currently zoned Regulated Development Area and Watercourse, Watershed and Conservation Areas (R-D, W-1). The Project does not propose a Change of Zone and is limited to a Tentative Parcel Map (Schedule J) to subdivide the site into two (2) parcels for financing and conveyance purposes. The proposed subdivision does not include any physical development and will not alter the existing zoning or permitted uses of the site. Future development of the parcels will be required to comply with the provisions of Ordinance No. 348. Accordingly, the Project is consistent with the existing zoning classification.
3. The Project is consistent with Ordinance No. 348 and is allowed within the Regulated Development Area and Watercourse, Watershed and Conservation Areas (R-D, W-1) zoning classifications. The Project does not propose a General Plan Amendment, Change of Zone, or physical development, and is limited to a Tentative Parcel Map (Schedule J) for financing and conveyance purposes. Accordingly, the Project is consistent with the requirements of Ordinance No. 348.

**Entitlement Findings**

Tentative Parcel Map No. 39417 (TPM39417) is a proposal to subdivide approximately 4.52 acres into two (2) parcels for financing and conveyance purposes. The findings required for approval of a Tentative Parcel Map, pursuant to the provisions of Riverside County Ordinance No. 460, 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.*

The Project does not propose any physical improvements and is limited to a Tentative Parcel Map (Schedule J) for financing and conveyance purposes and therefore maintains consistency with the applicable land use designations and regulatory framework.

2. *The site of the proposed land division is physically suitable for the type of development and density proposed of the development.*

As the subdivision does not include any physical development and will maintain consistency with the applicable Community Development: Medium High Density Residential and Open Space – Conservation (CD: MHDR, OS-C) land use designations and R-D, W-1 zoning classifications, and the site can accommodate future development in accordance with these standards. Therefore, the proposed 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 is limited to a Tentative Parcel Map (Schedule J) for financing and conveyance purposes and does not include any grading or construction. Any future development of the site will be subject to review and approval in accordance with applicable County and State environmental regulations. Therefore, the proposed Project is consistent with this finding.

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 limited to a Tentative Parcel Map (Schedule J) for financing and conveyance purposes and does not include any physical development or improvements. The proposed subdivision will not result in an increase in traffic, air quality impacts, or other conditions that would affect public health. Therefore, the proposed Project is consistent with this finding.

3. *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 "J" Map. The minimum improvements for a Schedule "J" parcel map division shall be as follows:*

- a. *Submission Criteria.*

The Land to be subdivided by the Schedule 'J' Map is not developed and is to be used for finance and conveyance purposes only. A future subdivision map shall be required for new development on the land.

- b. *Minimum Requirements*

The proposed two (2) parcels are consistent with the applicable zoning classifications of Regulated Development Area and Watercourse, Watershed and Conservation Areas (R-D, W-1) and will comply with all applicable development standards. The proposed two (6) parcels exceed the minimum lot size requirements provided in the applicable zoning classification of Manufacturing Service Commercial (M-SC), to ensure compliance with all applicable development standards. The proposed Parcels for the Schedule 'J' Map are approximately 2.25 acres and 2.27 acres. Tentative Parcel Map No. 39417 is consistent with the requirements of the project site's zoning classification as noted above. Legal

access will be provided to the site via Grand Avenue. Because the proposed Tentative Parcel Map is for financing and conveyance purposes, no legal lots for development are created, nor will any grading or construction occur.

*c. Compliance*

The Project includes all the required information required for the map, which includes, parcel numbers, street identifications, assessor parcel number, and other required notes.

**Other Findings:**

1. The Project site is located within Criteria Cell No. 5638 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). As the Project is a Schedule "J" map for financing and conveyance purposes only, review by Environmental Programs Department (EPD) is not required at this time. Any future development proposals for the site will require, at a minimum, the preparation of a biological report and review in accordance with applicable WRCMSHCP requirements. The Project site is also not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The Project site is located within the City of Lake Elsinore sphere of influence area. During the initial review process the application was submitted to the City for review on December 1, 2025. County staff received no comments either in support or in opposition from the City of Lake Elsinore.
3. AB 52 consultation is not required since no further environmental documentation is required pursuant to CEQA Guidelines Sections 15315 (Minor Land Divisions) and 15061(b)(3) (Common Sense Exemption), as the Project does not involve any physical changes to the environment.
4. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
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 will be required to comply with all applicable lighting standards of Ordinance No. 655.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Therefore, the provisions of County Ordinance No. 663 and the SKRHCP requiring payment of a mitigation fee or the provision of on-site habitat mitigation are not applicable to this Project. Accordingly, implementation of the proposed Project will not affect the implementation of the SKRHCP, as the Project site is outside the boundaries of the SKRHCP Fee Assessment Area.

**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 property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls who indicated support/opposition to the proposed project.

**APPEAL INFORMATION**

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the 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.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM39417

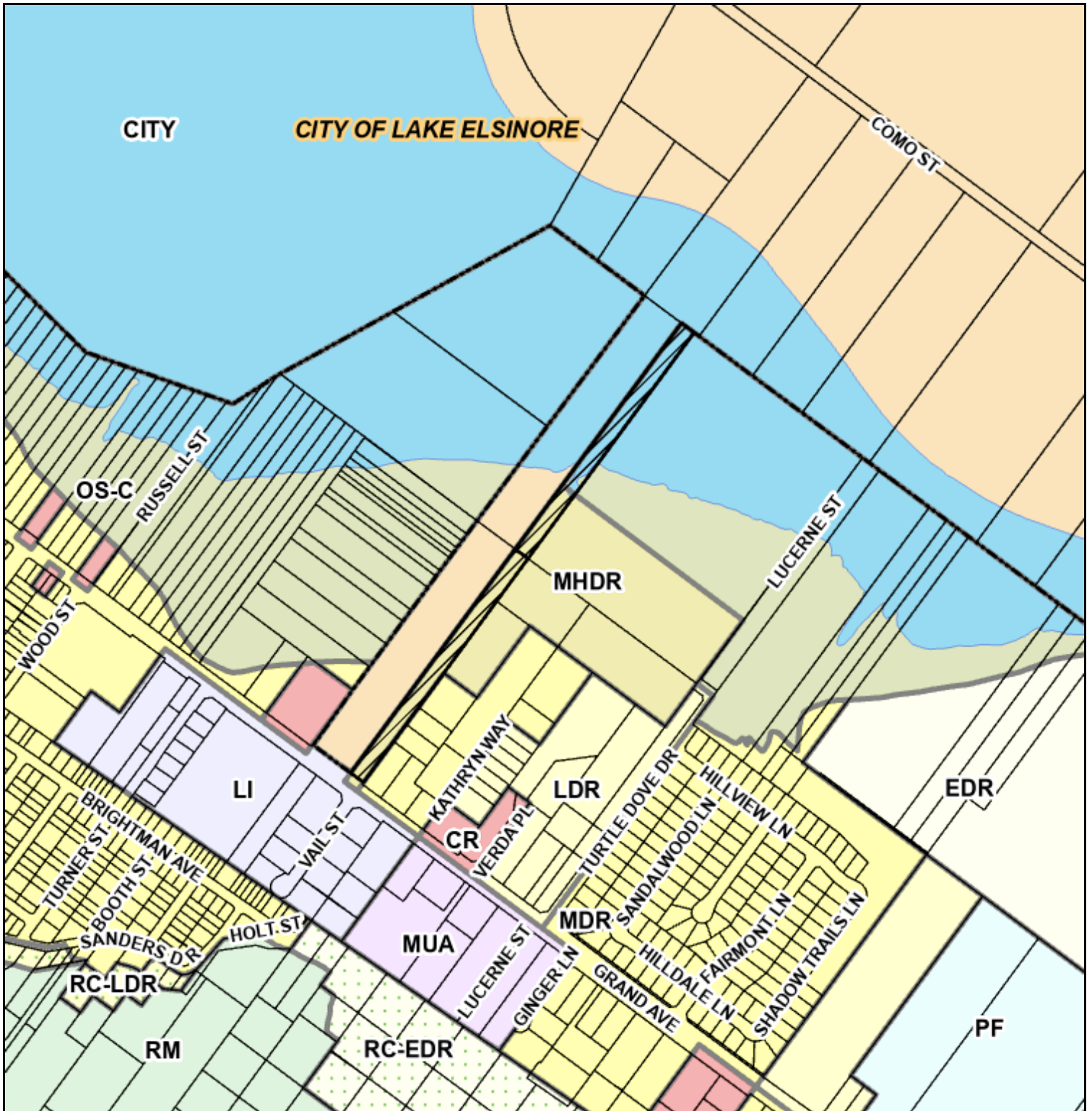
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

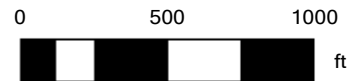
Date: 4-13-2026

Exhibit: 5



Zoning Area/District: LAKELAND VILLAGE

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM39417

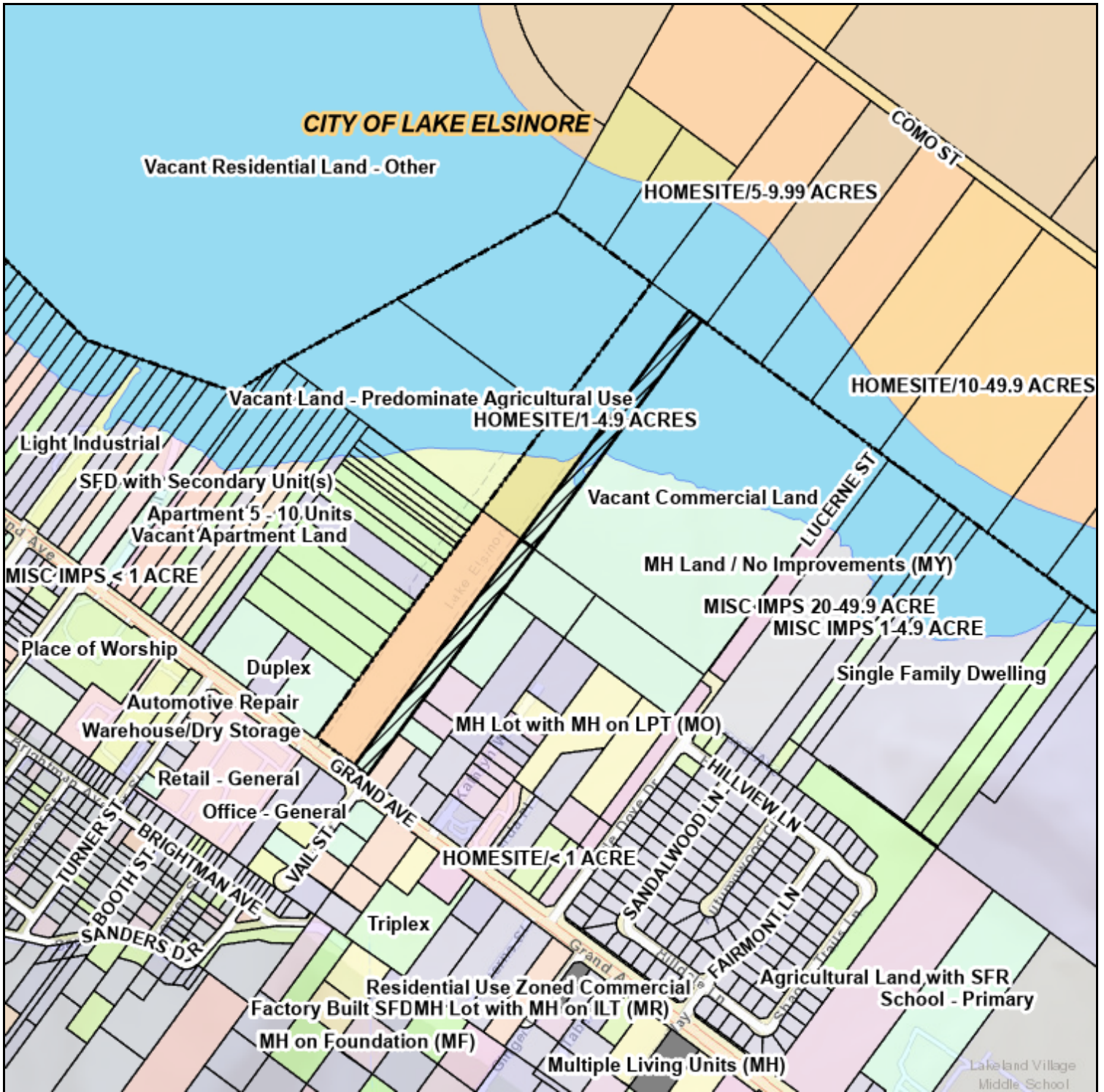
LAND USE

Supervisor:KAREN SPIEGEL

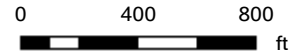
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District: 2

Exhibit: 1



Zoning District: LAKELAND VILLAGE



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RIVERSIDE COUNTY PLANNING DEPARTMENT

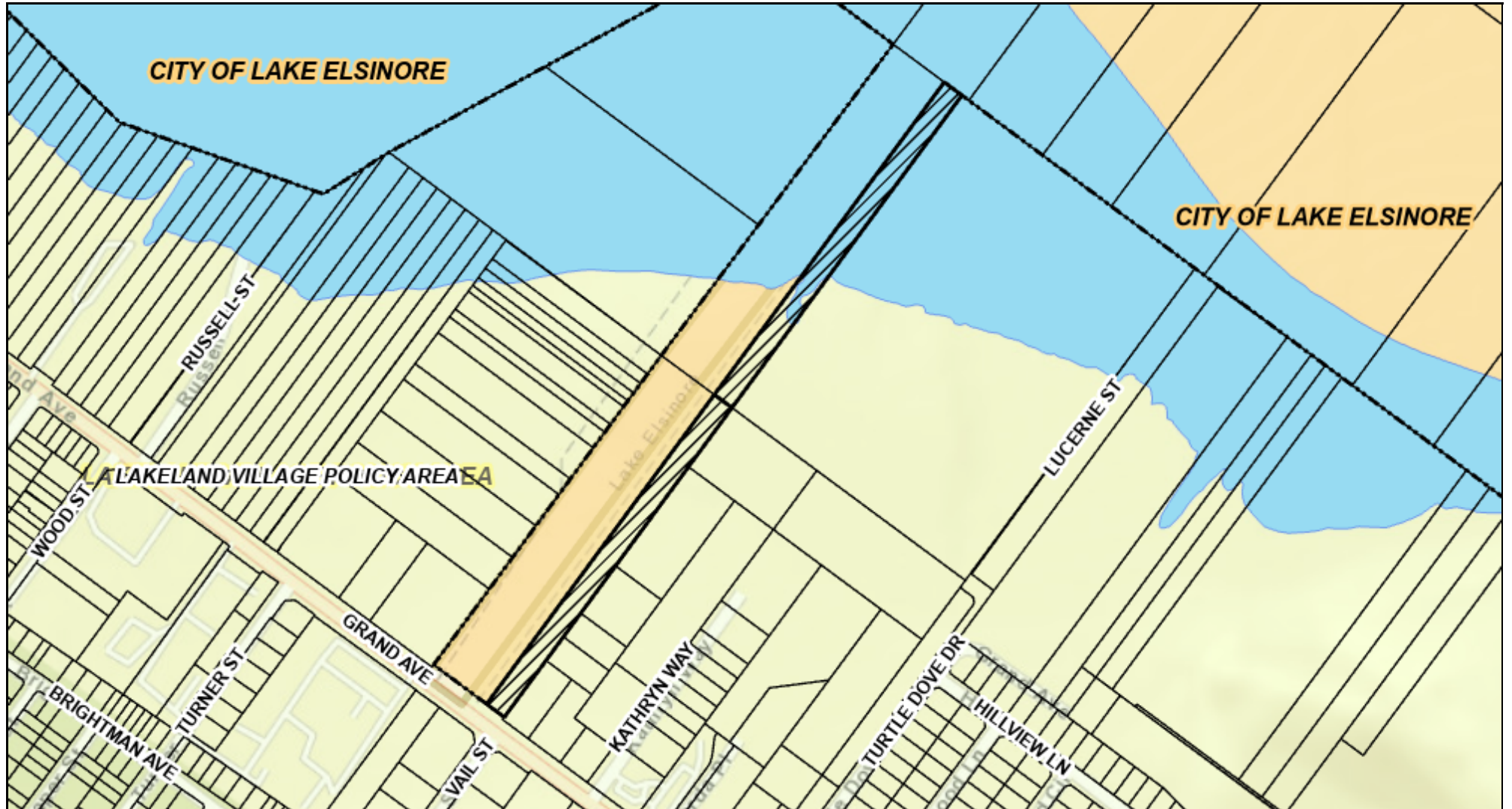
TPM39417

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

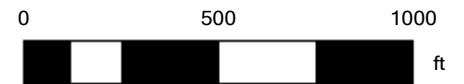
Date: 4-13-2026

District: 2



Zoning Area/District: LAKELAND VILLAGE

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM39417

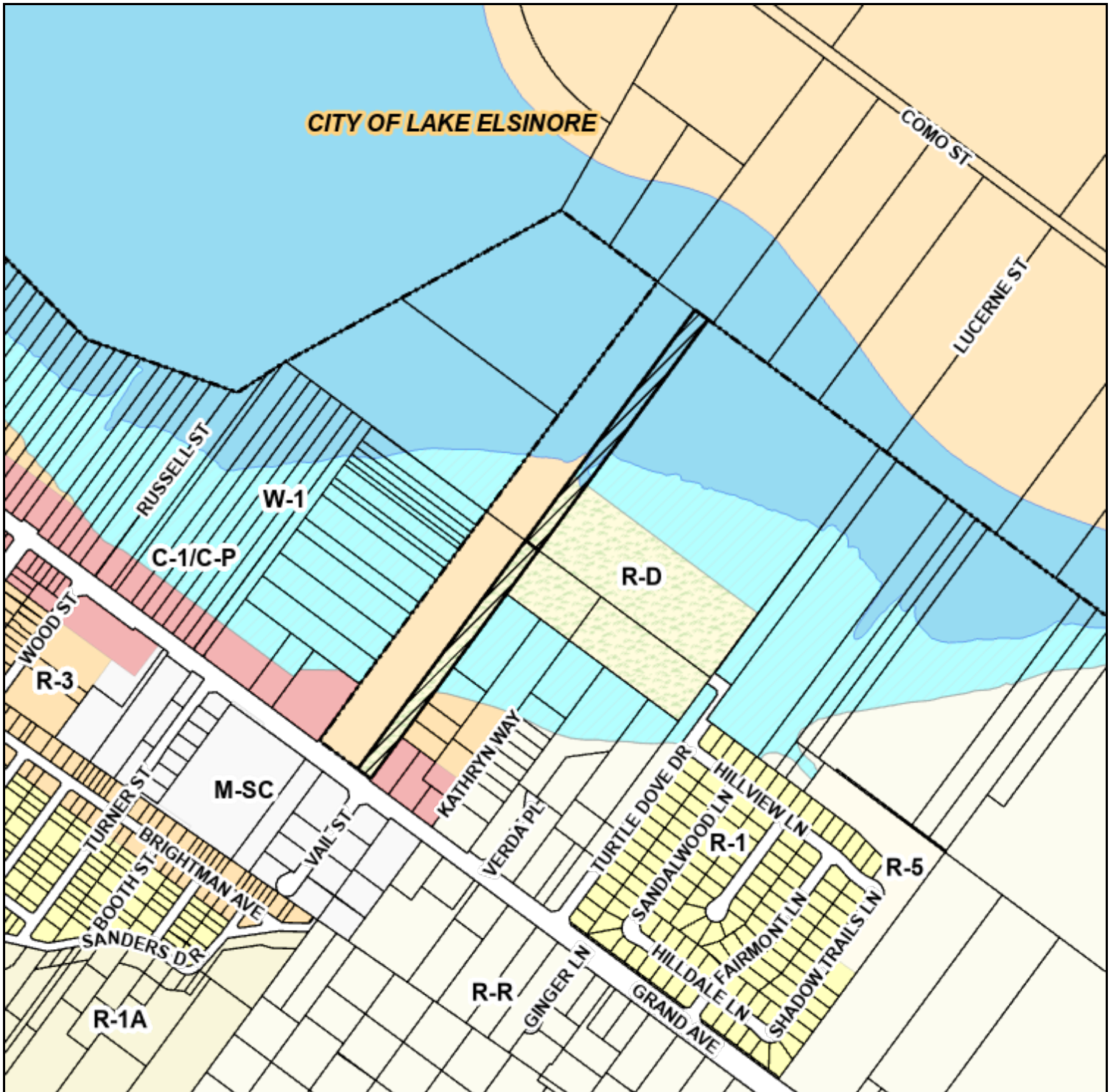
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

Date: 4-13-2026

Exhibit: 2



Zoning Area/District: LAKELAND VILLAGE

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# TENTATIVE PARCEL MAP 39417

IN THE UNINCORPORATED AREA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FOR FINANCE AND CONVEYANCE PURPOSES ONLY

**APPLICANT:**

STEVE GALVEZ  
20 PASEO VERDE  
SAN CLEMENTE, CA 92673  
951-297-8120

**OWNER(S):**

G.E.M. INVESTMENT PROPERTIES, LLC  
1207 N. EAST STREET  
ANAHEIM, CA 92805  
371-090-003, 371-150-016

**SURVEYOR:**

DENNIS JANDA, INC.  
42164 REMINGTON AVENUE  
TEMECULA, CA 92590  
951-699-8874

GUY SELLECK

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 19 IN BLOCK D AND OF LOT 4 IN BLOCK E OF THE RESUBDIVISION OF BLOCK D, ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF GRAND AVENUE, 225 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 19, IN BLOCK D;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF GRAND AVENUE, 75 FEET;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 19 IN BLOCK D AND OF SAID LOT 4 IN BLOCK E, 2,640 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 4, IN BLOCK E, 300 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, 75 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4 IN BLOCK E AND OF SAID LOT 19 IN BLOCK D, 2,640 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE, RECORDED AUGUST 20, 1984 AS INSTRUMENT NO. 181452 AND RE-RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 226573 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**ASSESSOR'S PARCEL NUMBER(S):**

371-150-016  
371-090-003

**UTILITY PURVEYOR'S:**

ELECTRIC: SOUTHERN CALIFORNIA EDISON  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
CABLE TV: SPECTRUM  
TELEPHONE: FRONTIER  
TRASH: CR&R ENVIRONMENTAL SERVICES

**ZONING:**

371-150-016 = R-D  
371-090-003 = R-D & W-1

**GROSS AREA:**

4.52 ACRES 196,891 SQ FT

**TOTAL PARCELS:**

2

**TOPO SOURCE:**

DATE OF TOPOGRAPHY = APRIL 2024

DENNIS JANDA, INC  
42164 REMINGTON AVENUE  
TEMECULA, CA 92590

**GRADING:**

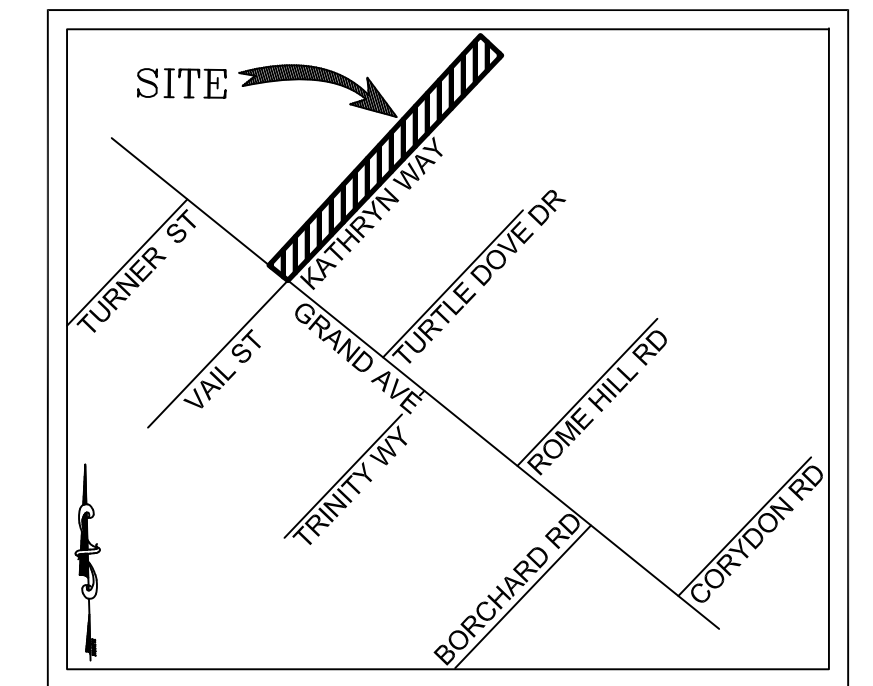
NO GRADING PROPOSED

**NOTES**

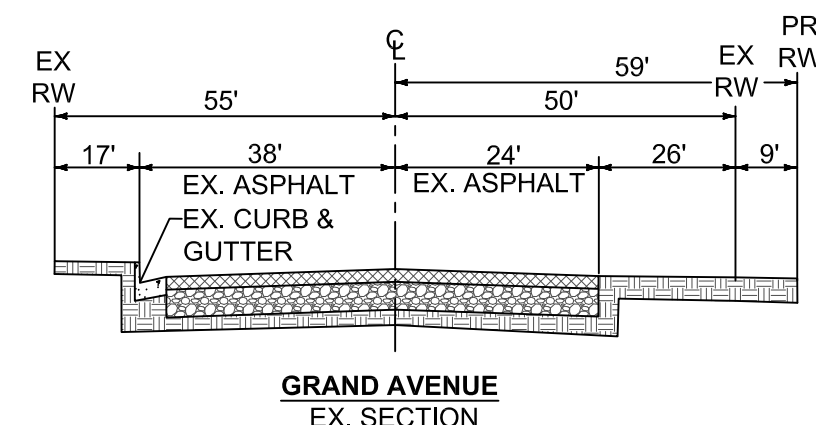
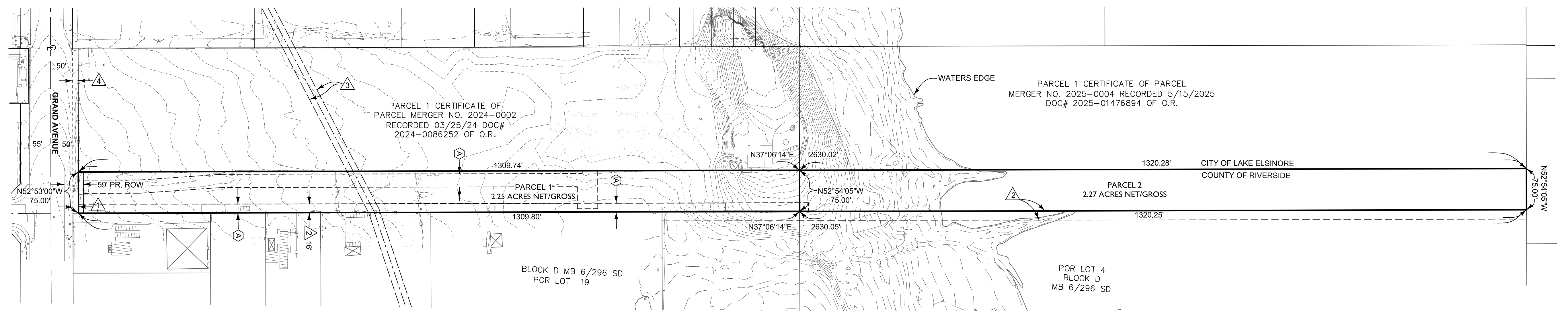
- Ⓐ A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THOSE PROPERTIES LYING SOUTHEASTERLY OF THE SOUTHEASTERLY BOUNDARY LINE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES RESERVED HEREON.

**EASEMENT NOTES**

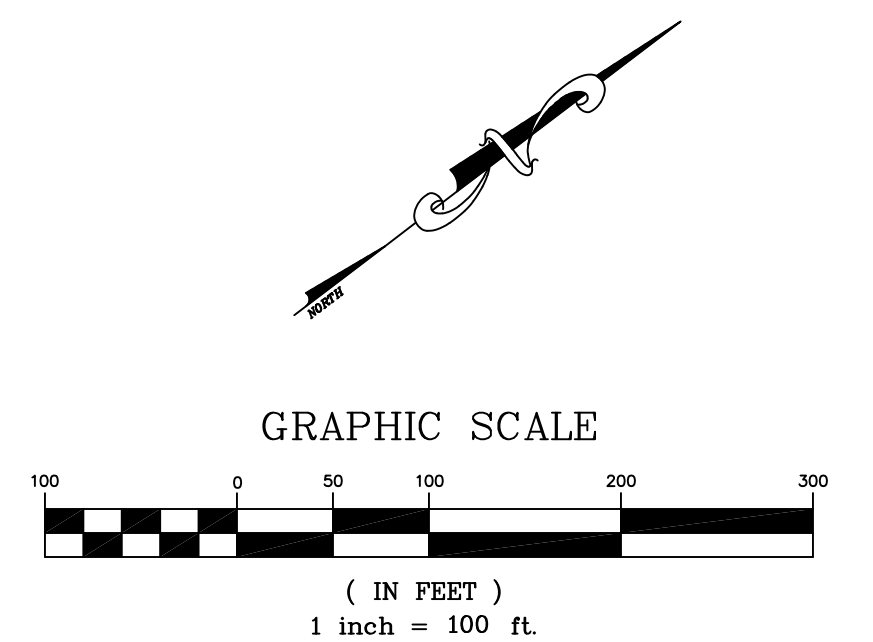
- 1 A 10 FOOT STRIP OF LAND GRANTED TO THE COUNTY OF RIVERSIDE, RECORDED AUGUST 20, 1984 AS INSTRUMENT NO. 181452 AND RE-RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 226573 OF OFFICIAL RECORDS.
- 2 AN EASEMENT FOR ROAD PURPOSES GRANTED TO FOREST CLINTON HEERSEMA AND MAUDIE BEATRICE HEERSEMA, HUSBAND AND WIFE RECORDED JANUARY 15, 1944 IN BOOK 611 PAGE 343 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR SANITARY SEWER PURPOSES GRANTED TO ELSINORE VALLEY MUNICIPAL WATER DISTRICT RECORDED DECEMBER 11, 1985 AS DOCUMENT NO. 278925 OF OFFICIAL RECORDS.
- 4 A 10 FOOT STRIP OF LAND GRANTED TO THE COUNTY OF RIVERSIDE PER DEED RECORDED AUGUST 20, 1984 AS INSTRUMENT NO. 181452 AND RE RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 226573 OF OFFICIAL RECORDS.



VICINITY MAP  
NOT TO SCALE



**DJI DENNIS JANDA, INC.**  
MAPPING/SURVEYING SERVICES  
42164 REMINGTON AVENUE PH: (951) 699-8874  
TEMECULA, CA 92590 FAX: (951) 699-8568  
EMAIL: dennisj@pncmap.com

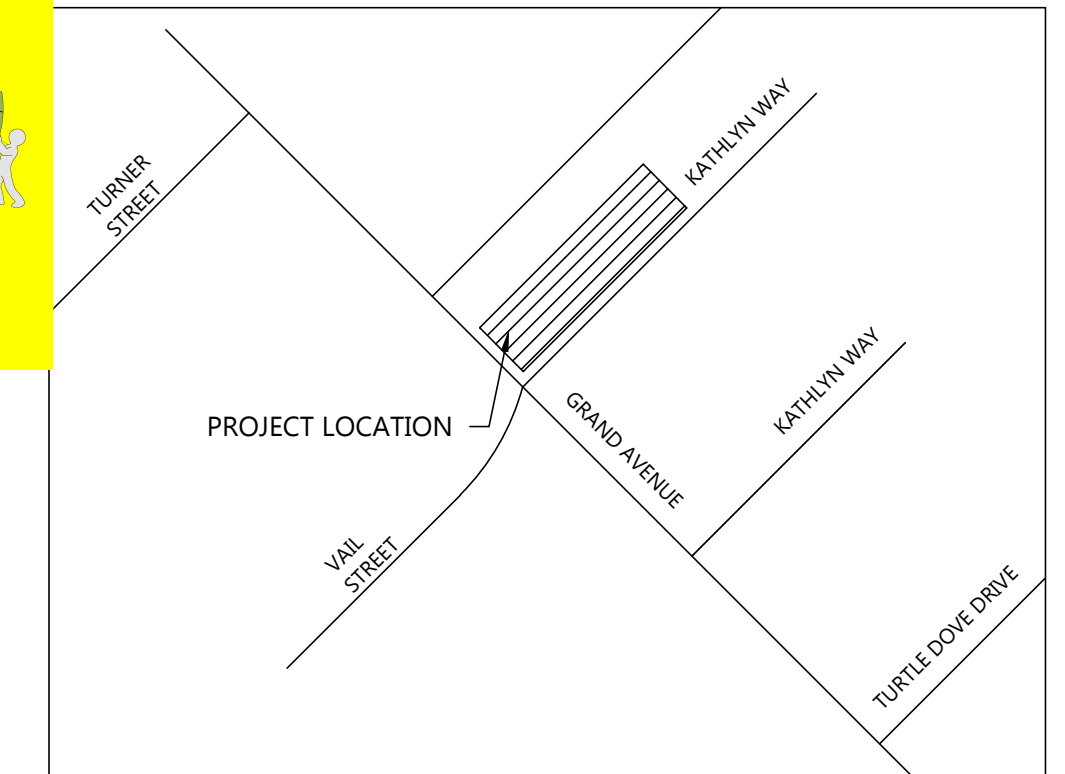
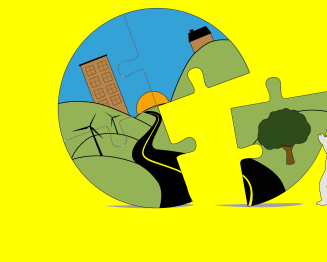


# STREET IMPROVEMENT PLAN

FOR  
 ROME HILL COMMERCIAL PARK  
 18240 GRAND AVENUE, LAKE ELSINORE, CA 92530  
 APN: 371-150-016 & 371-150-017

**CASE:** TPM39417  
**EXHIBIT:** Street Improv  
**DATE:** 3/19/2026  
**PLANNER:** S. BAWANY

Meeting  Comment Agenda  Final

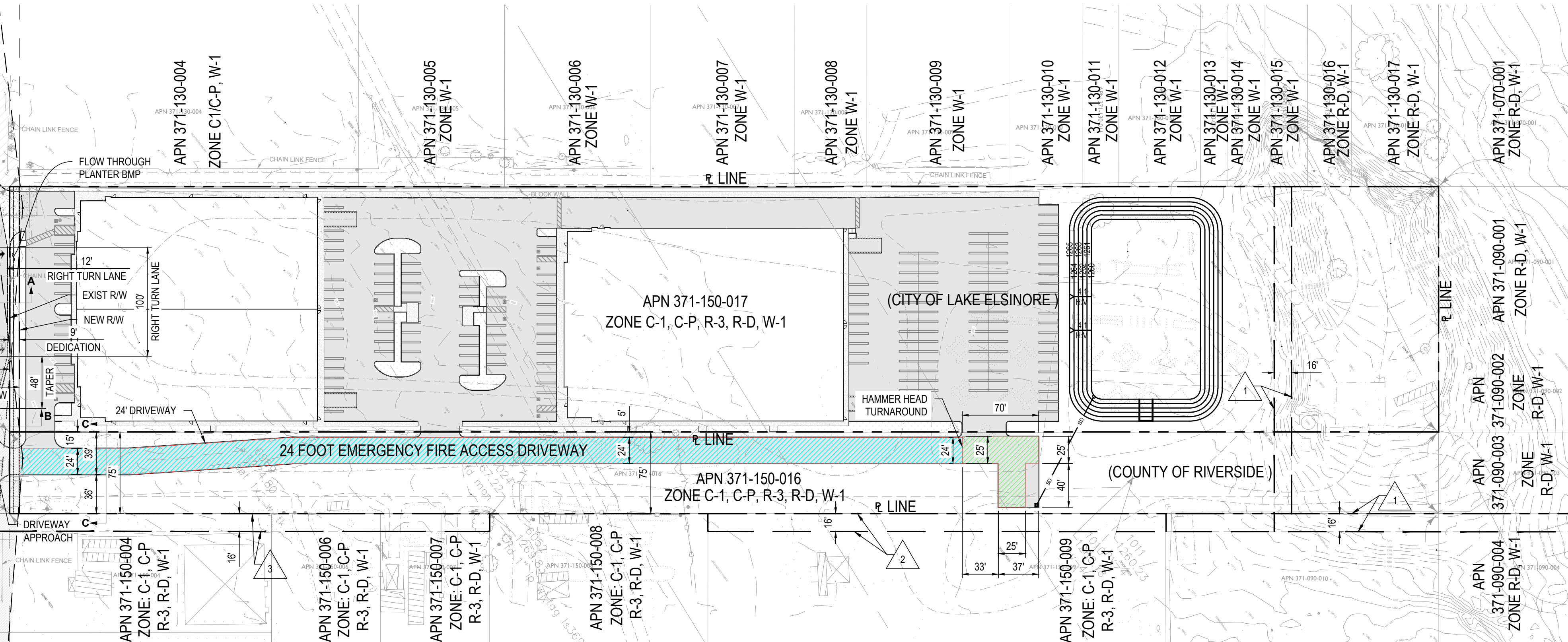
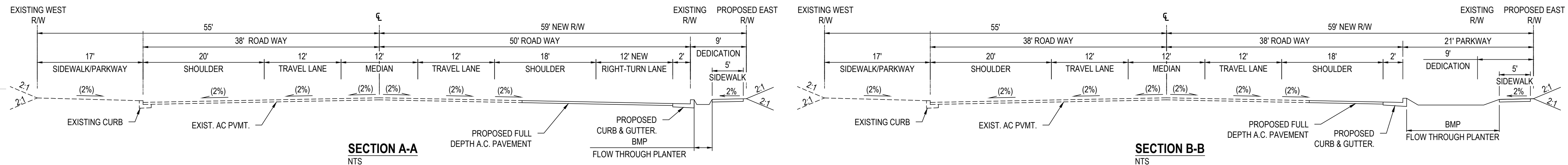


VICINITY MAP  
 NOT TO SCALE

PAR 240056

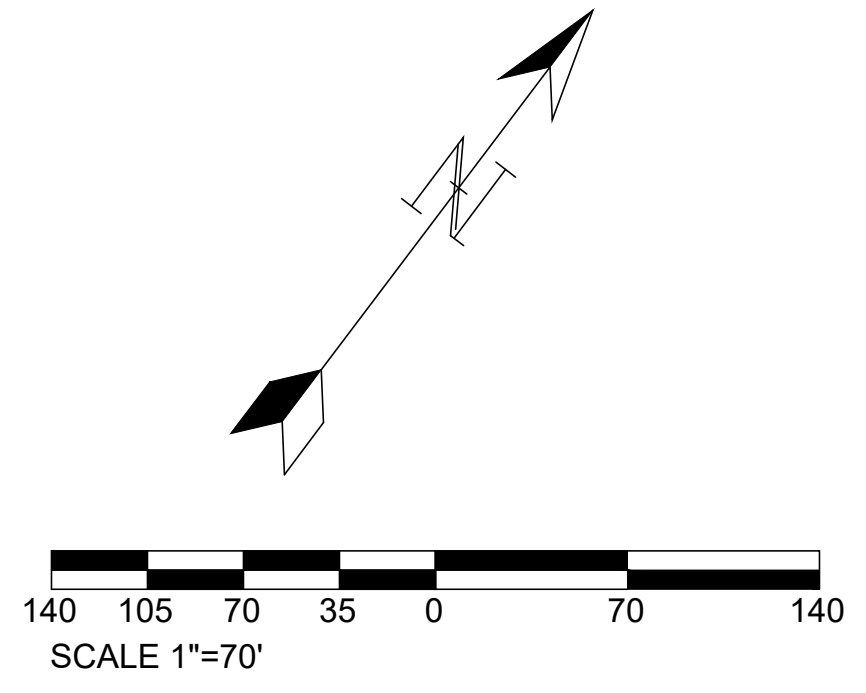
APN: 371-150-016 & 371-150-017

PROPOSED DEVELOPMENT:  
 CONSTRUCT 2-STORY COMMERCIAL BUILDING WITH OFFICES AND WAREHOUSES. (THIS PORTION IS WITHIN CITY OF LAKE ELSINORE). WIDEN GRAND AVENUE NORTHBOUND TO 38' WIDE AND PROVIDE DEDICATED RIGHT TURN LANE INTO THE PROPERTY. CONSTRUCT 24' WIDE DRIVEWAY APPROACH AND PRIVATE DRIVEWAY.



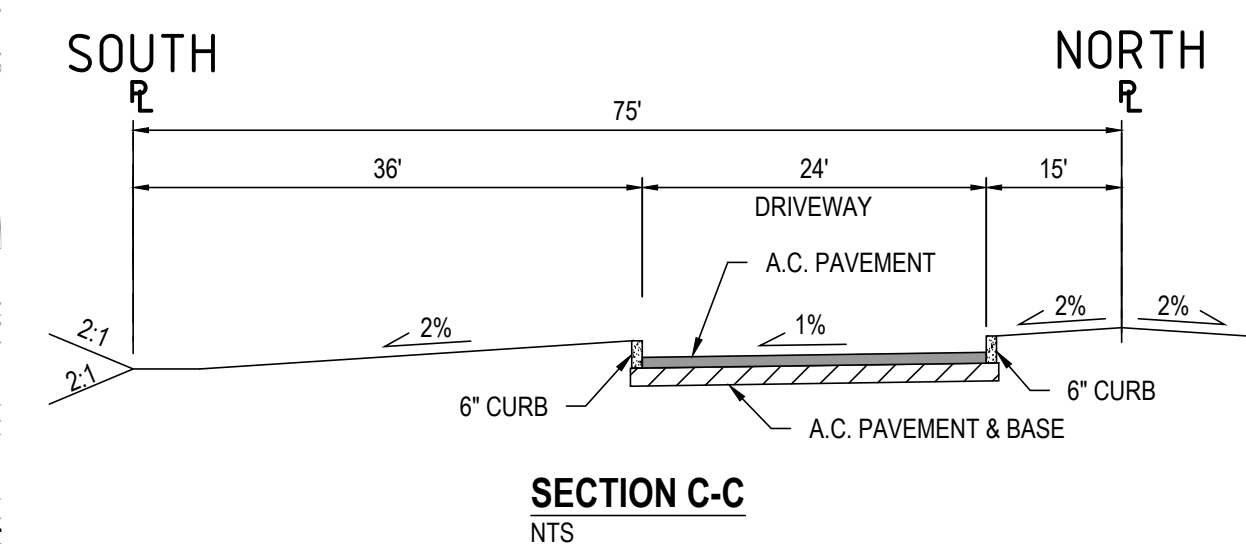
## STREET IMPROVEMENT PLAN

SCALE 1" = 70'



## EASEMENT NOTE

- AN EASEMENT FOR ROAD PURPOSES GRANTED TO FOREST CLINTON HEERSEMA AND MAUDIE BEATRICE HEERSEMA, HUSBAND AND WIFE RECORDED JANUARY 15, 1944 IN BOOK 611 PAGE 343 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD PURPOSES RECORDED APRIL 29, 1969 DOCUMENT NO. 41763 OF OFFICIAL RECORDS.
- AN EASEMENT 16 FEET IN WIDTH FOR ROAD PURPOSES PER DEED RECORDED JANUARY 8, 1969 AS INSTRUMENT NO. 1670 OF OFFICIAL RECORDS.



## LEGEND

- Hammer head turnaround
- 24' wide fire access path

## GENERAL NOTES

- PROPOSED LAND USE: COMMERCIAL STORAGE AND OFFICE SPACE
- EXISTING LAND USE: VACANT
- PROPOSED ZONING: COMMERCIAL MANUFACTURING (C-M)
- EXISTING ZONING: RURAL RESIDENTIAL (R-D), HIGH DENSITY RESIDENTIAL (R-3), CONSERVATION AREAS (W-1), GENERAL COMMERCIAL (C-1), COMMERCIAL PROFESSIONAL OFFICE (C-P)
- SURROUNDING ZONING: RURAL RESIDENTIAL (R-D), HIGH DENSITY RESIDENTIAL (R-3), CONSERVATION AREAS (W-1), GENERAL COMMERCIAL (C-1), COMMERCIAL PROFESSIONAL OFFICE (C-P)
- METHOD OF SEWAGE DISPOSAL: CONNECT TO PUBLIC SEWER LINE
- OCCUPANCY GROUP FOR PROPOSED STRUCTURE: B, S-1
- CONSTRUCTION TYPE FOR PROPOSED STRUCTURE: II.B SPRINKLERED.
- UTILITIES AND SERVICES:
  - WATER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
  - SEWER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
  - ELECTRICITY - SOUTHERN CALIFORNIA EDISON COMPANY
  - TELEPHONE - SPECTRUM
  - CABLE - SPECTRUM
  - GAS - SOUTHERN CALIFORNIA GAS COMPANY
  - FIRE PROTECTION - RIVERSIDE COUNTY FIRE DEPARTMENT
  - SCHOOL DISTRICT - LAKE ELSINORE UNIFIED SCHOOL DISTRICT
- ASSESSOR'S PARCEL NO.: 371-150-001 & 371-150-002 & 371-150-016
- THE PROPERTY IS LOCATED IN FEMA FLOOD ZONE AE WITH FLOOD ELEVATION AT 1265.67 PER MAP 06065C2039G REVISED APRIL 28, 2008.
- THIS PROPERTY IS IN LAKE ELSINORE SPECIFIC PLAN: REZONE 2 PROPERTIES FROM HIGH DESIGN RESIDENTIAL (R-3)
- THIS PROPERTY IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
- THERE IS NO EXISTING BUILDING ON SITE.
- LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.
- SCHEDULE OF IMPROVEMENTS: SCHEDULE "A"

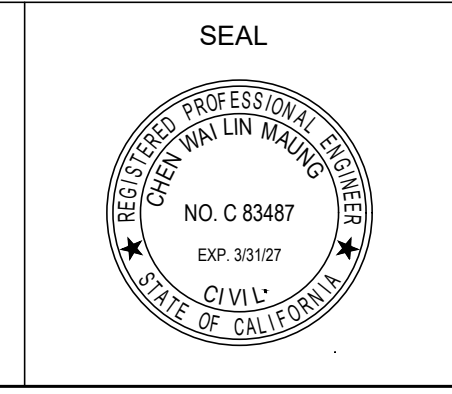
MARK	REVISIONS	APPR.	DATE

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE

REMON HABIB, RCE No. 83156  
 CITY ENGINEER  
 CITY OF LAKE ELSINORE

PREPARED BY:  
**W.H. ENGINEERING GROUP**  
 548 W.ALD, IRVINE, CA 92618  
 INFO@WHENGINEERINGGROUP.COM  
 PHONE: 949-229-3357

DATE: 7/29/2025



SCALE: PER PLAN

DATE: 7/29/2025

BENCH MARK:  
 NATIONAL GEODETIC SURVEY  
 BM F-307  
 ELEVATION: 1276.10  
 DATUM: NGVD 88

CITY OF LAKE ELSINORE

STREET IMPROVEMENT PLAN  
 18240 GRAND AVENUE  
 LAKE ELSINORE, CA 92530

SHEET  
 1 OF 1 SHEETS  
 FILE No.  
 202273



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

Rania Odenbaugh, MBA., MPM.  
TLMA Agency Director



05/29/26, 10:53 am

TPM39417

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM39417. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 39417 (TPM39417) 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**

TPM39417 is a Schedule J subdivision of 4.52 acres into Parcel 1 (2.25 acres) and Parcel 2 (2.27 acres) for financing and conveyance purposes.

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

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
  - Bermuda Dunes (Adopted 5/13/2008)
  - Desert Edge (Adopted 12/23/2008)
  - Lakeview Nuevo (Adopted 8/1/2006)
  - Mecca (Adopted 7/21/2009)
  - Temecula Valley Wine Country (Adopted 3/11/2014)
  - Temescal Valley (Adopted 3/20/2007)
  - Thermal (Adopted 7/21/2009)
  - Vista Santa Rosa (Adopted 9/28/2004)

**Advisory Notification. 4            AND - Exhibits**

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

Tentative Parcel Map, Exhibit A, dated 4/14/2026.

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
      - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - 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)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

#### **Advisory Notification. 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 TPM39417 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 TPM39417, 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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### E Health

#### **E Health. 1                                    DEH - PROJECT SUMMARY**

TENTATIVE PARCEL MAP NO. 39417 (TPM39417) is proposing a Schedule J map to subdivide a 4.52 acre into two parcels for finance and conveyance purposes on parcels having APN 371-150-016 and 371-090-003. Will serve letters for water, sewer, and trash were not required at entitlement. Future development would require water, sewer, and trash service to be addressed at that time.

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

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

### Fire

#### **Fire. 1    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 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

## ADVISORY NOTIFICATION DOCUMENT

### Fire

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

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. (For development within the SRA and within the LRA VHFHSZ, the bulb turnaround at the terminus shall be 40 feet outside radius and 16 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 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







## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### Unanticipated Resources (cont.)

concurrence of the County Archaeologist, as to the appropriate treatment (documentation, avoidance, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

\*\* A Tribal Cultural Resources are defined as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources, or listed in a local register of historic resources; or resources that the lead agency determines, in its discretion, are tribal cultural resources.

\*\*\* If not already employed by the project developer, a County approved archaeologist and a Native American Monitor from the consulting tribe(s) shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Transportation

#### Transportation. 1

#### General Transportation Condition

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

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.

Plan: TPM39417

Parcel: 371150016

50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH - ENVIRONMENTAL CONSTRAINT SHEET Not Satisfied

Include on notes on Environmental Constraint Sheet (ECS) the following verbiage: "No new water municipal or private water purveyor is being created by the recordation of this map."

Fire

050 - Fire. 1 ECS Note - Access Road Maintenance Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note:  
"In accordance with the adopted and amended California Fire Code, Access Roads utilized for Fire Access to parcels (having been improved to minimum standards) shall be maintained. Where not a part of the Riverside County Transportation Maintained Road System, or that of another Government Agency or Community Service Area or District, – it shall be the requirement to establish a Property Owner's Association for ensuring the continued maintenance of the Access Road (including a Private Street) utilized for Fire Access. Reference Riverside County Ordinance 460 definition of 'Maintained Road'".

050 - Fire. 2 ECS Note - Alternate or Secondary Access Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note:  
"In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. (Riverside County Ordinance 460 and California Fire Code)"

050 - Fire. 3 ECS Note - Fire Water Protection: Hydrants, Tanks, or WNot Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note:  
"Required fire water protection system- fire hydrants and/or water tank, shall be installed and accepted by the appropriate agency prior to any combustible building materials placed on an individual lot. Written certification / will serve letter from the appropriate water company can be provided to indicate that the proper and acceptable fire hydrant system is within the project area."

050 - Fire. 4 ECS Note - SRA and LRA VHFHZ Construction RequirerNot 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. 5 ECS Note - SRA and LRA VHFHZ Fuel Management PlaNot 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. 6 ECS Note - Water Systems Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: "The required public water system improvements, including fire hydrants, shall be installed, and

Plan: TPM39417

Parcel: 371150016

50. Prior To Map Recordation

Fire

050 - Fire. 6 ECS Note - Water Systems (cont.) Not Satisfied  
accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.”

050 - Fire. 7 Prior to Recordation - Access Easment Agreements Not Satisfied  
The land divider/developer shall provide access easement agreements in favor of the following parcels:371130006, 371130007, 371130008, 371130009, 371130010 to the south.

050 - Fire. 8 Prior to recordation - Fire Access Road Improvements Not Satisfied  
The land divider shall submit road/street development plans to the County Transportation Department and the Fire Department, identifying the improvements of the project access elements on-site and off-site (Right of Way, Public/Private Streets, Highways, Ways, Easements, etc.). Improvements shall meet minimum County and Fire Department Standards. The improvements shall be completed prior to map recordation, otherwise adequate securities shall be established with the County in accordance with Ordinance 460.

050 - Fire. 9 Prior to Recordation - Hazardous Vegetation and Fuel M~~a~~Not Satisfied  
Projects in the Local Responsibility Area High/Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High, and Moderate Fire Hazard Severity Zones shall provide a PRELIMINARY Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions. \*FINAL plan shall be provided and approved prior to grading clearances.

050 - Fire. 10 Prior to recordation - Water System Not Satisfied  
The applicant or developer shall furnish one copy of the public water system improvement plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Planning

050 - Planning. 1 CC&R - Reciprocal Access/Parking/Landscape MaintenaNot Satisfied  
The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions, and restrictions;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress, water,



Plan: TPM39417

Parcel: 371150016

50. Prior To Map Recordation

Planning

050 - Planning. 6 Prepare a Final Map (cont.) Not Satisfied

After the approval of TPM39417 and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

Survey

050 - Survey. 1 Survey Monumentation Not Satisfied

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

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

Transportation

050 - Transportation. 1 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along GRAND AVENUE on the project side shall be conveyed for public use to provide for a 59-FT half-width right-of-way per Major Highway Standard No. 93, Ordinance No. 461.11.

or as approved by the Director of Transportation.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 NO GRADING PERMITS W/O LAND USE PERMIT Not Satisfied

THIS MAP PROPOSES TO SUBDIVIDE FOR FINANCE PURPOSES ONLY. NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL OF THIS SUBDIVISION W/O AN APPROVED LAND USE PERMIT.

Fire

060 - Fire. 1 Prior to Grading - Access Easement Agreements Not Satisfied

The land divider/developer shall provide access easement agreements in favor of the following parcels: 371130006, 371130007, 371130008, 371130009, 371130010 to the south.

060 - Fire. 2 Prior to Grading - Fire Access Road Improvements Not Satisfied

The applicant shall submit Precise Grading Plans identifying on-parcel Fire Access Road



Plan: TPM39417

Parcel: 371150016

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1            Native American Monitor (cont.)            Not Satisfied  
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2            Project Archaeologist            Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in consultation with the monitoring tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1            Artifact Disposition            Not Satisfied

Prior to Grading Permit Final Inspection.

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Historic Resources - All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.

Pre-contact resources - A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing,







# RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET, 12<sup>TH</sup> FLOOR, RIVERSIDE, CA 92501

This is to notify you that the proposed project referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

**TENTATIVE PARCEL MAP NO. 39417 (TPM39417) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15315 (Minor Land Division) and 15061(b)(3)(Common Sense) – Applicant: Guy Selleck – Engineer/Representative: Dennis Janda – Second Supervisorial District – Zoning Area/District: Lakeland Village District – Area Plan: Elsinore – Community Development – Medium High Density Residential and Open Space - Conservation (CD: MHDR, OS-C) – Zoning: Regulated Development Area and Watercourse, Watershed and Conservation Areas (RD, W-1) – Location: north of Grand Avenue, south of Lake Elsinore, east of Russell Street, and west of Kathryn Way – 4.52 Acres – **REQUEST:** TPM39417 is a proposal for a Schedule “J” subdivision of approximately 4.52 acres into two (2) parcels, Parcel 1 (2.25 acres) and Parcel 2 (2.27 acres), for financing and conveyance purposes. APN: 371-150-016 and 371-090-003.

If you wish to comment on this project, please submit written comments beginning **Wednesday, April 29, 2026**, through **Monday, May 11, 2026**, by 5:00 pm, to:

**By Mail:** Riverside County Planning Department  
Attn: Project Planner Suhaim Bawany  
4080 Lemon Street, 12<sup>TH</sup> Floor  
Riverside, CA 92501

**By Email:** Project Planner:  
Suhaim Bawany  
[sbawany@rivco.org](mailto:sbawany@rivco.org)  
(951) 955-3103

**NO PUBLIC HEARING WILL BE HELD ON THE PROJECT UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you, or another interested party within 20 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

The proposed project application is available for review via email by contacting the Project Planner. Additional viewing methods may be available.

If you have any comments to submit or wish to request a public hearing, please do so in writing by the above-mentioned dates to the address or email address listed above. (Optional: you may use this notice to respond)

-----  
**PROJECT # TPM39417 (SB)**

\_\_\_\_\_ I **DO NOT** wish a public hearing to be held on this case, but I would like to submit comments regarding this project (attach a separate sheet if necessary):

\_\_\_\_\_ I **DO** request that a public hearing be held on this case for the following reasons (attach a separate sheet if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand that I will be notified of the date and time if a public hearing is requested.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Street Address City/State Zip

371070001  
ANUCHIT RUKSOMBOONDE  
1850 W SYCAMORE ST  
SAN BERNARDINO CA 92407

371070002  
THAI DINH NGUYEN  
13666 EASTRIDGE ST  
WESTMINSTER CA 92683

371070003  
CITY OF LAKE ELSINORE  
130 S MAIN ST  
LAKE ELSINORE CA 92530

371090003  
B-MAX MITIGATION PROPERTY  
1207 N EAST ST  
ANAHEIM CA 92805

371090022  
LAKE ELSINORE MITIGATION SITE  
20 PASEO VERDE  
SAN CLEMENTE CA 92673

371130003  
COLLIN FLEMING  
22531 CANYON LAKE DR N  
CANYON LAKE CA 92587

371130004  
MCEL RATH JEFFREY A LIVING TRUST  
DATED 11/6/2014  
20995 ALAMEDA DEL MONTE  
WILDOMAR CA 92595

371130005  
WT STAR  
207 S POE ST  
LAKE ELSINORE CA 92530

371130006  
KIMHEAN LY  
15063 DANIELLE WAY  
LAKE ELSINORE CA 92530

371130007  
JULIO ERNESTO PACHECO  
23259 CANYON LAKE DR S  
CANYON LAKE CA 92587

371130010  
STEVE ANAYA  
33210 ZELLER  
LAKE ELSINORE CA 92530

371130011  
WILLIAM REED NICHOLS  
32391 ORTEGA HWY  
LAKE ELSINORE CA 92530

371130012  
SAMATH MEN  
1241 N STUDEBAKER RD  
LONG BEACH CA 90815

371130014  
ALEJANDRO ZAVALA  
14520 WALTER ST  
EASTVALE CA 92880

371142014  
ALL FOR ME  
805 E MISSION RD  
SAN MARCOS CA 92069

371150004  
KURT LIVINGSTON  
18320 GRAND AVE  
LAKE ELSINORE CA 92530

371150006  
BARBARA BONFIELD  
18300 GRAND AVE  
LAKE ELSINORE CA 92530

371150008  
BONFIELD BARBARA REVOCABLE TRUST  
DATED 07/03/18  
2430 OUR COUNTRY RD  
ESCONDIDO CA 92029

371150009  
G E M INVESTMENT PROPERTIES LLC  
1207 N EAST ST  
ANAHEIM CA 92805

371150011  
NORMAND DANDURAND  
1465 LA RIATA DR  
LA HABRA HEIGHTS CA 90631

371150012  
RMT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

371150014  
CAROL J. HILLARY  
18330 GRAND AVE  
LAKE ELSINORE CA 92530

371150015  
JEFFREY RUFF  
18322 GRAND AVE  
LAKE ELSINORE CA 92530

371160004  
JAMES RICHARD DOUGLAS  
32880 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160009  
ABE GUTIERREZ  
32950 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160010  
MARK S. HOENIG  
4159 MERCER RD  
BULLHEAD CITY AZ 86429

371160012  
RUBY MAY CARSON  
32910 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160014  
ALICIA SANCHEZ  
32890 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160016  
GILBERTO M. FRANCO  
32940 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160017  
PATRICIA A. FAVUS  
32930 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160018  
MARIA ANGELES AMBRIZ SANCHEZ  
32920 KATHRYN WAY  
LAKE ELSINORE CA 92530

371160026  
ISABEL R. VELADOR  
4195 HAVENRIDGE DR  
CORONA CA 92883

371160030  
VINCENT R. GRAVES  
1415 VILLA DEL NORTE  
WICKENBURG AZ 85390

371170004  
FRIENDS OF INDONESIA FELLOWSHIP INC  
P O BOX 446  
LAKE ELSINORE CA 92531

371170005  
FIDEL MANCILLA GALVAN  
18337 GRAND AVE  
LAKE ELSINORE CA 92530

371170006  
KEVIN DELL  
32961 JOEL CIR  
DANA POINT CA 92629

371170022  
ROGER PAQUETTE  
26587 MAHONIA WAY  
MURRIETA CA 92562

371170023  
MIRANDA IRON WORKS INC  
229 E GRAHAM AVE  
LAKE ELSINORE CA 92530

371170024  
RIECK TED & PENNY LIVING TRUST UDT  
DTD 1/17/2006  
17065 EDGEWATER LN  
HUNTINGTON BEACH CA 92646

371170026  
ROGER H. PAQUETTE  
26587 MAHOIA WAY  
MURRIETA CA 92562

371170027  
ROGER H. PAQUETTE  
26587 MAHONIA WAY  
MURRIETA CA 92562

371170030  
JAN ALLEN DEJULIO  
42280 CALLE CONTENTO  
TEMECULA, CA 92591

371170031  
PARCEL 4 LOT E TRUST  
322958 MISSION TR NO 415F  
LAKE ELSINORE CA 92530

371170032  
LUCAS STAN ESTATE OF  
2850 TEMPLE AVE  
LONG BEACH CA 90806

371170041  
NORMAN L. FLOYD  
18369 GRAND AVE  
LAKE ELSINORE CA 92530

City of Lake Elsinore – Planning Department  
301 N. Spring St.  
Lake Elsinore, CA 92530

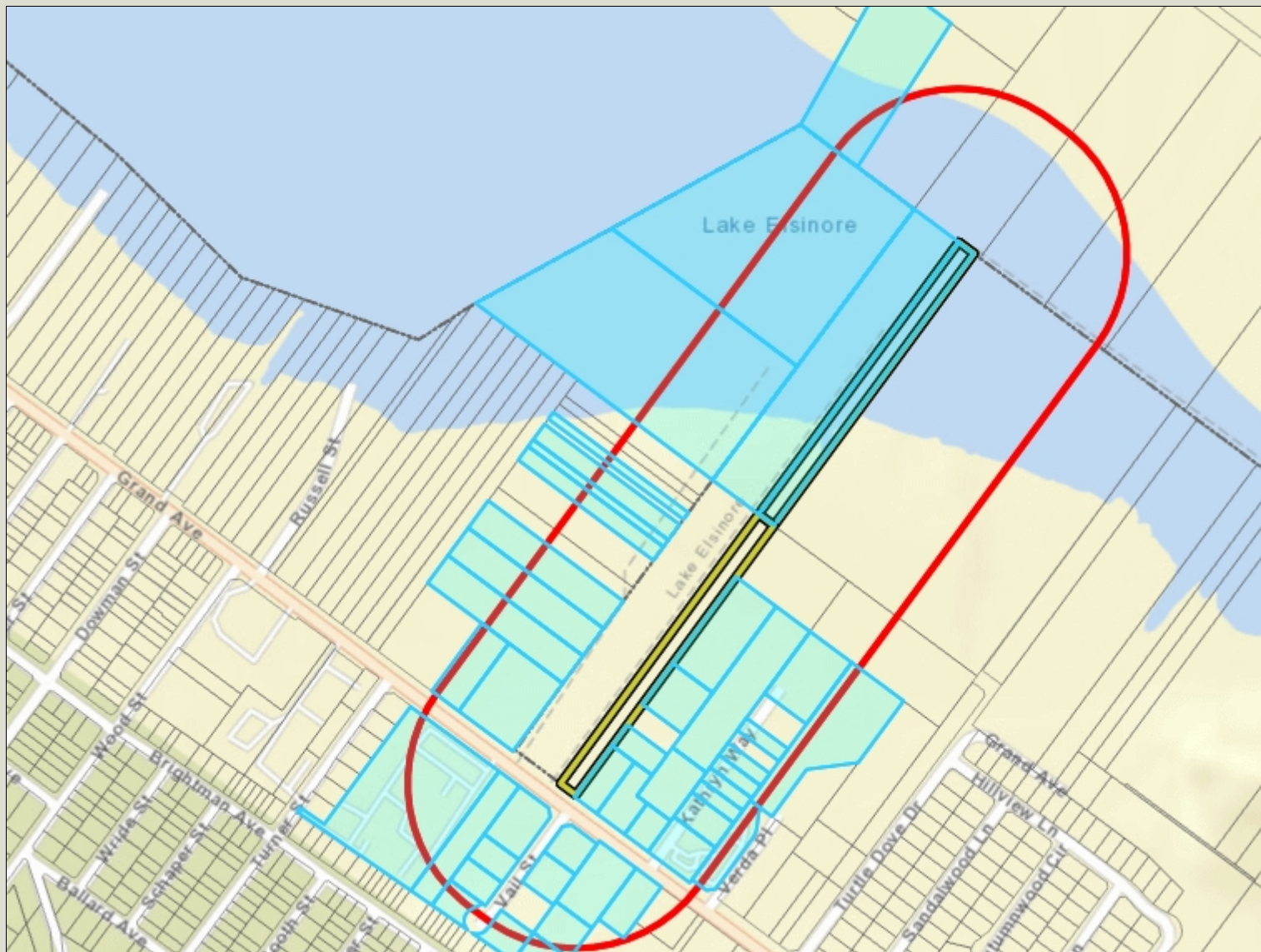
Guy Selleck  
1207 N EAST ST  
ANAHEIM, CA 92805

Second District - Supervisor Karen Spiegel  
4080 Lemon Street - 5th Floor  
Riverside, CA 92501

Dennis Janda  
42164 Remington AVE  
Temecula, CA 92590

# Riverside County GIS Mailing Labels (TPM39417)

600 FOOT RADIUS



## Legend

- County Boundary
- Cities
- Parcels
- World\_Street\_Map

## Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 4/13/2026 1:01:51 PM

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# TENTATIVE PARCEL MAP 39417

IN THE UNINCORPORATED AREA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FOR FINANCE AND CONVEYANCE PURPOSES ONLY

**APPLICANT:**

STEVE GALVEZ  
20 PASEO VERDE  
SAN CLEMENTE, CA 92673  
951-297-8120

**OWNER(S):**

G.E.M. INVESTMENT PROPERTIES, LLC  
1207 N. EAST STREET  
ANAHEIM, CA 92805  
371-090-003, 371-150-016

**SURVEYOR:**

DENNIS JANDA, INC.  
42164 REMINGTON AVENUE  
TEMECULA, CA 92590  
951-699-8874

GUY SELLECK

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 19 IN BLOCK D AND OF LOT 4 IN BLOCK E OF THE RESUBDIVISION OF BLOCK D, ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF GRAND AVENUE, 225 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 19, IN BLOCK D;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF GRAND AVENUE, 75 FEET;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 19 IN BLOCK D AND OF SAID LOT 4 IN BLOCK E, 2,640 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 4, IN BLOCK E, 300 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, 75 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4 IN BLOCK E AND OF SAID LOT 19 IN BLOCK D, 2,640 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE, RECORDED AUGUST 20, 1984 AS INSTRUMENT NO. 181452 AND RE-RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 226573 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**ASSESSOR'S PARCEL NUMBER(S):**

371-150-016  
371-090-003

**UTILITY PURVEYOR'S:**

ELECTRIC: SOUTHERN CALIFORNIA EDISON  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
CABLE TV: SPECTRUM  
TELEPHONE: FRONTIER  
TRASH: CR&R ENVIRONMENTAL SERVICES

**ZONING:**

371-150-016 = R-D  
371-090-003 = R-D & W-1

**GROSS AREA:**

4.52 ACRES 196,891 SQ FT

**TOTAL PARCELS:**

2

**TOPO SOURCE:**

DATE OF TOPOGRAPHY = APRIL 2024

DENNIS JANDA, INC  
42164 REMINGTON AVENUE  
TEMECULA, CA 92590

**GRADING:**

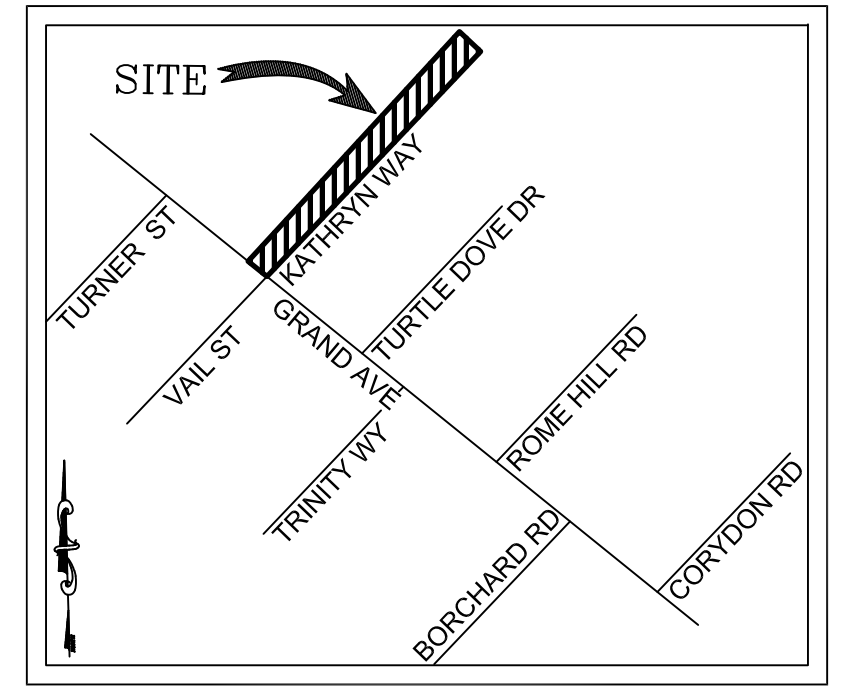
NO GRADING PROPOSED

**NOTES**

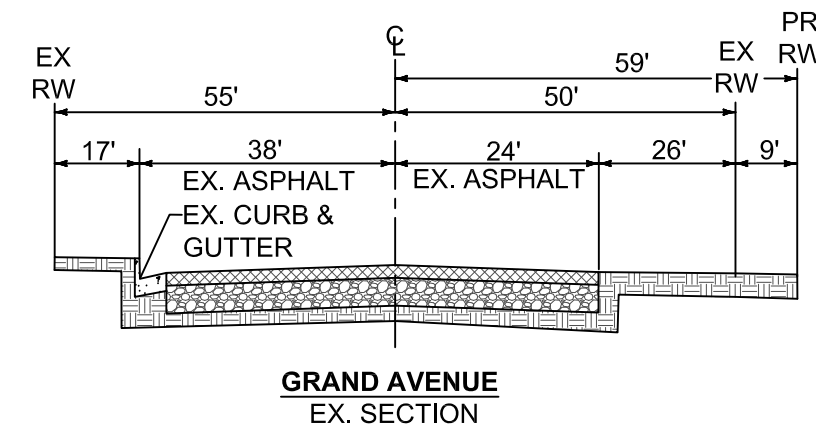
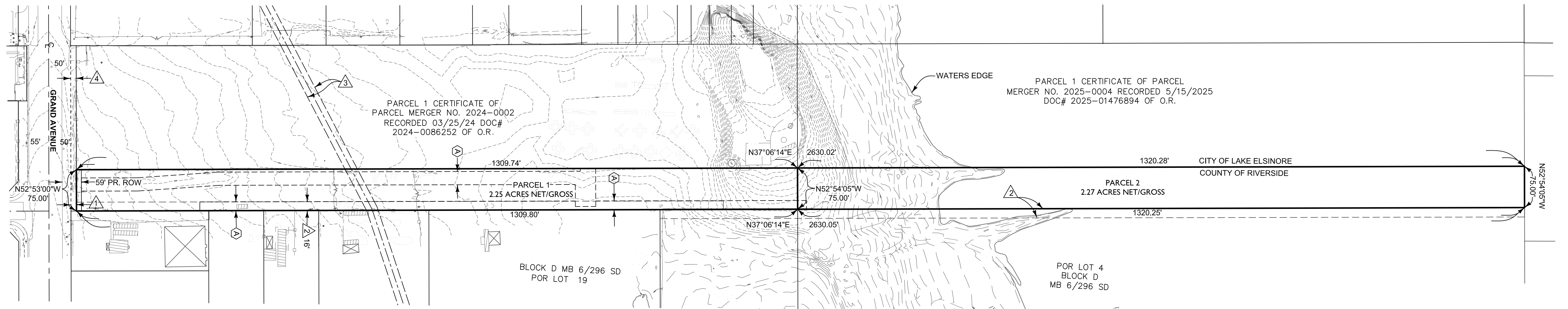
- Ⓐ A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THOSE PROPERTIES LYING SOUTHEASTERLY OF THE SOUTHEASTERLY BOUNDARY LINE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES RESERVED HEREON.

**EASEMENT NOTES**

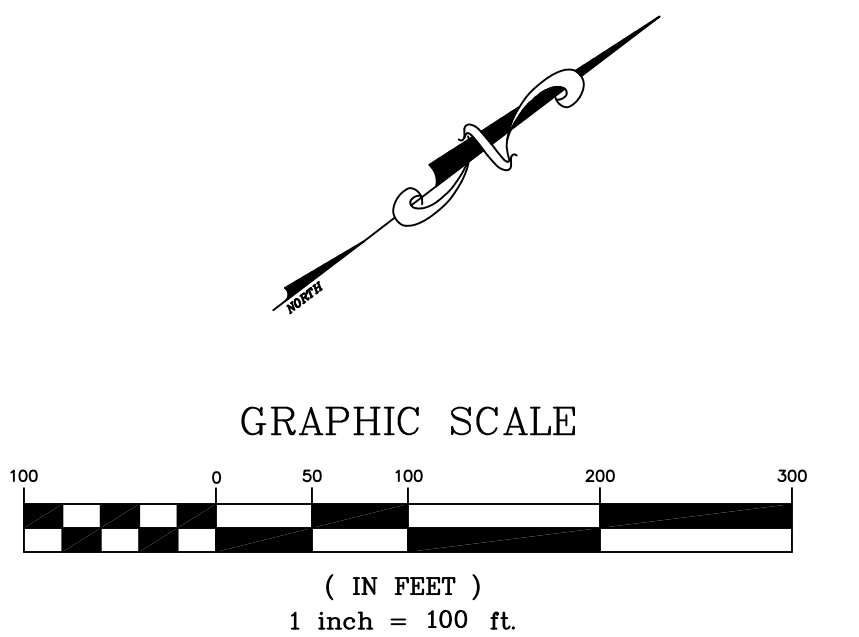
- 1 A 10 FOOT STRIP OF LAND GRANTED TO THE COUNTY OF RIVERSIDE, RECORDED AUGUST 20, 1984 AS INSTRUMENT NO. 181452 AND RE-RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 226573 OF OFFICIAL RECORDS.
- 2 AN EASEMENT FOR ROAD PURPOSES GRANTED TO FOREST CLINTON HEERSEMA AND MAUDIE BEATRICE HEERSEMA, HUSBAND AND WIFE RECORDED JANUARY 15, 1944 IN BOOK 611 PAGE 343 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR SANITARY SEWER PURPOSES GRANTED TO ELSINORE VALLEY MUNICIPAL WATER DISTRICT RECORDED DECEMBER 11, 1985 AS DOCUMENT NO. 278925 OF OFFICIAL RECORDS.
- 4 A 10 FOOT STRIP OF LAND GRANTED TO THE COUNTY OF RIVERSIDE PER DEED RECORDED AUGUST 20, 1984 AS INSTRUMENT NO. 181452 AND RE RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 226573 OF OFFICIAL RECORDS.



VICINITY MAP  
NOT TO SCALE



**DJI DENNIS JANDA, INC.**  
MAPPING/SURVEYING SERVICES  
42164 REMINGTON AVENUE PH: (951) 699-8874  
TEMECULA, CA 92590 FAX: (951) 699-8568  
EMAIL: dennisj@pncmap.com

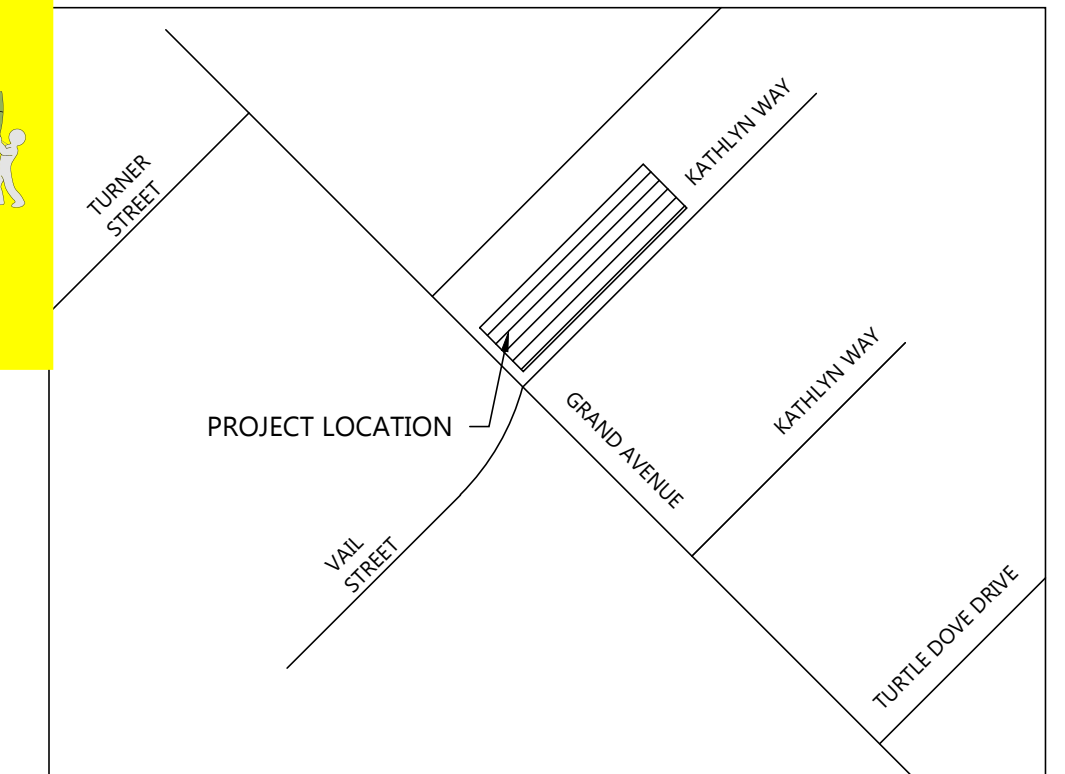
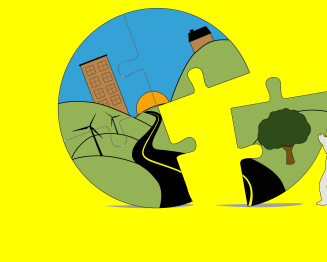


# STREET IMPROVEMENT PLAN

FOR  
 ROME HILL COMMERCIAL PARK  
 18240 GRAND AVENUE, LAKE ELSINORE, CA 92530  
 APN: 371-150-016 & 371-150-017

**CASE:** TPM39417  
**EXHIBIT:** Street Improv  
**DATE:** 3/19/2026  
**PLANNER:** S. BAWANY

Meeting  Comment Agenda  Final

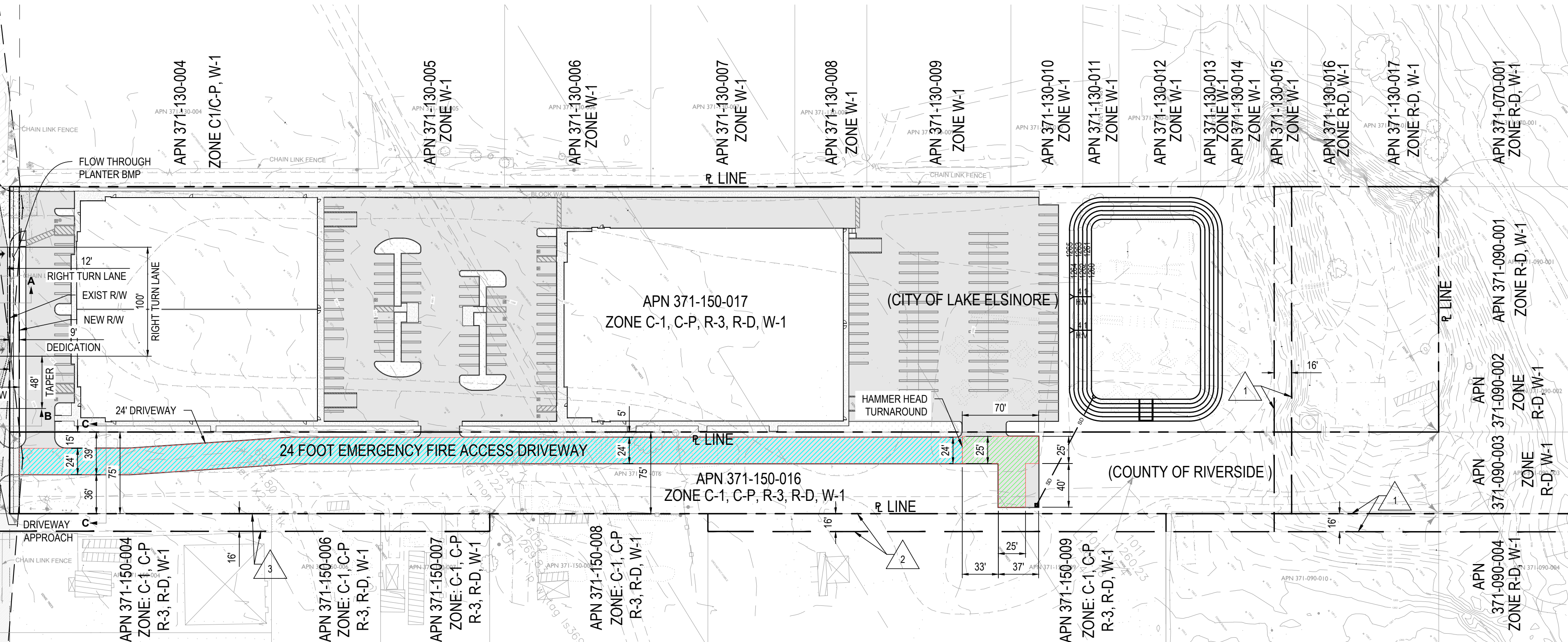
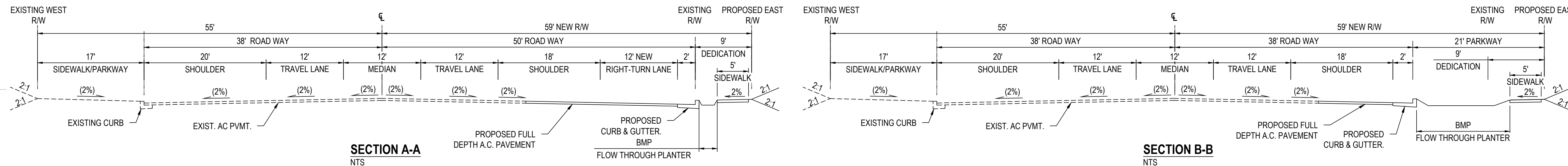


VICINITY MAP  
 NOT TO SCALE

PAR 240056

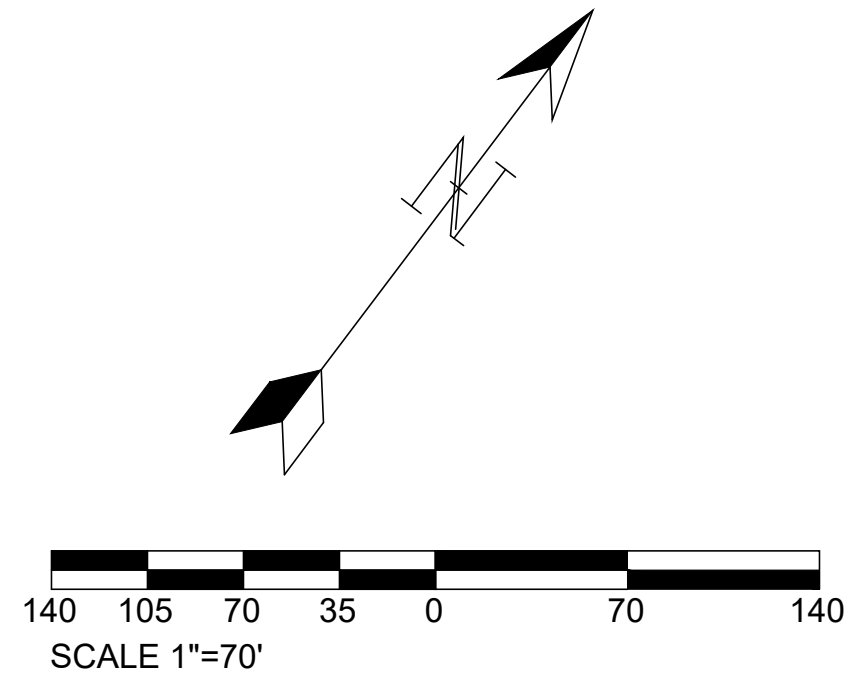
APN: 371-150-016 & 371-150-017

PROPOSED DEVELOPMENT:  
 CONSTRUCT 2-STORY COMMERCIAL BUILDING WITH OFFICES AND WAREHOUSES. (THIS PORTION IS WITHIN CITY OF LAKE ELSINORE). WIDEN GRAND AVENUE NORTHBOUND TO 38' WIDE AND PROVIDE DEDICATED RIGHT TURN LANE INTO THE PROPERTY. CONSTRUCT 24' WIDE DRIVEWAY APPROACH AND PRIVATE DRIVEWAY.



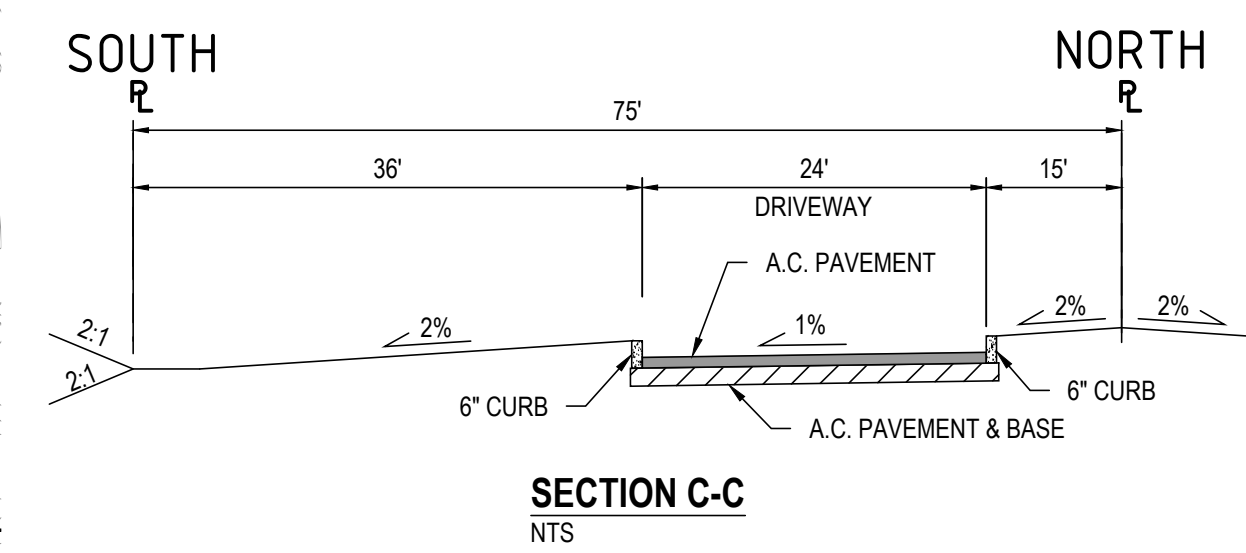
## STREET IMPROVEMENT PLAN

SCALE 1" = 70'



## EASEMENT NOTE

- AN EASEMENT FOR ROAD PURPOSES GRANTED TO FOREST CLINTON HEERSEMA AND MAUDIE BEATRICE HEERSEMA, HUSBAND AND WIFE RECORDED JANUARY 15, 1944 IN BOOK 611 PAGE 343 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD PURPOSES RECORDED APRIL 29, 1969 DOCUMENT NO. 41763 OF OFFICIAL RECORDS.
- AN EASEMENT 16 FEET IN WIDTH FOR ROAD PURPOSES PER DEED RECORDED JANUARY 8, 1969 AS INSTRUMENT NO. 1670 OF OFFICIAL RECORDS.



## LEGEND

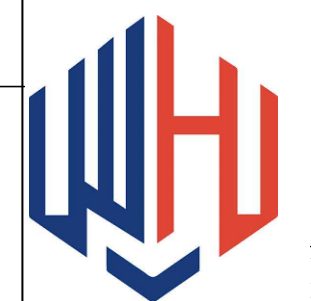
- Hammer head turnaround
- 24' wide fire access path

## GENERAL NOTES

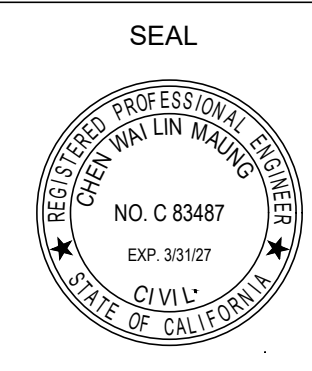
- PROPOSED LAND USE: COMMERCIAL STORAGE AND OFFICE SPACE
- EXISTING LAND USE: VACANT
- PROPOSED ZONING: COMMERCIAL MANUFACTURING (C-M)
- EXISTING ZONING: RURAL RESIDENTIAL (R-D), HIGH DENSITY RESIDENTIAL (R-3), CONSERVATION AREAS (W-1), GENERAL COMMERCIAL (C-1), COMMERCIAL PROFESSIONAL OFFICE (C-P)
- SURROUNDING ZONING: RURAL RESIDENTIAL (R-D), HIGH DENSITY RESIDENTIAL (R-3), CONSERVATION AREAS (W-1), GENERAL COMMERCIAL (C-1), COMMERCIAL PROFESSIONAL OFFICE (C-P)
- METHOD OF SEWAGE DISPOSAL: CONNECT TO PUBLIC SEWER LINE
- OCCUPANCY GROUP FOR PROPOSED STRUCTURE: B, S-1
- CONSTRUCTION TYPE FOR PROPOSED STRUCTURE: II.B SPRINKLERED.
- UTILITIES AND SERVICES:
  - WATER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
  - SEWER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
  - ELECTRICITY - SOUTHERN CALIFORNIA EDISON COMPANY
  - TELEPHONE - SPECTRUM
  - CABLE - SPECTRUM
  - GAS - SOUTHERN CALIFORNIA GAS COMPANY
  - FIRE PROTECTION - RIVERSIDE COUNTY FIRE DEPARTMENT
  - SCHOOL DISTRICT - LAKE ELSINORE UNIFIED SCHOOL DISTRICT
- ASSESSOR'S PARCEL NO.: 371-150-001 & 371-150-002 & 371-150-016
- THE PROPERTY IS LOCATED IN FEMA FLOOD ZONE AE WITH FLOOD ELEVATION AT 1265.67 PER MAP 06065C2039G REVISED APRIL 28, 2008.
- THIS PROPERTY IS IN LAKE ELSINORE SPECIFIC PLAN: REZONE 2 PROPERTIES FROM HIGH DESIGN RESIDENTIAL (R-3)
- THIS PROPERTY IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
- THERE IS NO EXISTING BUILDING ON SITE.
- LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.
- SCHEDULE OF IMPROVEMENTS: SCHEDULE "A"

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE

PREPARED BY:  
**W.H. ENGINEERING GROUP**  
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 PHONE: 949-229-3357



REMOVED SIGNATURE AND DATE



SCALE: PER PLAN  
 DATE: 7/29/2025  
 BENCH MARK: NATIONAL GEODETIC SURVEY  
 BM F-307  
 ELEVATION: 1276.10  
 DATUM: NGVD 88

CITY OF LAKE ELSINORE  
**STREET IMPROVEMENT PLAN**  
 18240 GRAND AVENUE  
 LAKE ELSINORE, CA 92530

MARK	REVISIONS	APPR.	DATE

REMOVED SIGNATURE AND DATE

SHEET  
**1** OF **1** SHEETS  
 FILE No.  
**202273**