

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



ITEM: 1.2
(ID # 30861)

MEETING DATE:
Tuesday, July 14, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38725 (TPM38725) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: MDA Company LLC – Owner: MDA Company LLC – Second Supervisorial District – Meadowbrook District – Elsinore Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) – Location: north of 10th Street, west of Rostrata Avenue, south of Tetricornis Avenue, and east of Red Gum Drive – 2.45 Gross Acres – Zoning: Residential Agriculture 20,000 Square Foot Minimum (R-A-20,000) – REQUEST: Tentative Parcel Map No. 38725 is a proposal for a Schedule “H” subdivision of a 2.45 acre residential property into two (2) separate residential lots, measuring 1.25 and 1.20 acres respectively. APN: 347-210-008 –District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Planning Director on June 15, 2026.

ACTION:Consent


John Hildebrand, Planning Director 7/6/2026


Rania Odenbaugh, TLMA Director 7/7/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, and Gutierrez
Nays: None
Absent: Washington and Perez
Date: July 14, 2026
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

BACKGROUND:

TENTATIVE PARCEL MAP NO. 38725 is a Schedule "H" subdivision of 2.45 net acres into 2 residential lots (1 acre minimum) to be used for single family homes. Parcel 1 will have a gross acreage of 1.25 acres and Parcel 2 will have a gross acreage of 1.20 acres.

The "project" was approved by the Planning Commission on June 15, 2026. The Project Planner sent a 20-day notice for the project. The Planning Department did not receive written communication from the public who indicated support/opposition to the proposed Project. As a result, the Planning Department proceeded with approval of the application.

Impact on Residents and Businesses:

The impacts on this project have been evaluated through the environmental review and public hearing process by the Planning Department.

Additional Fiscal Information:

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

ATTACHMENTS:

Attachment A: DH Report of Actions
Attachment B: Tentative Parcel Map No. 38725
Attachment C: Conditions of Approval
Attachment D: GIS Exhibits
Attachment E: Mailing Labels
Attachment F: Radius Map
Attachment G: Director's Hearing Staff Report


Crystal Carrillo, Senior Management Analyst 7/8/2026


Aaron Gettis, Chief Deputy County Counsel 7/6/2026



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JUNE 15, 2026 COUNTY ADMINISTRATIVE CENTER 1ST FLOOR, BOARD CHAMBERS 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:30 P.M.

1 CONSENT CALENDAR
NONE

2 PUBLIC HEARING – CONTINUED ITEMS
NONE

3 PUBLIC HEARINGS – NEW ITEMS

3.1 30425 TENTATIVE PARCEL MAP NO. 38725 (TPM38725) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: MDA Company LLC – Owner: MDA Company LLC – Second Supervisorial District – Meadowbrook District – Elsinore Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) – Location: north of 10th Street, west of Rostrata Avenue, south of Tetricornis Avenue, and east of Red Gum Drive – 2.45 Gross Acres – Zoning: Residential Agriculture 20,000 Square Foot Minimum (R-A-20,000) – REQUEST: Tentative Parcel Map No. 38725 is a proposal for a Schedule “H” subdivision of a 2.45 acre residential property into two (2) separate residential lots, measuring 1.25 and 1.20 acres respectively. APN: 347-210-008 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org. District 2.

Planning Director's Action:
Public Hearing: Closed

The Planning Director took the following action:

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

APPROVED Tentative Parcel Map No. 38725, subject to the Advisory Notification Document and Conditions of Approval.

3.2 30573 TENTATIVE PARCEL MAP NO. 37888 (TPM37888) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Rod Arsalan – Engineer/Representative: Maria Jauregui (Agent) AC Engineering Group (Engineer) – Second Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC:RC-VLDR) – Located north of Avenue E, east of Birch Street, south of Avenue D, and west of Wood Street – 7.14 Gross Acres – Zoning: Residential-Agricultural 1 acre minimum (R-A-1) – REQUEST: Tentative Parcel Map No. 37888 is a Schedule “H” subdivision proposing to subdivide 7.14 acres into four (4) lots that are 1.09 gross acres, 1.11 gross acres, 1.27 gross acres, and 4.36 gross acres, respectively. APN: 321-080-009 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org. District 2.

Planning Director's Action:
Public Hearing: Closed

The Planning Director took the following action:

CONTINUED item off calendar.

DIRECTOR'S HEARING – REPORT OF ACTIONS – JUNE 15, 2026

- 4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**
NONE
- 5 PUBLIC COMMENTS**
NONE

ADJOURNMENT: 1:47 P.M.

PROJECT DESCRIPTION

CATEGORY II RESIDENTIAL PROJECT TO DIVIDE A SINGLE LOT INTO 2 LOTS; EXISTING MANUFACTURED HOMES TO REMAIN

EXISTING LAND

APN: 347-210-008
EXISTING LAND USE: RESIDENTIAL VLDL
EXISTING ZONING: RESIDENTIAL RA-20000
LEGAL DESCRIPTION:
LOT 50 OF IN FOREST NO. 4, OF ELSINORE EUCALYPTUS TRACT, IN UNINCORPORATED TERRITORY OF COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 75 OF MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPOSED LAND USE

RESIDENTIAL R1-20000 (TWO LOTS)
NO IMPROVEMENT WITH ONLY LOT DIVISION, SEE SCHEDULE "H"

WASTE DISPOSAL

TWO EXISTING PRIVATE SEPTIC TANKS

FLOOD HAZARD ZONE

FLOOD ZONE: 060245
FIRM MAP NUMBER: 0606052029G

EASEMENT

(E1) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: California Electric Power Company and California Water and Telephone Company
Purpose: Pole lines and conduits
Recording Date: March 10, 1961
Recording No.: 20947, of Official Records

(E2) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Southern California Edison Company, a Corporation
Purpose: Underground electrical supply systems and communication systems for distributing electrical energy and for transmitting intelligence by electrical means
Recording Date: December 4, 1972
Recording No.: 160447, of Official Records
Affects: The Northern 6 feet of the Eastern 200 feet of said land

(E3) Easement(s) for the access to lot 1
Affects: The Southern 40 feet of the Eastern 314.50 feet of said land

UTILITY PURVEYORS

WATER ELSINORE VALLEY MUNICIPAL WATER DISTRICT
SEWER ONSITE WASTEWATER TREATMENT SYSTEMS
SOLID WASTE WASTE MANAGEMENT (WM)
ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY
GAS SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE VERIZON COMMUNICATIONS
CABLE ADELPHA CABLE

SCHEDULE "H"

TRACT BOUNDARY	GROSS AREA (SF)	NET AREA (SF)
LOT 1	54,807.75	54,807.75
LOT 2	52,333.95	28,447.73

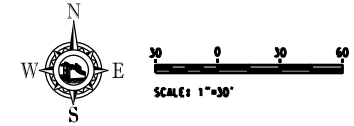
NOTES

1. NET TOTAL TRACT BOUNDARY AREA: 107,183.12 SF (2.45 ACRES)
2. NUMBER OF STORY: 1
3. SITE OCCUPIED BY TWO EXISTING BUILDINGS AND THE STRUCTURES WILL REMAIN
4. SITE WATER QUALITY FEATURES WILL BE PROVIDED AS NEEDED

TENTATIVE PARCEL MAP 38725

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SCHEDULE "H" SUBDIVISION TO DIVIDE 2.45 ACRES INTO TWO SEPARATE LOTS. LOT 1: 1.25 ACRES AND LOT 2: 1.20 ACRES.
FOR LOT AT
18580 BOURBON STREET, LAKE ELSINORE, CA 92532



JESCE ENGINEERING, INC.
17 DEER CREEK DRIVE, CA
PHONETIC: 761 888-8888
WWW.JESCEENGINEERING.COM

OWNER AND ADDRESS
Minghai Yu
15531 Facillad Street
Hacienda Heights, CA 91745

TENTATIVE PARCEL MAP

11-18-2023

PREPARED BY: JESCE ENGINEERING, INC.

DATE: 11-18-2023

PROJECT: 38725

SCALE: 1"=30'

PROJECT SITE

PROJECT SITE

PROJECT SITE

PROJECT SITE

PROJECT SITE

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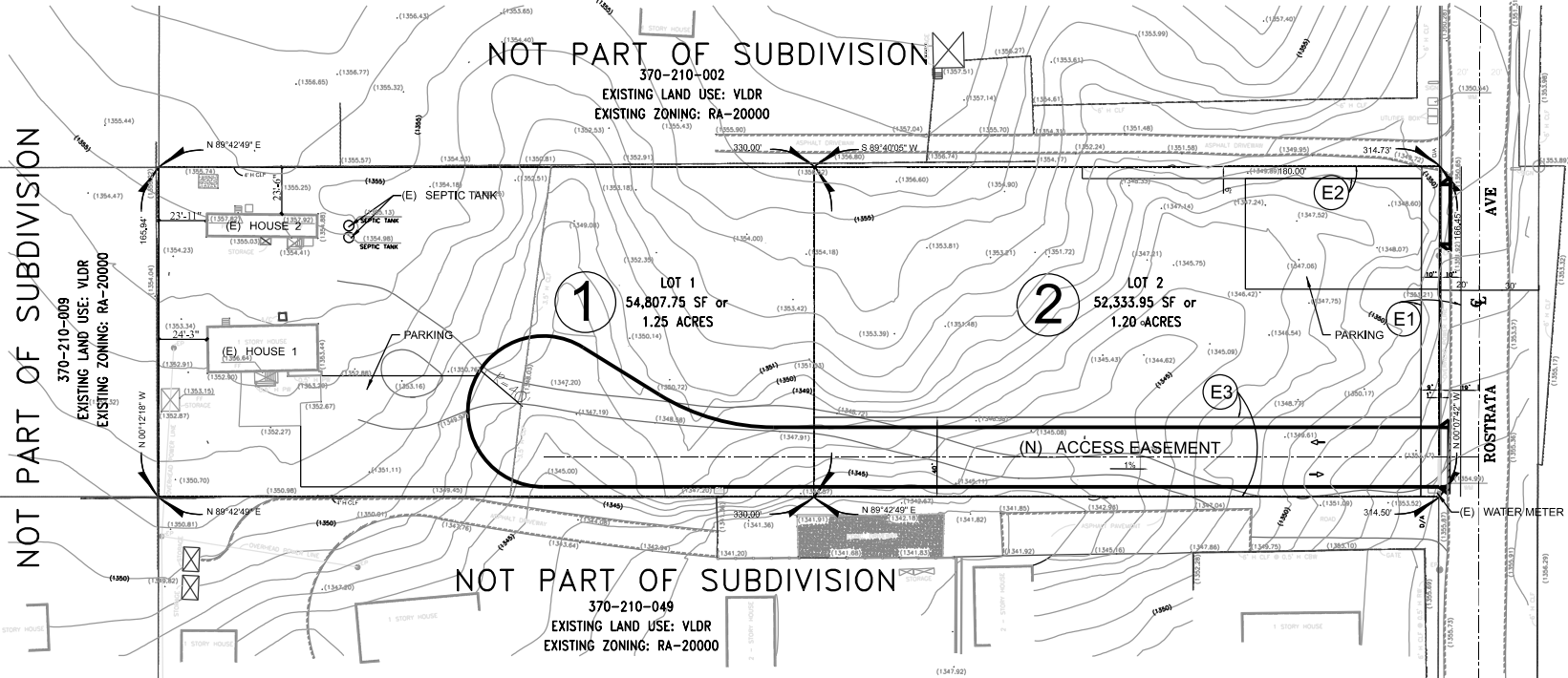
PROJECT SITE

PROJECT SITE

PROJECT SITE

PROJECT SITE

PROJECT SITE



CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT 1/2" 6" MIN OVER 6" AG
2. CONSTRUCT 4" PCC SIDEWALK
3. CONSTRUCT CURB & GUTTER
4. CONSTRUCT DRIVEWAY PER COUNTY STD 105.205

OWNER

Minghai Yu
15531 Facillad Street
Hacienda Heights, CA 91745

SURVEYER

LAND'S END SURVEYING & ENGINEERING, INC
9080 TELSTAR AVE, SUITE 303
EL MONTE, CA 91731
TEL: (626) 298-9581
EMAIL: QUGUANG1126@YAHOO.COM

CIVIL ENGINEER

JESCE ENGINEERING, INC
17 DEER CREEK
IRVING, CA 92604
TEL: (562) 716-2178
EMAIL: SONGAUPU709@GMAIL.COM

BENCH MARK

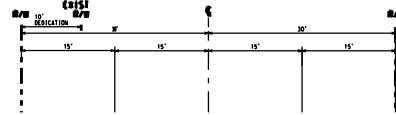
BM No. 043778
YEAR 2018
ELEVATION 1628.00'
DESCRIPTION: STATION MARK IS STAMPED REA 1973, IS 45 FT WEST NORTHEAST OF 1 INTERSECTION DIRT ROAD, 17 FT NORTH OF CENTERLINE GULL DIRT ROAD AND PROJECTS 0.1 ABOVE GROUND.

ABBREVIATIONS:

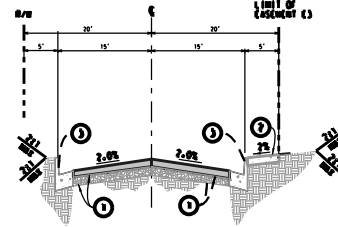
A/C Air Conditioner
CBW Conc. Block Wall
CLF Chain Linked Fence
CONC Concrete
D/A Driveway Apron
FFL Finish Floor Elevation
FL Flow Line Elevation
GM Gas Meter
PW Plant Wall
RW Retaining Wall
TC Top of Curb Elevation
TW Top of Wall Elevation
WF Wrought Iron Fence
WM Water Meter
WV Water Valve

LEGEND:

(100.10) Existing Elevation
--- (99) --- Ex. Ground Contour Line
----- Wrought Iron Fence
----- Ex. Structure
----- IRON FENCE
----- Chain Link Fence
----- Edge of Asphalt Pavement



POSITIONAL ADE
10054



ACCESS ROAD
10054



VICINITY MAP

C01



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Rania Odenbaugh, MBA., MPM.
TLMA Agency Director



06/08/26, 8:18 am

TPM38725

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38725. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM38725) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 38725 (TPM38725) is a Schedule "H" subdivision of 2.45 gross acres into two residential lots, equaling 1.25 and 1.20 acres respectively.

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 MAP EXHIBIT(S)

Tentative Parcel Map, dated 6/15/2026. (ANDs and COAs).
Exhibit A (Site Plan), dated 6/15/2026.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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) {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}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map, or its associated environmental documentation; and,

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

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

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

E Health. 1 DEH - PROJECT SUMMARY

Tentative Parcel Map 38725 (TPM38725) is a Schedule "H" subdivision of 1 parcel totaling 2.45 acres into two residential parcels of 1.2 and 1.25 acres. The project will be serviced by Elsinore Valley Municipal Water District for potable water. The project will be serviced by Onsite Wastewater Treatment Systems (OWTS) for method of sewage disposal. Waste Management will be the solid waste hauler. A solid waste hauler will serve letter will be required prior to map recordation.

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

Residential Projects

1. Fire Department Fire Protection Water Supply and Access Review – The Fire Department will require a submittal of a site plan, building information and other supporting documentation for the review of required fire protection water supply and access. Reference CFC 503 and CFC 507.
2. 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. Reference CFC 507.3.
3. Fire Protection Water Supplies/Hydrants - Fire hydrants shall be located no more than 400 feet from all portions of the exterior of all buildings, or 600 feet from all portions of the exterior of the building equipped with an approved fire sprinkler system, along an approved route on a fire apparatus access road/driveway, unless otherwise approved by the Fire Department. The maximum distance to a fire hydrant can be increased utilizing direction from the Riverside County Office of the Fire Marshal Technical Policy #TP16-002 One- and Two-Family Dwellings Fire Hydrant Mitigation Matrix. Reference CFC 507.5.

ADVISORY NOTIFICATION DOCUMENT

Fire

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

4. Fire Department Access - Fire apparatus access roads/driveways shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. When the building is equipped throughout with an approved automatic fire sprinkler system, this distance is permitted to be extended from 150 feet to 300 feet. Access shall comply with requirements from the Riverside County Office of the Fire Marshal Technical Policy #TP16-001 Fire Apparatus Access and Fire Protection Water Supplies for One- and Two-Family Dwellings, Additions Thereto and Associated Accessory Structures. Reference CFC 503.
5. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 40 feet outside radius and 16 feet inside radius. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 80 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the OFM. Reference CFC 503.1.1 and 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP16-001 Fire Apparatus Access and Fire Protection Water Supplies for One- and Two-Family Dwellings, Additions Thereto and Associated Accessory Structures.
6. Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Ref. CRC 313.2.
7. Wildfire Protection Building Construction - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and 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 4905.2.
8. Fire Department Construction Permit Review Modular Homes - 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 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. Reference CFC 105.1.
9. Modular Homes Fire Sprinklers: Residential fire sprinklers are required in all modular homes installed which were built on or after April 30, 2011. Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Verification of adequate fire flow for the sprinkler system will be required. Reference CFC 903.2 as amended by the County of Riverside.

Fire. 2 Moderate Fire Hazard Severity Zone within the SRA

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

Flood

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **Gen - Custom (cont.)**

Flood. 1 **Gen - Custom**

TPM 38725 A2
FLOOD HAZARD REPORT
BB ID: 230019752

Tentative Parcel Map (TPM) 38725 is a proposal for a schedule H subdivision of one parcel with an area of 2.45 acres into two residential parcels measuring 1.2 acres and 1.25 acres. The subdivision is located west of Rostrata Avenue and north of Bourbon Street in unincorporated Riverside County near Lake Elsinore. The project is not within a Master Drainage Plan (MDP) or Area Drainage Plan (ADP).

The existing site is within FEMA Unshaded Zone X and is sloped southerly with a historical watercourse with an approximately tributary area of 64 acres entering the site in the northeast corner. However, based on current aerial imagery, there is no existing major watercourse. Therefore, except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard.

There is a lack of drainage infrastructure to provide flood protection to the site from stormwater runoff. Currently no existing or proposed District facilities exist in the area. A storm of unusual magnitude may cause damage to future development. Any future grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area, outlet points and outlet conditions. Any future pads should be located outside of the low.

If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts. Any future construction should comply with all applicable ordinances.

This project is not associated with any existing or proposed District maintained facilities; therefore, future submittals will be reviewed by the Transportation Department. Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

Any questions pertaining to this project may be directed to Robert Macharia at 951-955-1348 or RMachari@rivco.org.

Planning

Planning. 1 **90 DAYS TO PROTEST**

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 2 **FEE BALANCE**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 FEE BALANCE (cont.)

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Planning. 3 FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 4 Map Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original TENTATIVE MAP approval date unless extended as provided by County Ordinance No. 460. If the project includes both a TENTATIVE MAP and an associated General Plan Amendment, the original TENTATIVE MAP approval date is the date of the final GPA cycle resolution adoption for the TENTATIVE MAP's associated General Plan Amendment. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 5 Zoning Standards

Lots created by this Tentative Map shall be in conformance with the development standards of the Residential Agriculture - 20,000 Square Foot Minimum (R-A-20,000) zone.

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation,

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

Planning-PAL

Planning-PAL. 1

Gen - Custom

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

Gen - Custom (cont.)

archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1

General Transportation Conditions

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

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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

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

The Project shall install street name sign(s) in accordance with County Standard Nos. 1220/1221 and as directed by the Transportation Department.

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

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

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 FT tangent,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Conditions (cont.)

measured from flowline/curb-face to the end of the 50 FT tangent section.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.1:

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

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

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50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH - SOLID WASTE HAULER Not Satisfied

SOLID WASTE HAULER LETTER: Provide a Solid Waste Hauler will serve letter from the appropriate purveyor. Ensure the letter acknowledges the project and addresses service for diverting Organics as required under SB1383. For additional information please contact our Local Enforcement Agency (LEA) at (951) 955-8980.
<https://calrecycle.ca.gov/Organics/SLCP/>

050 - E Health. 2 Gen - Custom Not Satisfied

Include on notes on Environmental Constraint Sheet (ECS) the following verbiage: "The Water System provided for this land division is within the boundaries of an existing municipal water purveyor, and no new water municipal or private water purveyor is being created by the recordation of this map."

Fire

ECS MAP Note - SRA and LRA VHFHZ Construction Require

050 - Fire. 1 Not Satisfied

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

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

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

Flood

050 - Flood. 1 Elevate Finished Floor Notice Not Satisfied

A note shall be placed on the Environmental Constraint Sheet to accompany the Final Map stating:

"The finished floor of new structures shall be elevated a minimum of 12 inches above the Centerline of the access road. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation."

050 - Flood. 2 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 ECS Note-Mt. Palomar Lighting Not Satisfied

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

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50. Prior To Map Recordation

Planning

050 - Planning. 1 ECS Note-Mt. Palomar Lighting (cont.) Not Satisfied
systems shall be in conformance with Ordinance No. 655."

050 - Planning. 2 ECS Prepared Not Satisfied

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

050 - Planning. 3 FEE BALANCE Not Satisfied

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

050 - Planning. 4 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until TPM38725 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

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 Rostrata Avenue on the project side shall be conveyed for public use to provide for a 30 ft half-width right-of-way per Standard No. 105C, Ordinance No. 461.11.

Provide a 40 ft wide access easement along the southern property boundary. The access easement shall terminate in a cul-de-sac or other as approved by the Fire Department.

or as approved by the Director of Transportation.

050 - Transportation. 2 Road Improvements (Plan) Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 Road Improvements (Plan) (cont.) Not Satisfied
Improvements plans for the following roadways shall be submitted for review and approval.

A paved access road , with 30 FT of ACpavementwithin a 40 FT wide access easement shall be improved along the project's southern boundary.

Note:

1. Optional improvements include: curb and gutter, sidewalk.
2. Access road connection to Rostrata Avenue in accordance with Standard No. 206, Ordinance No. 461.11.
3. The access road to terminate in a cul-de-sac or other as approved by the Fire Department.

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

or as approved by the Director of Transportation.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Fire

060 - Fire. 1 Prior to Grading - Water Plans Not Satisfied

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1 Prior to Grading - Water Plans (cont.) Not Satisfied

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

Flood

060 - Flood. 1 Elevate Finished Floor Not Satisfied

The finished floor of new structures shall be elevated a minimum of 12 inches above the Centerline of the access road. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation to resist floatation, collapse, and lateral movement.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

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

060 - Planning. 2 Electrical Service Not Satisfied

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

060 - Planning. 3 Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 HILLSIDE DEVELOPMENT STANDARDS Not Satisfied

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

060 - Planning. 5 REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until TPM38725 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 6 SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.45 acres (gross) in accordance with the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 SKR FEE CONDITION (cont.) Not Satisfied
TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 7 SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nest Bird Pre Construction Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the

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60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 1 MBTA Nest Bird Pre Construction Surveys - EPD (cont.) Not Satisfied
project site and any offsite improvements. In some cases, EPD may also require a Monitoring
and Avoidance Plan prior to the issuance of a rough grading permit.

Transportation

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

WQMP is not required for entitlement. However, an approved WQMP is required prior to any
grading or building permit, if the development of the parcel meets or exceeds any of the
thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on
<https://rctlma.org/trans/Land-Development/WQMP>, if your project proposes an auto-repair
shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is
required, submit a single file PDF on two CD/DVD copies to the Transportation Department for
review and approval.

- 060 - Transportation. 2 Sight Distance Analysis Not Satisfied

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

- 060 - Transportation. 3 Submit Grading Plans Not Satisfied

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

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from
the flowline of the adjacent street.

2. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.

or as approved by the Director of Transportation.

80. Prior To Building Permit Issuance

BS-Grade

- 080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit
and/or approval to construct from the Building and Safety Department.

- 080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval
and/or approval to construct from the Building and Safety Department. The Building and Safety
Department must approve the completed grading of your project before a building permit can

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be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 DEH - SEWAGE DISPOSAL Not Satisfied

Prior to building permit issuance, clearance is required from the Department of Environmental Health for Onsite Wastewater Treatment System (OWTS).

080 - E Health. 2 DEH - WATER SERVICE Not Satisfied

Prior to issuance of the building permit, provide documentation that establishes water service from Elsinore Valley Municipal Water District (Ex: water bill, first or final release, etc.)

Fire

080 - Fire. 1 Water and Access Verification Not Satisfied

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

Planning

080 - Planning. 1 Electrical Service Not Satisfied

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

080 - Planning. 2 Fee Balance Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3 Roof Mountated Equipment Not Satisfied

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Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Roof Mountated Equipment (cont.) Not Satisfied
Department approval.

080 - Planning. 4 School Mitigation Not Satisfied
Impacts to the Lake Elsinore Unified School District shall be mitigated in accordance with California State law.

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

Transportation

080 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP REQUIREMENTS Not Satisfied
WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <https://rctlma.org/trans/Land-Development/WQMP>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 DEH - SEWAGE DISPOSAL Not Satisfied
Prior to building permit final, clearance is required from the Department of Environmental Health for Onsite Wastewater Treatment System (OWTS).

Planning

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the application shall comply with the provisions of Riverside County Ordinance No.

90. Prior to Building Final Inspection

Planning

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

810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

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

Transportation

090 - Transportation. 1 RCTD-CWQ - CONDITIONAL WQMP COMPLETION Not Satisfied

WQMP is not required for entitlement. However, if a WQMP is required during the plan check phase, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 2 Regional Transportation Fees Not Satisfied

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

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

090 - Transportation. 3 Road Improvements (Installation) Not Satisfied

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

A paved access road, with 30 FT of AC pavement within a 40 FT wide access easement shall be improved along the project's southern boundary.

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 Road Improvements (Installation) (cont.) Not Satisfied

Note:

1. Optional improvements include: curb and gutter, sidewalk.
2. Access road connection to Rostrata Avenue in accordance with Standard No. 206, Ordinance No. 461.11.
3. The access road to terminate in a cul-de-sac or other as approved by the Fire Department.

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

or as approved by the Director of Transportation.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38725

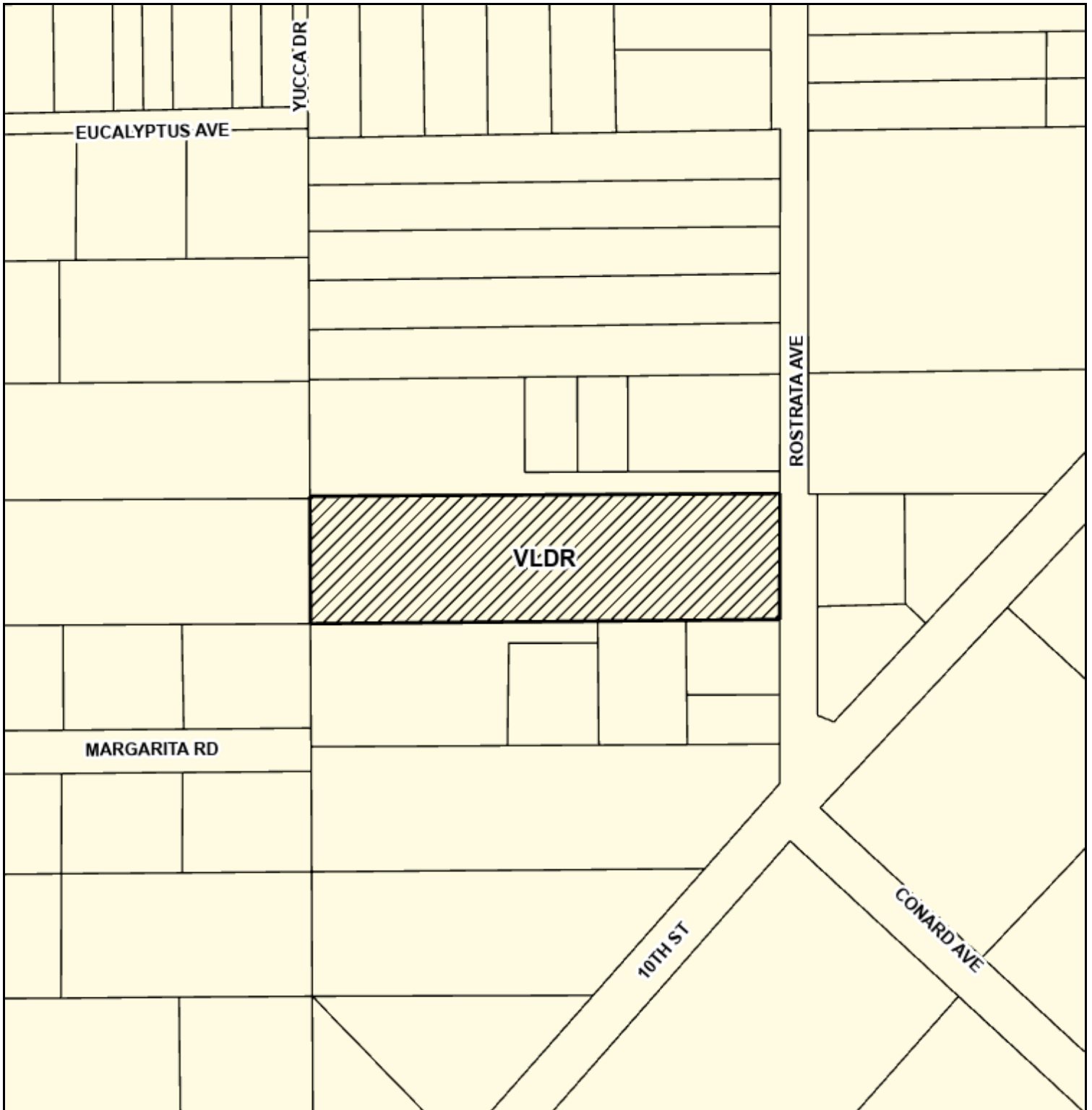
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

Date: 5-11-2026

Exhibit: 5



Zoning Area/District: MEADOWBROOK

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>



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38725

EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

Date: 5-11-2026

Exhibit: 2



Zoning Area/District: MEADOWBROOK

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38725

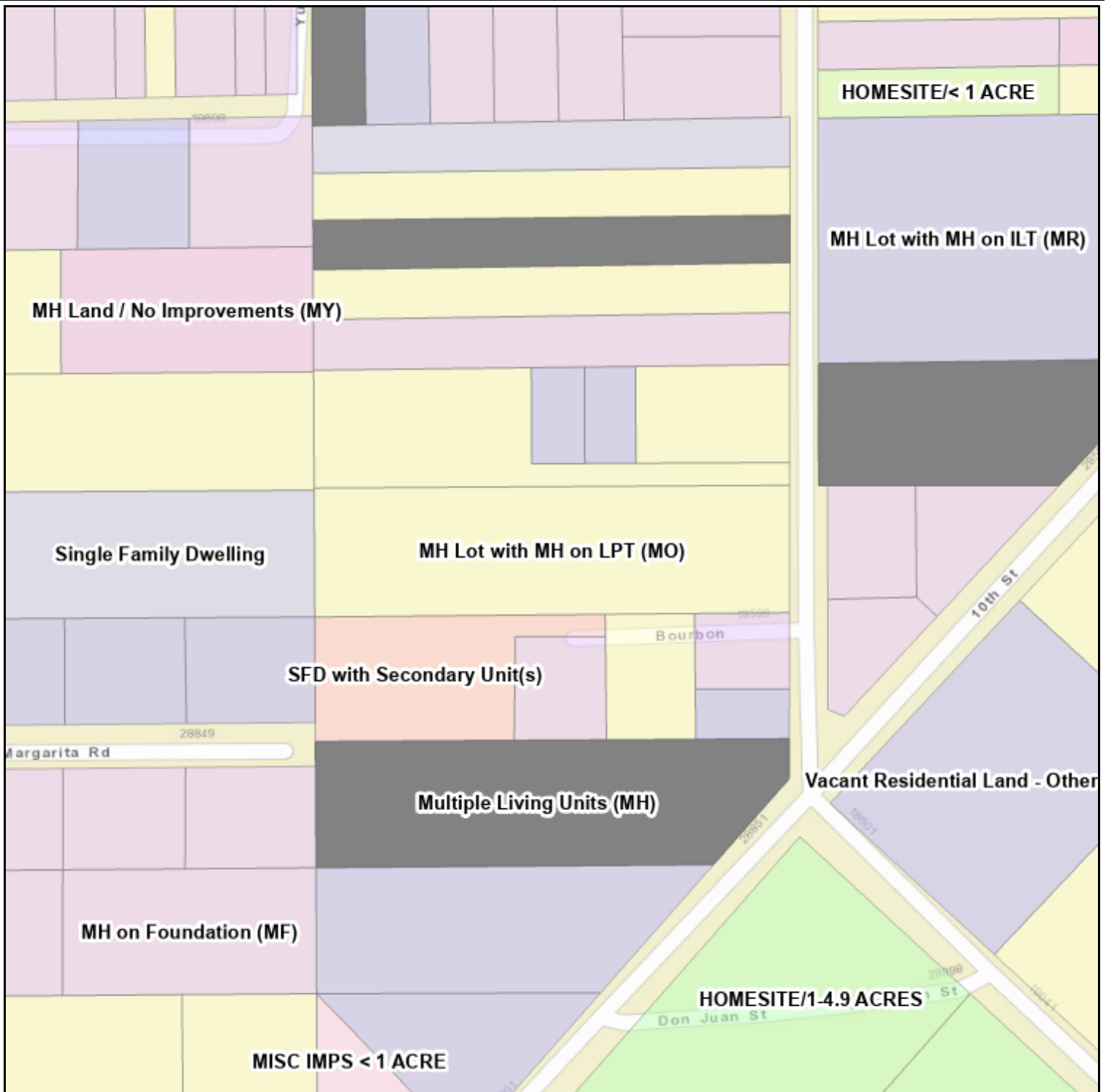
LAND USE

Supervisor: KAREN SPIEGEL

District: 2

Date: 5-11-2026

Exhibit: 1



Zoning District: MEADOWBROOK

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38725

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

Date: 5-11-2026

District: 2



Zoning Area/District: MEADOWBROOK

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



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347202001
CAROLYN J. BLAIR
6510 DALE LN
ANDERSON CA 96007

347203003
RIO SALVADOR DEL
28677 ROSTRATA AVE
LAKE ELSINORE CA 92513

347203004
SALVADOR DEL RIO
28715 ROSTRATA AVE
LAKE ELSINORE CA 92532

347203005
MIGUEL ORTIZ
1362 CARRIAGE DR
DUNCAN OK 73533

347203010
TERMINI FAMILY TRUST DTD 3/25/13
978 N DAMATO DR
COVINA CA 91724

347210001
WO REV TR DTD 03/11/2015
28760 RED GUM DR
LAKE ELSINORE CA 92532

347210002
DOLORES T. MOLLIE
375 E 120 S
SMITHFIELD UT 84335

347210004
TRAVIS TYREE
28771 ROSTRATA AVE
LAKE ELSINORE CA 92532

347210005
LOPEZ RAFAEL LIVING TRUST DATED
09/27/2021
15123 BROOKHURST AVE APT 405
WESTMINSTER CA 92683

347210006
ENKAI INV
1828 S BALDWIN AVE
ARCADIA CA 91007

347210008
MINGHAI YU
15531 FACLIDAD ST
HACIENDA HEIGHTS CA 91745

347210009
AMERICAN BEST ASSETS
28780 RED GUM DR
LAKE ELSINORE CA 92530

347210013
UBALDA LOGRONO TERLE
18563 BOURBON ST
LAKE ELSINORE CA 92532

347210014
FIRMILIANA L. WALCZAK
28869 ROSTRATA AVE
LAKE ELSINORE CA 92532

347210015
JAMES RICHARD HAYGOOD
24241 LA PALA LN
MISSION VIEJO CA 92691

347210016
CABRERA RAFAEL & DOLORES FAMILY
LIVING TRUST
28771 10TH ST
LAKE ELSINORE CA 92530

347210020
CARLOS HERNANDEZ
28814 MARGARITA RD
LAKE ELSINORE CA 92532

347210021
MOTA SALVADOR R ESTATE OF
28875 10TH ST
LAKE ELSINORE CA 92532

347210049
DAVID KAZAN
28855 ROSTRATA AVE
LAKE ELSINORE CA 92532

347210050
JOSE C. MARTINEZ
18559 BOURBON ST
LAKE ELSINORE CA 92532

347210053
DOLORES M. BRUCE
P O BOX 533
WILDOMAR CA 92595

347210058
DANIEL RODRIGUEZ
32960 LILLIAN AVE
LAKE ELSINORE CA 92530

347210060
LEOPOLDO GARCIA VACA
813 FORD ST
CORONA CA 92879

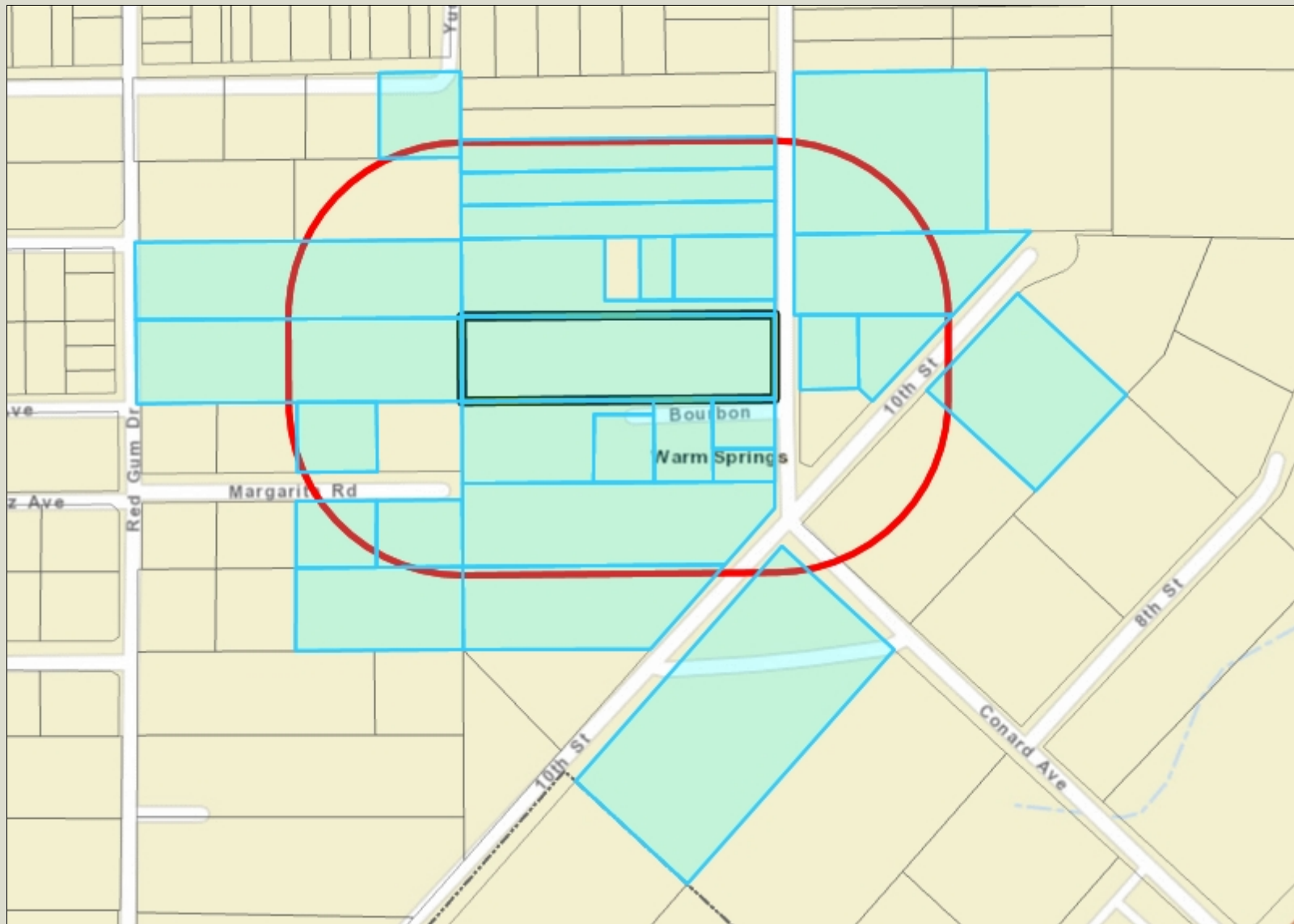
347210061
JUAN NAVA
28844 MARGARITA RD
LAKE ELSINORE CA 92532

347210063
CANDELARIO RAMIREZ
28790 ROSTRATA AVE
LAKE ELSINORE CA 92532

377020001
VACANT LAND
28039 SCOTT RD STE D 398
MURRIETA CA 92563

377371006
FELIX C. GARCIA
28830 10TH ST
LAKE ELSINORE CA 92532

Mailing Labels Radius Map



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map



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

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Notes

Tentative Parcel Map No. 38725
350 Foot Radius - 27 Unique Mailing
Addresses



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

(ID # 30425)

MEETING DATE:

Monday, June 15, 2026

SUBJECT: TENTATIVE PARCEL MAP NO. 38725 (TPM38725) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: MDA Company LLC – Owner: MDA Company LLC – Second Supervisorial District – Meadowbrook District – Elsinore Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) – Location: north of 10th Street, west of Rostrata Avenue, south of Tetricornis Avenue, and east of Red Gum Drive – 2.45 Gross Acres – Zoning: Residential Agriculture 20,000 Square Foot Minimum (R-A-20,000) – REQUEST: Tentative Parcel Map No. 38725 is a proposal for a Schedule “H” subdivision of a 2.45 acre residential property into two (2) separate residential lots, measuring 1.25 and 1.20 acres respectively. APN: 347-210-008 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org. District 2.

PROPOSED PROJECT

Case Number(s): TPM38725

Environmental Type: Exemption

Area Plan No. Elsinore

Zoning Area/District: Meadowbrook Area

Supervisorial District: Second District

Project Planner: Jake Roberts

Project APN(s): 347-210-008

Continued From:


John Hildebrand, Planning Director 6/9/2026

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 38725 proposes a schedule “H” parcel map to subdivide an existing parcel consisting of 2.45 net acres into two parcels, equaling 1.25 and 1.20 net acres respectively. APN 347-210-008.

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

The project site is located northerly of 10th Street, easterly of Red Gum Drive, southerly of Tereticornis Avenue, and westerly of Rostrata Avenue, in the Elsinore Area Plan.

PROJECT RECOMMENDATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE TENTATIVE PARCEL MAP NO. 38725, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Policy / Overlay Area:	Warm Springs Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Residential Agriculture – 20,000 Square Foot Minimum (R-A-20,000)
Surrounding Zoning Classifications	
North:	Residential Agriculture – 20,000 Square Foot Minimum (R-A-20,000)
East:	Residential Agriculture – 20,000 Square Foot Minimum (R-A-20,000)
South:	Residential Agriculture – 20,000 Square Foot Minimum (R-A-20,000)
West:	Residential Agriculture – 20,000 Square Foot Minimum (R-A-20,000)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Existing Use:	Single Family Dwelling
Surrounding Uses	
North:	Single Family Dwelling
East:	Single Family Dwelling
South:	Single Family Dwelling
West:	Single Family Dwelling

Project Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	2.45 net acres	N/A
Proposed Minimum Lot Size:	1.20 net acres	1 acre
Total Proposed Number of Lots:	2	
Map Schedule:	Schedule "H"	

Located Within:

City's Sphere of Influence:	City of Lake Elsinore
Community Service Area ("CSA"):	124 & 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Moderate
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate - SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



PROJECT BACKGROUND AND ANALYSIS

Background

On April 10th, 2023, the applicant, Minghai Yu with MDA Company LLC submitted Tentative Parcel Map No. 38725 (TPM38725) to the County of Riverside for consideration. The applicant proposes the subdivision of a Schedule "H" subdivision of one parcel totaling 2.45 acres into 2 residential parcels, subdividing into 1.25- and 1.20-acres parcels. Any future development on these new lots will be required to be consistent with the standards and uses allowed per the land use designation and zone classification.

General Plan Consistency

The Project site has a General Plan Foundation Component of Rural Community (RC) and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal-keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in lot sizes within

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

the permissible density range of 1 du/1-2 acres of the RC-VLDR land use. This is further detailed in the Land Use Findings below.

Zoning Consistency

The Project site has a Residential Agriculture, 20,000 square foot minimum (R-A-20,000) zoning classification. The proposed subdivision would be subject to the development standards outlined in Article VIb of Ordinance No. 348. Staff has reviewed the project and has determined that the project is compliant with the applicable development standards of the R-A-20,000 zoning classification, which is further detailed in the Development Standards Findings below. The subdivision (TPM38725) will comply with the 20,000 square foot minimum requirement of the underlying zone (R-A-20,000).

Schedule “H” Subdivision

The proposed Project would be a Schedule “H” parcel map division, which is any division of land into 4 or less parcels, where all parcels are not less than 1 acre in gross area. The Project, therefore, must be consistent with section 10.13 of Ordinance No. 460. The Project has been reviewed and conditioned to comply with all applicable standards of Ordinance No. 460, therefore it would be in compliance with the standards of a Schedule “H” division.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) (Article 19, Section 15315 Class 15, Minor Land Divisions), and none of the exceptions to this categorical exemption defined by State CEQA Guidelines Section 15300.2 apply.

Section 15315 Class 15, Minor Land Divisions

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subdivision would result in parcels that would, as proposed, be in compliance with the land use designation of Rural Community-Very Low Density Residential (RC-VLDR) as set forth in the General Plan, as well as the development standards of Ordinance No. 348 for the zoning

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

classification of Residential Agriculture, 20,000 square foot minimum (R-A-20,000). In addition, the subject site has not been involved in a land division within the previous 2 years. There is no proposed development or grading with this Project, no average slopes greater than 20 percent, and no variances or exceptions required for approval. The Project has been reviewed and cleared by all relevant agencies, and it has been determined that, per local standards, there would be accessibility and services to the site.

In regard to the location being within an “urbanized” area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of “urbanization” by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as “urbanized”. The project site is within the Urban Area as delineated and defined by the US Census on the Riverside County mapping tool, “Map My County.” As such, the Project is in a developed area, surrounded by residentially zoned property, and does not propose grading or construction of the subject site.

Section 15300.2 Exceptions to CEQA Exemptions

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not lead to cumulative impacts that overtime would be significant since the proposed subdivision results in parcels that are within the anticipated growth of that area. Therefore, the project would not create a greater level of potential impacts beyond what already exists or was anticipated for the area, and all future projects that are similar to or are located within the same area will be evaluated pursuant to CEQA. The Project’s proposed residential subdivision does not qualify as an unusual circumstance since the residential land use and zoning classification allows this subdivision pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. The Project is not located adjacent to a road that is designated as a State Scenic, eligible State Scenic, or County Eligible Scenic Highway. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of the Project. Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19 and Section 15315 Class 15 (Minor Land Divisions).

FINDINGS AND CONCLUSIONS

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

Land Use Findings

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

1. The Project site has a General Plan Foundational Component of RC and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal- keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in two residential lots that are with a minimum lot size of 1.20 net acres and a maximum lot size of 1.25 net acres, which will exceed the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan and area plans (LU 7.1). In addition, the proposed map has been reviewed and/or conditioned to be consistent with the Residential Area Plan Land Use policies of the General Plan (LU 22.1 – 22.6). For example, these parcels will remain large residential lots that would not adversely impact the open space and rural character of the surrounding area as it would not significantly impact the housing density or traffic of the surrounding area (LU 22.3). For these reasons, and those additionally discussed in the findings below, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.
2. The project site has a Zoning Classification of Residential Agriculture, 20,000 square foot minimum (R-A-20,000), which is consistent with the RC-VLDR Land Use Designation. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Article VIb (R-A-20,000) Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
3. The Project site is bordered by residential properties that are being utilized for purposes that are compatible with the proposed Project's residential use. The subject site is bordered by residential properties that similarly have land use designations of RC-VLDR. Since the Project seeks to create a subdivision of two parcels that will be utilized for residential purposes, the Project, as proposed, would be consistent with the land use pattern in the Project area.

Policy Area Findings

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

1. ELAP 1.1 – Protect the life and property of residents and maintain the character of the Gavilan Hills through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, and the Slope and Soil Instability Hazards and Fire Hazards sections of the General Plan Safety Element.

This project is exempt from California Environmental Quality Act (CEQA) via Categorical Exemption 15315. To be eligible for this exemption, the average slope of the parcel cannot exceed 20%. This finding has been met.

2. ELAP 1.2 – Require that development of contiguous areas designated as Light Industrial be designed in a coordinated manner.

This project has a General Plan Land Use Designation of Community Development: Very Low Density Residential (CD:VLDR). This finding does not apply to this project.

3. Require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact on environmental resources (i.e., biological and water quality).

This project has a General Plan Land Use Designation of Community Development: Very Low Density Residential (CD:VLDR). This Land Use Designation is a Residential Designation, and the finding does not apply to this project.

4. Require commercial and industrial uses to not substantially impact circulation systems.

This project has a General Plan Land Use Designation of Community Development: Very Low Density Residential (CD:VLDR). This finding does not apply to this project.

Entitlement Findings

Tentative Parcel Map

Tentative Parcel Map No. 38725 is a proposal to subdivide 2.45 net acres into 2 residential lots subdividing into 1.25- and 1.20- net acre parcels. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning 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.*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Project site has a General Plan Foundational Component of RC and a Land Use Designation of Very Low Density Residential (VLDR). The RC Foundation Component identifies communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure are prevalent. The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels at a density range of 1 dwelling unit per acre to 1 dwelling unit per two acres. Equestrian and other animal- keeping uses are expected and encouraged, and agriculture and small-scale commercial uses are permitted in this designation. The Project is consistent with this designation as it is a residential subdivision that will result in two (2) residential lots that are 1.25 net acres (Lot 1) and 1.20 net acres (Lot 2), which both exceed the 1-acre minimum parcel size set by the RC-VLDR land use. Therefore, the resulting parcels would align with the VLDR designation standards for minimum lot size, meeting the requirement that land uses compatibly develop in accordance with the General Plan.

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

The proposed subdivision of the subject site would meet the density and development standards of the RC-VLDR land use and the R-A-20,000 zoning classification in terms of setback requirements and building intensity. A discussion on development standards is provided in the preceding section (Development Standards Findings). Therefore, the proposed Project is consistent with this finding.

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

The Project, as reviewed and conditioned by the relevant Departments, would be consistent with all applicable environmental standards of the County's Ordinances. It is for the division of land only, so grading or construction on-site is not currently proposed however, it has been conditioned for review by the various Departments if grading and construction were to occur so that it may be evaluated at that time against the applicable County and State standards. Therefore, if any potential environmental impacts were to be found at that time, further analysis can be requested for review before permit issuance. Additionally, the subject site is not located in an area that has been mapped for conservation, nor is it adjacent or within an identified habitat area. Therefore, no impacts to fish or wildlife habitat are anticipated. Per these findings, staff has determined that it would be unlikely that environmental damage or injury to wildlife and their habitat would occur as a result of approval.

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

The Project subdivision was reviewed by various Riverside County departments including the Riverside County Department of Environmental Health, the Department of Waste Resources (RCDWR) and the Transportation Department (Water Quality Section) whose purview is the review of development projects to ensure public health is maintained through the adequate provision of potable water availability and sanitary disposal of human waste; availability of solid waste disposal; and the protection of water quality in the Santa Ana Watershed for the maintenance of beneficial water uses.

The Project will be served by the Elsinore Valley Municipal Water District for water. An onsite wastewater treatment system has been recommended for use on the newly created parcels. As such, the subdivision will be required to comply with all health measures regarding the proper connection to these services.

Furthermore, the subdivision of a (1) parcel into two (2) lots would allow for the construction of two (2) dwelling units (DU). At the current density of 3.2 person per household, at two (2) DU would yield approximately 7 people. The number of cars, their associated traffic, and vehicles air emissions would be negligible and would not cause air quality public health concerns. Therefore, no foreseeable public health problems would be result from the approval of the Project.

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

The minimum improvements for a Schedule "H" parcel map division shall be as follows:

- a. **Streets & Street Improvement Plans.** The Project has been conditioned by the Transportation Department regarding street improvements, and parcel access. Any easement not owned by a public utility, public entity, or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map. Additional conditions of approval have been added as needed to require street improvements, improvement plans, and/or road dedications that are in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461).

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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- b. **Other Improvements.** Domestic water, electrical, and communications purveyors have been determined to be available to the subject site, as listed under the "Utility Purveyors" heading of the tentative map. These suppliers were reviewed and confirmed through will-serve letters to the County Departments overseeing these various utilities, and the Project has been conditioned for final confirmation of on-site utilities prior to occupancy of any residential structures to be placed on the subdivided lots (AND E Health. 2). In addition, the minimum requirements for fire protection shall be those requirements set forth in Ordinance No. 787. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No. 787 and Riverside County Fire Department Standards. Plans will be submitted to the Fire Department for review and approval prior to building permit issuance if future development is proposed on the subject site. These conditions of approval have been applied to the Project; therefore, this standard has been met.
 - c. **Sewage Disposal.** The County of Riverside Department of Environmental Health Department has conditioned the Project to provide on-site waste plans to ensure proper septic tank sizing, as well as a percolation report, to verify the availability of on-site sewage disposal prior to construction of any residential structures to be placed on the subdivided lots (AND E Health. 2). Therefore, this standard has been met.
 - d. **Agricultural Lands.** The subject site is not located within an agricultural preserve. The land is zoned R-A-20,000; however, it is not 5 acres in size or larger. Thus, it is not identified in the Riverside County Comprehensive General Plan as important farmland. As such, the Project is not exempt from all improvement requirements specified within this section.
 - e. **Exceptions.** The subject site is not located within a County Service Area, so the exceptions granted to any parcel map division located in its entirety within a community services district would not be applicable.
6. *The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

7. *The lots as shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site's Zoning Classification.*

The R-A-20,000 zone requires a minimum lot size of 20,000 square feet, a minimum width of 100 feet, and minimum depth of 150 feet. Lot 1 would be approximately 1.25 net acres. Lot 2 would be approximately 1.20 net acres. Therefore, the Project would be in compliance with this requirement as both resulting parcels would meet the minimum lot size standards of the zoning classification.

Development Standards Findings

The following standards of development shall apply in the R-A-20,000 Zone of Ordinance No. 348:

1. **Lot Size.** *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet.* The R-A-20,000 zone requires a minimum lot size of 1 acre, a minimum width of 100 feet, and minimum depth of 150 feet.

Table 1. Lot Dimension Table

Lot	Lot Width	Lot Depth
1	165.94'	330'
2	166.45'	314.73'

Therefore, the Project would be in compliance with this requirement as all lots would meet the minimum lot size standards of the zoning classification.

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

The front, side, and rear yard as measured from the main structure on proposed Lot 1 is approximately 77 feet, 24 feet, and 61 feet, respectively. The front, side, and rear yard as measured from the secondary unit/detached ADU on proposed Lot 1 is approximately 142 feet,

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24 feet, and 24 feet, respectively. Since these measurements exceed the minimum yard requirements, the Project is in compliance.

3. **Height.** *One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height.* The subject site currently has an existing manufactured home with a CWP secondary unit/detached ADU. The Project has also been conditioned to meet this standard if future development is to be proposed on-site (AND Planning. 8). Therefore, the Project is in compliance.
4. **Automobile Storage.** *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.*

Other Findings

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan, nor 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. This Project was provided to the City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the project.
3. The Project site is not located within an Airport Influence Area (AIA) boundary.
4. The Project site is located within the Mount Palomar Observatory Lighting Zone boundary, Zone B.
5. The Project site is located within, or partially within, the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings

The Project site is located within a Cal Fire State Responsibility Area (SRA) and it is located within a moderate fire severity zone.

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

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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 350 feet of the project site, sending mailers to 27 unique mailing addresses around the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating either support or opposition to the proposed Project.

APPEAL INFORMATION

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

ATTACHMENTS

Attachment A – Tentative Map
Attachment B – Advisory Notifications and Conditions of Approval
Attachment C – GIS Exhibits
Attachment D – Mailing Labels
Attachment E – Radius Map
Attachment F – Notice of Exemption