

Date: 8/5/25

Board Action Item

To: Board of Directors

From: Planning and Compliance Department

Re: Approval for Rule Revision for PC.6.4a Topography Maps

---

**Background**

Rule revision regarding the removal of “Registered Civil Engineer” and maintaining the requirement of a Licensed Land Surveyor” for all property line verifications. Property line verifications is required for all new structures, pools, utility placement to keep these improvements out of the setbacks, per PC.3.1 that no improvement/structure is to be allowed in the defined setback area and that area to be kept free from improvements.

It is within the ACC purview to ensure that the setback requirements per PC.3.1 are maintained, by establishing property lines by a licensed land surveyor and the placement of monuments depicting the property line in question.

Research showed:

The shift in California’s policy—restricting land surveying authority to only those Civil Engineers licensed before **January 1, 1982**—was driven by a few key factors:

1. **Public protection and specialization:** As land development became more complex, the state recognized that surveying required its own specialized expertise. By requiring a separate Professional Land Surveyor (PLS) license, California ensured that only those with dedicated training and experience in boundary law, mapping, and geodetic science could legally perform land surveys.
2. **Clarifying professional roles:** Before 1982, Civil Engineers had broad authority, including land surveying. But this overlap sometimes led to confusion or disputes over professional responsibilities. The change helped clearly delineate the scope of practice between Civil Engineers and Land Surveyors, reducing liability issues and improving accountability.
3. **Regulatory modernization:** The update aligned California with national trends emphasizing professional licensure based on demonstrated competency. It also responded to concerns about the aging surveyor workforce and the need to maintain high standards as infrastructure and property development surged in the late 20th century.

So, while Civil Engineers still perform **engineering surveying** (like construction staking or topographic mapping for design), **boundary surveys and legal property descriptions** now fall squarely under the PLS domain—unless the engineer was grandfathered in.

**Fiscal Impact**

Fine:

**Recommendation**

It is recommended that the Board of Directors approve a 28-day reading for a rule revision for PC.5.13, as attached.

Cheryl Mitchell  
Senior Planning and Compliance Manager

## ACC Rule Revision

### Current Rule:

**PC.6.2e Additional Requirements for Fences, Walls, or Other Improvements on or Adjacent to Neighboring Property Line** – The Member submitting the application shall submit a survey of the property line(s) prepared by a California licensed professional land surveyor or a California licensed civil engineer or obtain a signed notarized agreement from the adjoining property owner approving the replacement of the improvement. The agreement will be recorded with the Riverside County Recorder’s Office. A new block property line wall or fence requires an application from both property owners and a survey. A survey may be required with some applications at the discretion of the Committee. (See **PC.4.3** for fence and wall requirements)

### Current Rule (Redlined):

**PC.6.2e Additional Requirements for Fences, Walls, or Other Improvements on or Adjacent to Neighboring Property Line** – The Member submitting the application shall submit a survey of the property line(s) prepared by a California licensed professional land surveyor ~~or a California licensed civil engineer~~ or obtain a signed notarized agreement from the adjoining property owner approving the replacement of the improvement. The agreement will be recorded with the Riverside County Recorder’s Office. A new block property line wall or fence requires an application from both property owners and a survey. A survey may be required with some applications at the discretion of the Committee. (See **PC.4.3** for fence and wall requirements)

### Proposed Change:

**PC.6.2e Additional Requirements for Fences, Walls, or Other Improvements on or Adjacent to Neighboring Property Line** – The Member submitting the application shall submit a survey of the property line(s) prepared by a California licensed professional land surveyor or obtain a signed notarized agreement from the adjoining property owner approving the replacement of the improvement. The agreement will be recorded with the Riverside County Recorder’s Office. A new block property line wall or fence requires an application from both property owners and a survey. A survey may be required with some applications at the discretion of the Committee. (See **PC.4.3** for fence and wall requirements)

**Fine:** Guidance only. No fine associated with this rule.

**Justification:** It has been brought to our attention that only certain civil engineers with licensed numbers of **33K** or earlier are qualified to conduct land surveys. Surveys are required to ensure that no improvement encroaches into a setback as per **PC.3.1**.