

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



ITEM: 1.2
(ID # 17078)

MEETING DATE:

Tuesday, September 14, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37213 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions) – Applicant: Hector Correa – Engineer/Representative: Hacienda Development Solutions, Inc. c/o Sergio Vazquez – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Arce Minimum) – Location: Northerly of Patti Lane, southerly of Ellis Avenue, easterly of Dawson Road, and westerly of Antelope Road - 5 gross acres - Zoning: Rural Residential (R-R) - REQUEST: The Tentative Parcel Map is a Schedule 'H' subdivision of 5 gross acres into four (4) residential parcels with the parcels sizes ranging from 1.19 gross acres to 1.42 gross acres. – APN: 327-061-009. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Notice of Decision for the above referenced case acted on by the Planning Director on September 8, 2021.

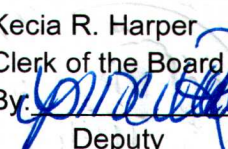
ACTION:Consent


John Hildebrand, Planning Director 9/8/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 14, 2021
xc: Planning, Applicant

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: 20/21	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The application for the Tentative Parcel Map No. 37213 was applied for on July 3, 2019, and is a Schedule H parcel map subdivision of 5 gross acres into four (4) residential parcels with the parcels sizes ranging from 1.19 gross acres to 1.42 gross acres each.

The project site has a Land Use Designation of Community Development: Very Low Density Residential (CD: VLDR) (1-Acre Minimum) and is zoned Rural Residential (R-R). The project site is surrounded by properties with land use designations of VLDR (1-Acre Minimum) and R-R zoning to the north, south, east, and west.

The overall 5.0 gross acre currently contains an existing primary dwelling consisting of approximately 1,500 square feet. Only minor site disturbance is proposed due to the flat topography as result of the tentative parcel map. The project is not located within a fault zone, or flood zone, and future structures on the vacant parcels shall be constructed in compliance with California building codes.

The surrounding land in the area consists of single-family dwellings and vacant residential lots in a developed neighborhood.

The project held a Development Advisory Committee internal review meetings on August 8, 2019 and January 16, 2020. All department corrections and clearances regarding the tentative parcel map have been received.

The project was approved by the Planning Director on September 8, 2021. The project was found to be CEQA Exempt based on findings in the attached staff report. A 10-day optional hearing notice was mailed to surrounding landowners within 600-feet of the property boundaries. June 9, 2021 was the public comment deadline indicated in the optional hearing notice.

A comment letter was received from the public on June 9, 2021 recommending the Applicant pave the current unimproved road on Patti Lane as well as pave from Patti Lane to Ellis Avenue on Dawson Road. However, based on staff analysis with existing partial improvements, and based on Subdivision Ordinance No. 460, it was determined that Schedule H maps do not

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

require road paving, and would be sufficient with current gravel improvements and right-of-way dedications as conditioned with the tentative parcel map.

More specifically, sufficient public street ROW along Dawson Road and Patti Lane (Project boundaries) shall be conveyed for public use for a 30-foot half width right-of-way per County Standard No. 106, Ordinance 461 prior to recordation (COA 50.Survey.3.). No further street improvements are required; the adjoining roads are partially improved with gravel. With these conditions of approval, the requirements of Ordinance No. 460 10.13 A and B. as it pertains to streets and street improvements have been met.

No other public comments were received, and no public hearing was requested by the comment deadline in the optional hearing notice, therefore Tentative Parcel Map No. 37213 is approved.

Impact on Residents and Businesses

The Project has no direct impact on residents or businesses, since it is a project on private land. All impacts have been studied through CEQA.

ATTACHMENTS:

- A. Optional Hearing Notice
- B. Planning Director's Staff Report
- C. Tentative Parcel Map No. 37213


Scott Bruckner 9/8/2021

**NOTICE OF CEQA Exemption Sections 15315 and 15061
APPROVE TENTATIVE PARCEL MAP NO. 37213**

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon Street 12th Floor Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

NOTICE is HEREBY GIVEN that the Riverside County Planning Department finds the project is CEQA Exempt per Section 15315 (Minor Land Divisions) and Section 15061 (b) (3) (Common Sense) for the above project. The public review period for the project is from Friday, May 28, 2021 to Tuesday, June 9, 2021. Written comments on this project will be accepted during the public review period. Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 P.M. on June 9, 2021.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED PRIOR TO June 9, 2021. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Project Description

The project site is a 5-gross acre parcel that is currently improved with an approximate 2,972 square foot residence that will remain on a proposed 1.42 gross acre parcel once subdivided (Parcel 1). Proposed Tentative Parcel Map No. 37213 (TPM37213) is located north of Patti Lane, and predominantly along Patti Lane, within the Unincorporated Riverside County. Proposed TPM37213 proposes a Schedule H parcel map to subdivide the existing 5-gross acre parcel into four (4) parcels of 1.08 net acres each.



Figure 1: Project Location Map

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Figure 1: Project Location Map

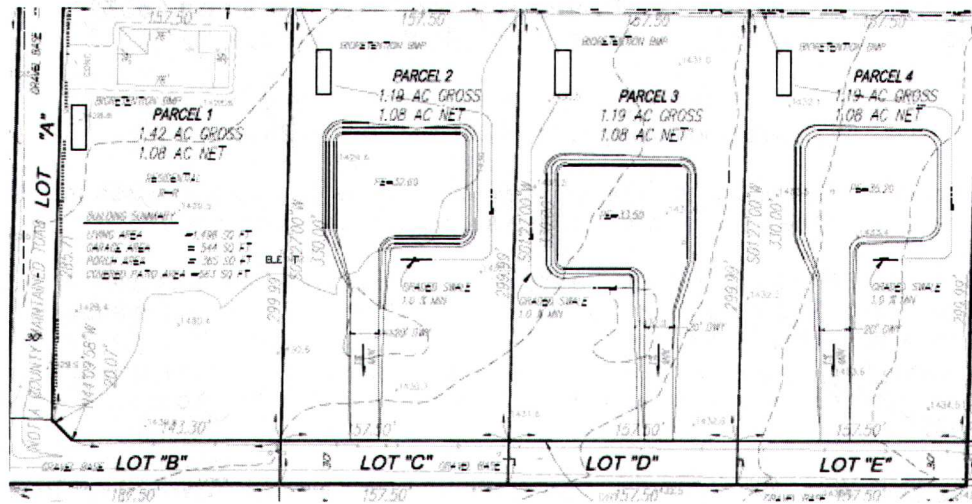


Figure 2: Proposed Tentative Parcel Map No. 37213

Location

The site is located northerly of Patti Lane, southerly of Ellis Avenue, easterly of Dawson Road, and westerly of Antelope Road, within the Harvest Valley/Winchester Area Plan. **APN: 327-061-009**

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended the CEQA Exemptions 15315 and 15061 (b) (3). The Planning Director will consider the proposed project and the proposed CEQA Exemptions 15315 and 15061 (b) (3).

All comments received during the public review period will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at a public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to a requested public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

For further information regarding this application, please contact Jay Olivas, Project Planner, at 951-955-6863 or e-mail jolivas@rivco.org. The proposed staff report documents, technical reports, and case file for the proposed application may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at:

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
 Attn: Jay Olivas
 P.O. Box 1409, Riverside, CA 92502-1409

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date.

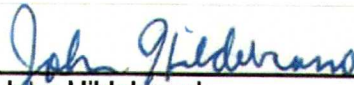


**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Director's Decision: September 8, 2021

PROPOSED PROJECT

Case Number(s):	Tentative Parcel Map No. 37213	Applicant(s): Hector and Margarita Correa
CEQA Exempt	Section 15315, 15061	Representative(s): Hacienda Development Solutions Inc.
Area Plan:	Harvest Valley/Winchester	
Zoning Area/District:	Romoland Area	
Supervisory District:	Fifth District	
Project Planner:	Jay Olivas	
Project APN(s):	327-061-009	John Hildebrand Planning Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37213 is a Schedule 'H' subdivision of 5 gross acres into four (4) residential parcels with the parcels sizes ranging from 1.19 gross acres to 1.42 gross acres.

The site is located northerly of Patti Lane, southerly of Ellis Avenue, easterly of Dawson Road, and westerly of Antelope Road, within the Harvest Valley/ Winchester Area Plan.

PROJECT RECOMMENDATION

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. 37213, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A

Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR) (1 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR) (1 Acre Minimum)
East:	Very Low Density Residential (VLDR) (1 Acre Minimum)
South:	Very Low Density Residential (VLDR) (1 Acre Minimum)
West:	Very Low Density Residential (VLDR) (1 Acre Minimum)
Existing Zoning Classification: Rural Residential (R-R)	
Proposed Zoning Classification: N/A	
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use: Single family residence	
Surrounding Uses	
North:	Single family residences
South:	Single family residences
East:	Single family residence
West:	Single family residence

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5 Gross Acres 4.85 Net Acres	One gross acre per parcel
Existing Building Area (SQFT):	Approx. 1,498 square feet (Residence) Approx. 544 square feet (Attached Garage)	N/A
Proposed Minimum Lot Size:	1 Acre	
Total Proposed Number of Lots:	4 Parcels	5 Parcels
Map Schedule:	"H"	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No / Yes – Location
Special Flood Hazard Zone:	No / Yes – Location
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone D

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed subdivision is located within Harvest Valley / Winchester Area Plan with the General Plan land use designation of Very Low Density Residential (VLDR) which allows for a minimum of 1 acre lots. This Schedule "H" subdivision proposes four (4) residential parcels with a minimum 1-acre lot sizes, which is consistent with the General Plan land use designation as shown in Harvest Valley/ Winchester Area Plan. There is minimal site preparation and grading proposed. The project site is surrounded by properties that are designated as Very Low Density Residential (VLDR) 1 acre minimum and zoned as Rural Residential (R-R) which suggests neighborhood compatibility.

Site Characteristics

The project site is 5 gross acres and is currently improved with an existing residence totaling approximately 1,498 square feet and an existing attached garage totaling 544 square feet constructed in 2018. The existing residence and garage will remain on the westerly portion of the project site. The project specifically proposes to subdivide the existing 5-gross acre parcel into four (4) parcels located at the northeast corner of Patti Lane and Dawson Road. The four (4) parcels will range in from 61,855.2 square feet (Parcel 1) to 51,836.4 square feet (Parcel 4). Parcel 1 (61,855.2 square feet) is proposed to be orientated towards Dawson Road with the property line frontage of 285.71 feet, respectively. Parcels 2, 3, and 4 are each 1.19 acres (51,836.4 square feet) and will be orientated towards Patti Lane with the front property lines of 157.50 feet. The subdivision would provide right-of-way dedications that would facilitate the extension of Patti Lane and Dawson Road to 30-foot half widths for dedication purposes only, per County Standard No. 106, Section "A" and "B", of Ordinance No. 461 prior to map recordation.

Zoning/Development Standards

No construction is proposed as part of the project. However, the applicant has demonstrated the general location/footprint of development on each parcel in order to show the compliance with the applicable development standards of the Ordinance No. 348, specifically the Rural Residential (R-R) Zone Classification.

The Schedule "H" Tentative Parcel Map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the Subdivision Map Act and Ordinance No. 460. The Project is in compliance with the following standards:

- **Lot Size:** The minimum lot size for R-R Zone Classification is 20,000 feet. The Project proposes to subdivide 5 acres (217,800 square feet) into four parcels ranging in size from 51,836.4 square feet (1.19 acres) to 61,855.2 (1.42 acres). The minimum average lot width for the R-R Zone Classification is 80 feet, and the minimum average lot depth is 100 feet. The project's shortest lot width proposed is approximately 157.50 feet, and shortest lot depth of approximately 285.71 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 157.50 feet to 285.71 feet, which generally results in a lot depth 1.8 times the lot width. Therefore, as proposed, the Project is compliance with the lot width to depth ratio.

- **Schedule "H" Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

General Plan

The Project site has a Foundation Component of Community Development, and a land use designation of Very Low Density Residential (VLDR). The VLDR designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component of Very Low Density Residential, intensive equestrian and animal keeping uses are also expected and encouraged. The proposed map is consistent with the General Plan as it will subdivide an existing parcel into four single-family residential parcels. Each lot support one primary one-dwelling unit and would range in size from 51,836.4 square feet (1.19) to 61,855.2 square feet (1.42 acres) within the 1-AC minimum lot size. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot will provide adequate septic capacity on each lot for each one-family residential use as demonstrated in the submitted Percolation Investigation performed by AM/PAC and Associates, Inc. prepared on December 21, 2015. Each residence will be served by Eastern Municipal Water District. Therefore, the proposed map is consistent with General Plan.

Project Analysis

The Tentative Parcel Map No. 37213 was submitted to the County of Riverside for formal review on July 3, 2019 on APN 327-061-009. The project proposes a subdivision of 5 gross acres into four (4) residential parcels with the parcels sizes ranging from 1.19 gross acres to 1.42 gross acres. On August 8, 2019, Tentative Parcel Map No. 37213 was reviewed for the first time by the Development Advisory Committee (DAC). Corrections and comments were related to but not limited to biological surveys, drainage, grading, fire requirements, previous site contamination and septic expansion.

The owner/applicant added additional representation and resubmitted a redesign on September 27, 2019. On November 15, 2019, Tentative Parcel Map No. 37213 were scheduled for internal review by the Development Advisory Committee (DAC). On October 2019, Tentative Parcel Map No. 37213 have obtained all clearances from the applicable departments and are ready to move forward to hearing.

Tentative Parcel Map No. 37213 was submitted to the County of Riverside on July 3, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines, Section 15315, as the project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) and Section 15061 (Common Sense) of the State CEQA Guidelines.

The 8 criteria that must be met to justify the categorical exemption for Minor Land Divisions are as follows:

- 1) Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is in Census Tract 427.30 has a minimum density of 1,000 persons per square mile including adjacent to the City of Perris (1,320-feet). In reviewing the map prepared by the U.S. Bureau of the Census, Map No. 75340 for Riverside-San Bernardino, CA. defines this geographical area as an Urbanized Area. Therefore, the Project meets this criterion.

- 2) The project site must be zoned residential, commercial, or industrial. The subject is located within the R-R zone classification that allows for single-family dwelling units as a permitted by right use. Therefore, the project meetings this criterion.
- 3) The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 5 gross acres size into four parcels ranging from 1.19 gross acres to 1.42 gross acres, intended for development of single-family dwelling units.
- 4) The land division must be in conformance with the General Plan and zoning. The proposed project land use designation of Very Low Density Residential (1 Arce Minimum). The zoning classification is Rural Residential (R-R), which also has a one-half acre lot minimum. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting this criterion.
- 5) No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project.
- 6) All services and access must be available to the project site. The project site will take direct access from Patti Lane. All utilities can be provided to the site. Each parcel would have their own septic system, which is common for this area.
- 7) The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years.
- 8) The project site does not have an average slope greater than 20 percent. The subject site is relatively flat with a gradual increase in elevation from the lowest point in the northwest corner of the parcel having an elevation of 1,428.6 feet, and a maximum elevation in the southeast corner of the parcel of 1,434.5 feet, resulting in an average slope of approximately three percent.

Also, the proposed parcel map is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the proposed parcel map with one-existing dwelling creating three-additional parcels would have a significant effect on the environment, because the proposed project proposals are limited to future residential structures located on flat topography that is previously disturbed and will not result in any significant effect on the environment.

Based upon the available information, there does not appear to be any facts to support a finding that the proposed parcel map with 1-existing dwelling units have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA under the commonsense exemption.

Additionally, no exception to the CEQA 15315 or 15061 Exemptions applies, since the proposed project site is not located within a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the Project, there

are no flood zones on the subject property, and not being in an airport compatibility plan, and the project is not a hazardous waste site.

Because the proposed land division meets the criteria of Section 15315 and Section 15061 Tentative Parcel Map No. 37664 is exempt from CEQA and no further environmental review is required

The project site is mapped within a High potential for Paleontological Resources, however, the four proposed parcels containing one-existing dwelling is located on flat topography in a residential developed area and will be required to conform with Paleontological Resource Impact Mitigation Program (PRIMP) prior to any future grading permit issuance. Only minor grading is proposed less than 50- cubic yards which is unlikely to require any future grading permit. Due to PRIMP compliance, impacts relating to Paleontology are less than significant and are not considered CEQA mitigation

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Very Low Density Residential (CD: VLDR) (1.0 Acre Minimum).

The CD: VLDR land use designation provides for the development of conventional single family detached residences houses. The residential parcels proposed by the Tentative Parcel Map are approximately 1.19 gross acres and 1.42 gross acres each with direct access from Patti Lane.

There are several land use policies that the project complies with:

LU 28.1 Accommodate the development of single-and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

The project is a Tentative Parcel Map for the proposed subdivision of four (4) single family residential lots ranging from 1.19 and 1.42 gross acres each in an area previously identified as appropriate for residential uses and therefore complies with LU 28.1.

LU 28.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

The parcel map has been designed to help maintain open views and vistas of surrounding mountains with minimum 1-acre parcels, and the project design will visually enhance the area including with future landscaping and perimeter treatment.

The project site with one-existing dwelling is surrounded with similar residential development such as existing dwellings from existing tract on 1-acre lots, vacant land, and agriculture land. Therefore, the proposed project will not result in a substantial alteration to the present or planned land use in the area due to similar land uses in the surrounding area.

2. The project site has a Zoning Classification of Rural Residential (R-R). The R-R zone allows single-family dwellings, the site includes an existing primary dwelling, and will contain up to 3-future primary dwellings as result of the proposed tentative parcel map for 4-parcels.
3. The subject site is not located within a Specific Plan, General Plan Policy Area, or General Plan Overlay.
4. The project site is located within the community of Romoland which allows residential development to interface with urbanized and rural land; the tentative parcel map will comply with the Countywide Design Guidelines such as with existing and future home designs and future perimeter treatment such as fencing.
5. The project site is mapped within a Paleontology Zone, however, the two proposed 2.15 and 2.50 acre lots contain two-existing dwellings in conformance with Riverside County Building and Safety Department requirements to address this potential impact. Due to building code compliance, impacts relating to the Fault Zone are less than significant and are not considered CEQA mitigation.
6. Based on the above, the proposed Tentative Parcel Map No. 37213 would not be detrimental to the health, safety or general welfare of the community and complies with all applicable ordinances.

Entitlement Findings:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. The intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the overlay intent of the principal of the General Plan. The project site is not located within a Specific Plan.
2. The site is physically suitable for the type and development of the proposed residential development in that the project site is in an area that is comprised of single-family residential, and agriculture uses; the subject property is compatible with the surrounding land uses within the project vicinity.
3. The site of the proposed land division is physically suitable for the type of density, because the subdivision further subdivides an existing residential property increasing the density range to 1 dwelling unit per one-acres as infill development with existing dwelling already present which density could be further increased in future such as with accessory dwelling units. This development is consistent with the General Plan land use designation of Community Development: Very Low Density Residential which allows single-family detached residences.
4. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The proposed parcel map is subdividing an existing 5.0-acre parcel into four (4) equal size lots that does not include new construction.

Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large resulting in unsafe conditions.

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 No. 460 for a Schedule "H" Map. Section 10.13.A.1 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows
6. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
7. Additionally, the proposed Tentative Parcel Map No. 37213 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H" Subdivision) of Ordinance No. 460 based on the following:
 - a. Streets and Street Improvements-Sufficient public street ROW along Dawson Road and Patti Lane (Project boundaries) shall be conveyed for public use to provide for a 30-foot half width right-of-way per County Standard No. 106, Ordinance 461 are required with the tentative parcel map prior to recordation (50.TRANS.). No further street improvements are required; the adjoining roads are partially improved with gravel. With these conditions of approval, the requirements of Ordinance No. 460 10.13 A and B. as it pertains to streets and street improvements have been met.
 - b. Domestic Water - A SAN-53 letter from the applicant states that water service is supplied by the Eastern Municipal Water District. With this documentation the requirements of Ordinance No. 460, 10.13 C, has been met.
 - c. Fire Protection Facilities – Fire protection conditions have been recommended as result of the tentative parcel map such as prior to map recordation including ECS note for Class B materials and water system plans (COAs 50.FIRE). With these conditions of approval, the requirements of Ordinance No. 460, 10.13 C, has been met.
 - d. Electrical and Communication Facilities. – The proposed project does not include any new electrical or communication facilities other than minor connections to these existing facilities such from existing overhead power lines for any future one-family dwellings. Therefore, this improvement is not applicable to the Project at hand.
 - e. Sewage Disposal – proposed subsurface sewage disposal system be submitted to the Health Department prior to the issuance of building permits (COA 80 E HEALTH). With these conditions of approval, the requirements of Ordinance No. 460, 10.13 D, has been met.
 - f. Agricultural Land - The proposed project is not located within an agricultural preserve, or on land zoned A-1, A-2, or A-P or A-D. Therefore, the proposed project is not applicable to Ordinance No. 460 Section 10.13 E.
 - g. Exceptions – The project site is not located within a community service district; therefore, the project is not applicable to Ordinance No. 460 Section 10.13 F.

8. The site is physically suitable for the type and density of the proposed residential development in that the project site is in an area that is comprised of single-family residential uses, has access readily available from Patti Lane as demonstrated in exhibit for proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
9. The design of the proposed land division is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Project does not propose any construction or grading at this time. The Project is consistent with all applicable County of Riverside Ordinances, and is not located in an area that has been mapped for conservation or adjacent or within an identified habitat area, therefore no impacts to fish or wildlife habitat is anticipated.
10. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The project site is not located in a Fire Hazard Zone or a Fire Responsibility Area, or a Fault Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Patti Lane. Therefore, the project and the required improvements will not be likely to cause serious public health problems.

Rural Residential (R-R) Ordinance No. 348 Article XIII, Section 5.2 Development Standards

Findings:

- A. *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* The proposed site has an existing residence at 12 feet in height and constructed 2018 which will remain. The project does not propose any new development for the proposed 1-gross acres parcels currently. Any future development will be required to adhere to these height standards.
- B. Lot Area shall not be less than One-Half acre, with a minimum average width of 80-feet including the area to the center of adjacent streets, *shall* be the minimum size of any lot except as follows: public utilities, 20,000 square feet with a minimum average lot width and depts of 100-feet.

The project minimum lot size is 1.08 net acres, or 47,044 square-feet. The minimum average lot width for the R-R Zone Classification is 80 feet. The project's shortest lot width proposed is approximately 143.30 feet, and shortest lot depth of approximately 299.99 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

- C. *Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348.* The project has an existing residence and attached garage constructed in 2018 with 2-on-site parking spaces. A minimum of 2-parking spaces shall be required for the future parcels created as result of the tentative parcel map.

Other Findings:

1. The project site is located not within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Therefore, the proposed project will not conflict with any MSHCP policies or requirements.
2. The project site is not located within a City Sphere of Influence.
3. *Airport Land Use Commission ("ALUC") (File No. ZAP1403MA20)*

Pursuant to the 2004 Riverside County Airport Land Use Compatibility Plan amended in 2011, staff for the Riverside County Airport Land Use Commission (ALUC) reviewed the proposed project. ALUC staff concluded that the proposed subdivision is consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan based on the following:

The project site is located approximately 25 miles southeast of the March Air Reserve Base/Inland Port, which is a military use airport. The project site is located within Compatibility Zone D where residential density is not restricted.

The Riverside County Airport Land Use Commission has reviewed the proposed project and found it consistent with the facility's Master Plan (February 27, 2020). As a result, the project would not result in an inconsistency with the French Valley Airport Master Plan. No impact would occur.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The northerly terminus of this runway is located 13,300 feet from the project site. At this distance, given the runway elevation of 1,413 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,546 feet AMSL. The site pad elevation is 1,435 feet AMSL, and the building height is 18 feet, resulting in a top point elevation of 1,453 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a fire hazard severity zone.
2. Fire protection or suppression services will be available by the CAL Fire Homeland Fire Station located approximately 3-miles to the southeast.

Conclusion:

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

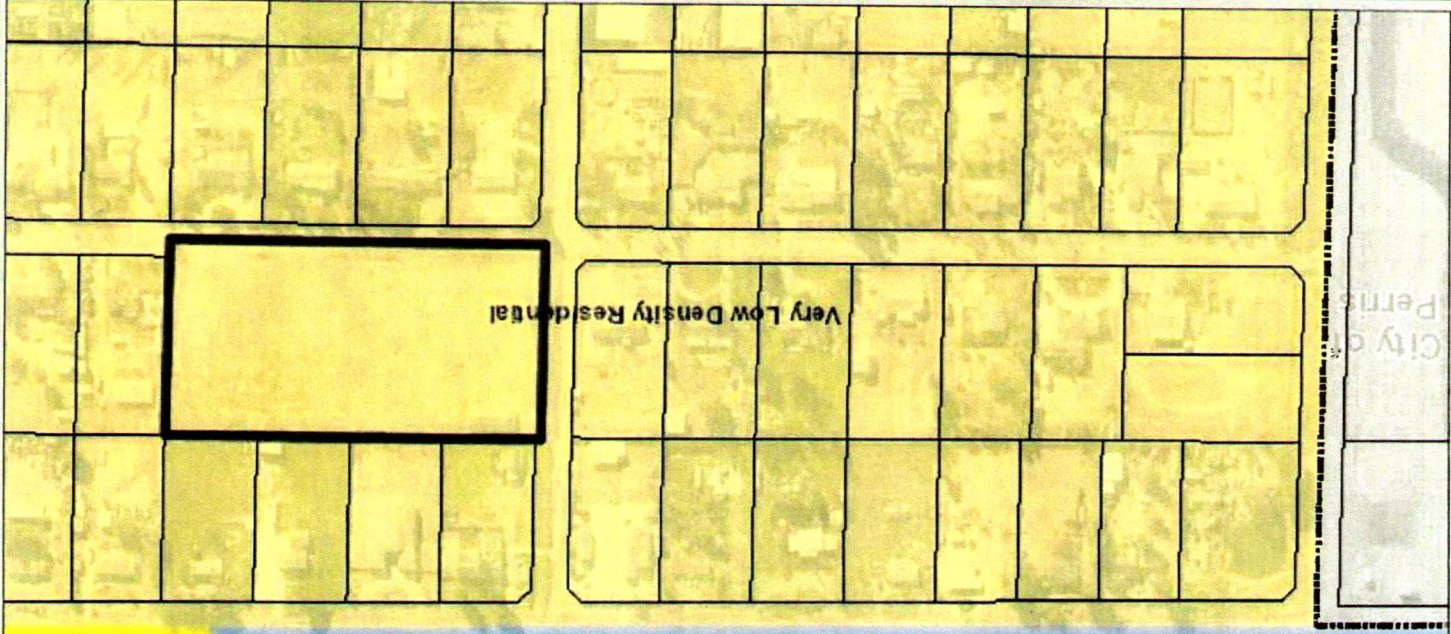
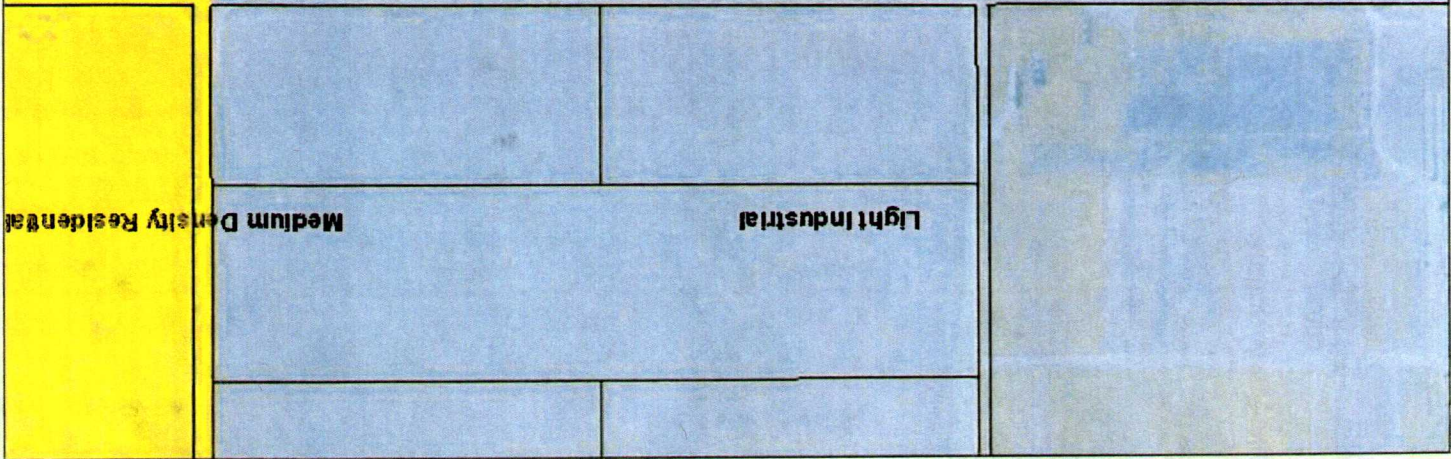
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Optional public hearing notices were mailed to property owners within 600 feet of the project site on May 27, 2021. As of the writing of this report (9/8/21), Planning Staff has received written communication on June 8, 2021 from the public as result of the optional public hearing notice. The written communication dated June 8, 2021, and attached to this staff report, recommended road paving along Patti Lane and Dawson Road fronting the proposed project. However, it has been determined that Schedule H Maps do not require further road paving in accordance with Subdivision Ordinance No. 460, and that the required 30-foot half width right-of-way dedications and existing gravel improvements meet minimum subdivision requirements for the proposed project. No further public comments have been received as of this writing.

APPEAL INFORMATION

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

Vicinity Map



- Legend**
- Parcels
 - General Plan Land Use
 - Rural Community - Estate Density
 - Rural Community - Very Low
 - Rural Community - Low Density
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation
 - Conservation Habitat
 - Open Space Recreation
 - Open Space Rural
 - Water
 - Mineral Resources

Notes

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

REPORT PRINTED ON... 8/18/2021 4:03:29 PM

© Riverside County GIS

0 376 752 Feet

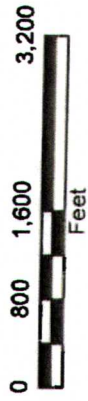
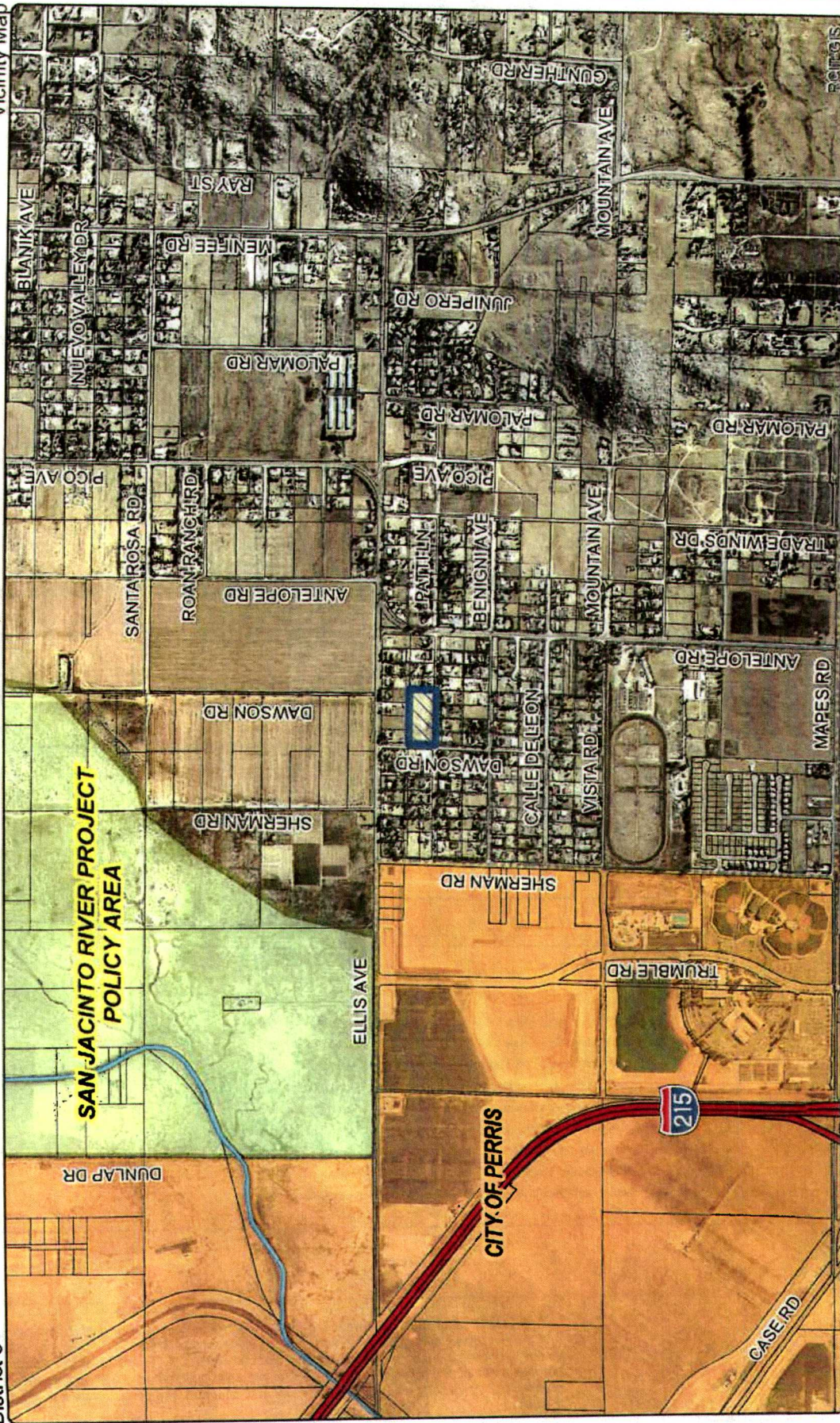
RCIT

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37213**

Supervisor: Hewitt
District 5

Date Drawn: 09/24/2019
Vicinity Map

VICINITY/POLICY AREAS



Author: Vinnie Nguyen

Zoning Area: Romoland

REPLACEMENT: On October 7, 2008, the County of Riverside adopted a new General Plan. This map contains information for unincorporated Riverside County parcels. This map does not contain information for parcels that are provided by the water management division in Riverside at (951)955-2900 (Riverside County) or the Palm Desert at (760)965-8277 (Eastern County) or Website: www.riverside.ca.gov

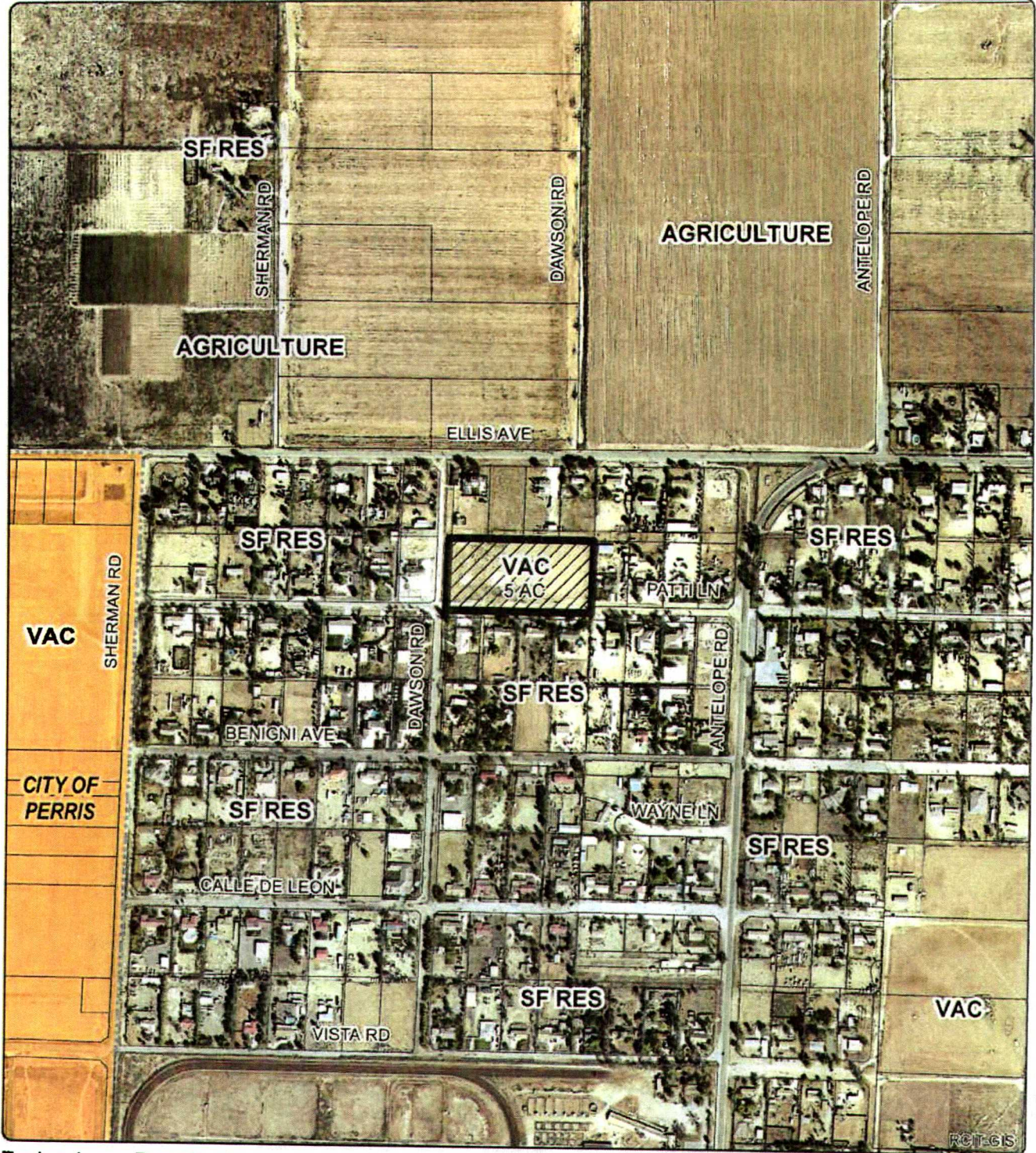
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37213

LAND USE

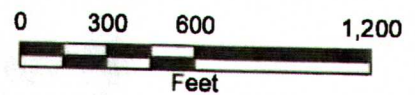
Supervisor: Hewitt
District 5

Date Drawn: 09/24/2019
Exhibit 1



Zoning Area: Romoland

Author: Vinnie Nguyen



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://calyx2003.redline.org>

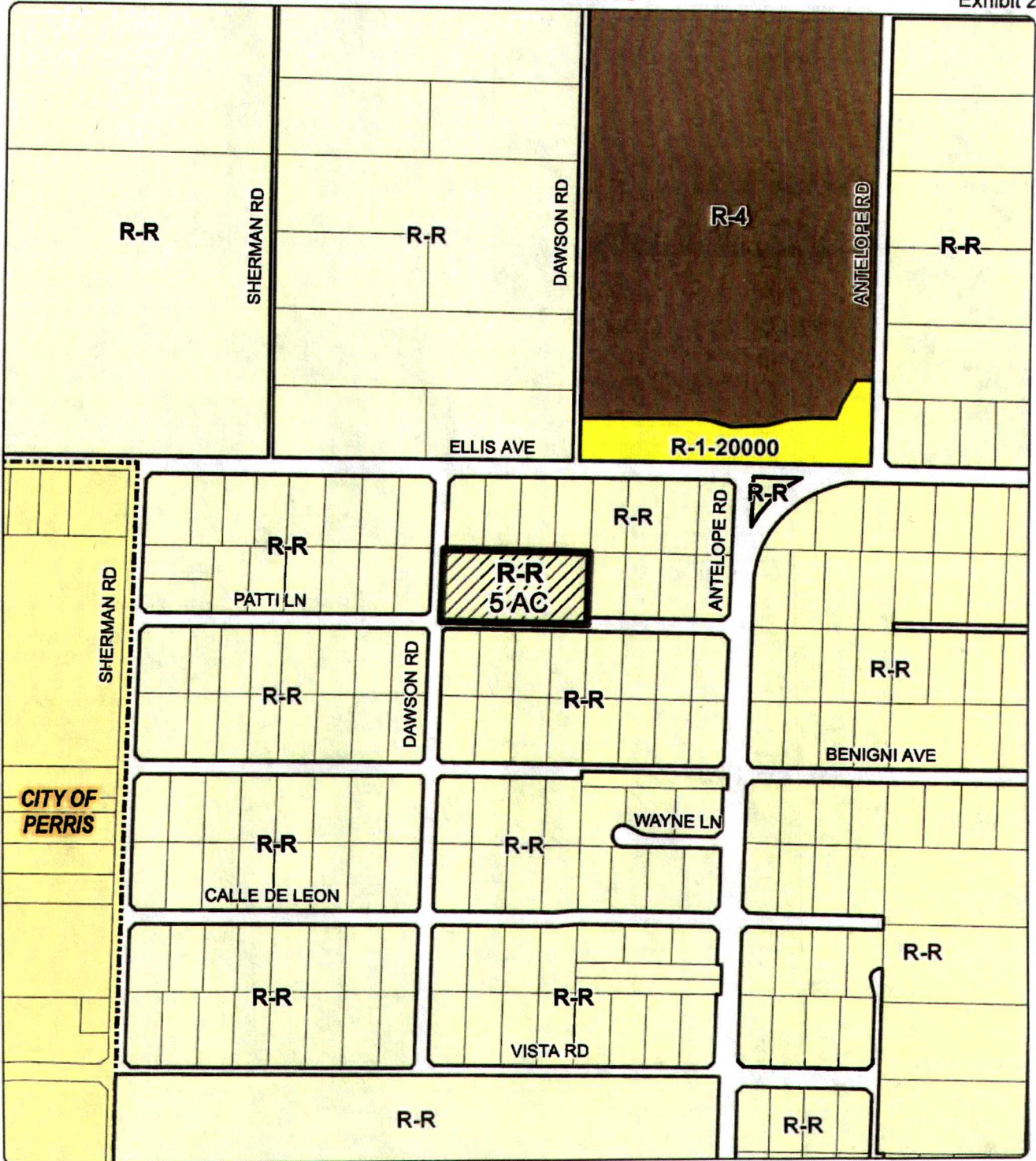
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37213

EXISTING ZONING

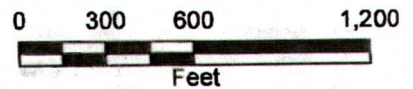
Supervisor: Hewitt
District 5

Date Drawn: 09/24/2019
Exhibit 2



Zoning Area: Romoland

Author: Vinnie Nguyen



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.cclima.org>

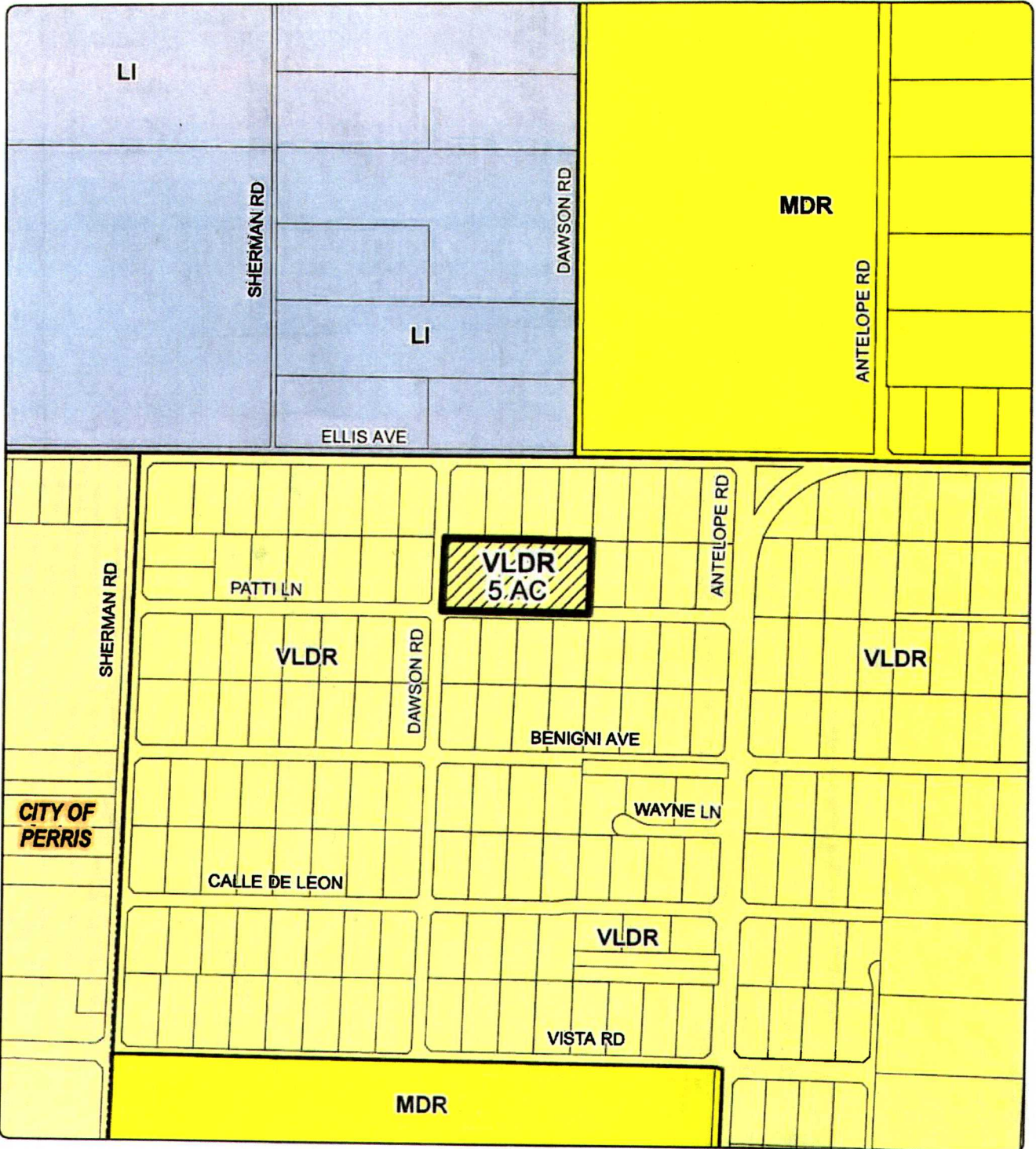
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37213

EXISTING GENERAL PLAN

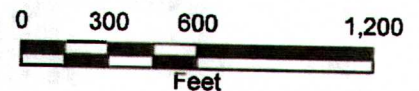
Supervisor: Hewitt
District 5

Date Drawn: 09/24/2019
Exhibit 5



Zoning Area: Romoland

Author: Vinnie Nguyen



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.rcthos.org>



LETTERED LOT

E	4,708 SQ FT
D	4,708 SQ FT
C	4,708 SQ FT
B	6,147 SQ FT
A	8,561 SQ FT
LOT AREA (NET)	

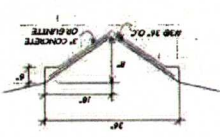
THIS TENTATIVE PARCEL MAP IS A SUBDIVISION OF THE EXISTING CONTIGUOUS OWNERSHIP OF THE ABOVE LISTED OWNERS.

() RECORDED PER M.B. 14/03-05 SURVEYOR NOTES:
PER M.B. 14/03-05 BEING NOTED.
IS THE CENTERLINE OF DAWSON ROAD

THE BASIS OF BEARING FOR THIS SURVEY

- GENERAL NOTES:
- SCHOOL DISTRICTS: ROMOLAND UNION HIGH SCHOOL DISTRICT
 - PERMITS UNION HIGH SCHOOL DISTRICT
 - WATER - EASTERN MUNICIPAL WATER DISTRICT
 - GAS - SOUTHERN CALIFORNIA GAS CO.
 - ELECTRICAL - SOUTHERN CALIFORNIA Edison
 - TELEPHONE AND CABLE TV - VERIZON

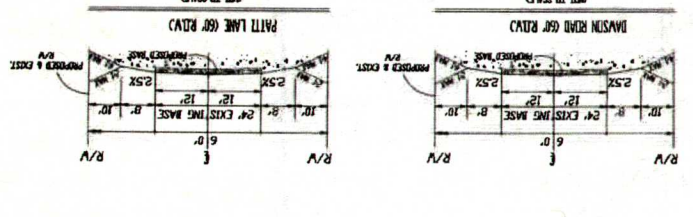
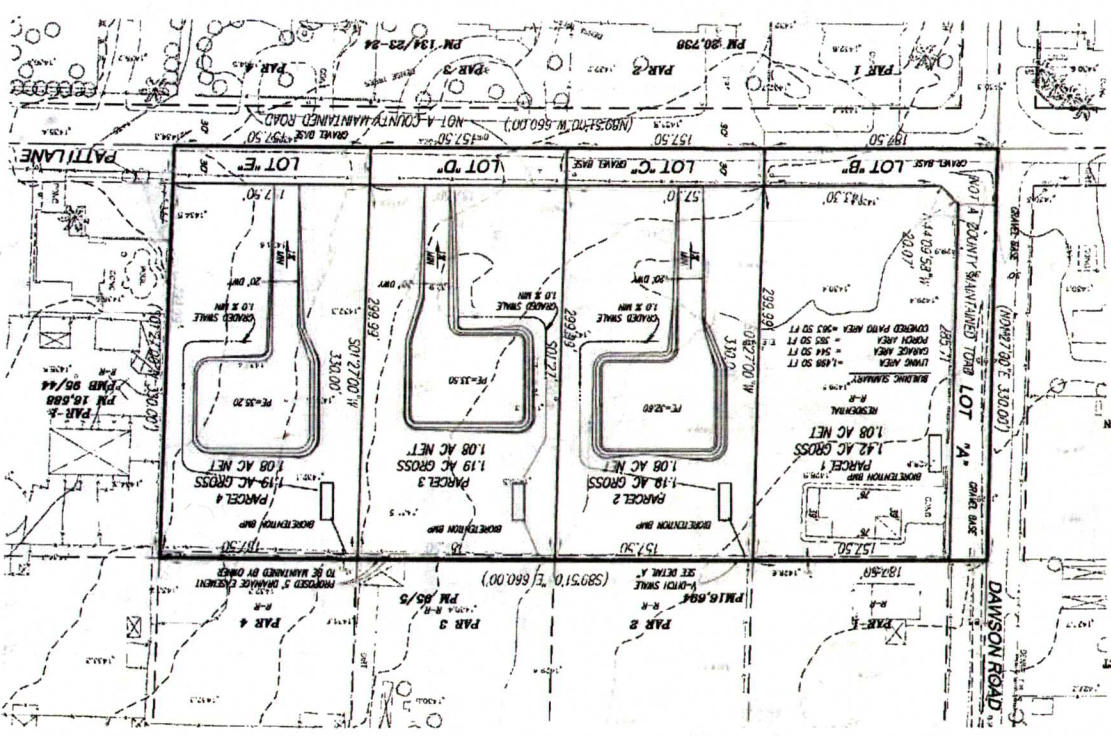
- LAND USE NOTES:
- 327-061-008 A.P.N.
 - 27065 BISHOP AVENUE ROMOLAND, CA 92586 (909) 376-4852
 - OWNER/APPLICANT: REGINA CORREA AND MARGARITA CORREA
 - EXISTING ZONING R-R PROPOSED ZONING R-R
 - SUBSTANTIAL PROPERTIES ARE ZONED R-R
 - EXISTING GENERAL LANDUSE DESIGNATION YDR
 - PROPERTY IS LOCATED IN THE HARVEST VALLEY/WINGCHESTER AREA PLAN.
 - PROPERTY IS NOT CURRENTLY WITHIN A SPECIFIC PLANNING AREA
 - PROPERTY IS IN OR PARTIALLY WITHIN LAKEVIEW/TURBO/ROMOLAND/HOMELAND
 - LIBRARY STREET LIGHTING (P&T QUINCY PERS)
 - PROPERTY IS SUBJECT TO LOW LIQUEFACTION.
 - THOMAS HRS. MAP CD-008 MARSHES COUNTY PG. 008, D4, D5 AND E4 2014 EDITION
 - PROPERTY CURRENTLY USER SUBSURFACE SEPTIC REMOVAL DISPOSAL (NO SEWER USAGE IS PROPOSED)
 - PROPERTY IS LOCATED IN FEMA FLOOD ZONE X-1. PANEL 0806C1445H, DATED AUG. 18, 2014
 - THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 100 FEET OF THIS TENTATIVE PARCEL MAP BOUNDARY
 - MAP SCHEDULE H



PARCEL MAP NO. 37213

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 445 OF TRACT ROMOLA FARMS NO. 84, AS SHOWN IN THE OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY, PER MAP RECORDED IN BOOK 14, PAGE 63 THROUGH 65, INCLUSIVE, OF STATE OF CALIFORNIA
JANUARY, 2019
SCALE 1" = 60'



- LEGEND:
- CONTROL BOX - TELEPHONE
 - ✱ FIRE HYDRANT
 - 8 GATE
 - WALL BOX
 - METER - ELECTRIC
 - METER - GAS
 - PULL BOX - TELEPHONE
 - △ SIGN
 - UTILITY POLE
 - ASPHALT
 - BUILDING
 - FENCE - CHAIN LINK
 - BLOCK WALL
 - CONCRETE AREA

- EASEMENT NOTES:
- AN EASEMENT FOR PIPERIMS AND INCIDENTAL PURPOSES, IN FAVOR OF THE TEMSCAL WATER COMPANY IS RECORDED APRIL 23, 1928 IN BOOK 780 PAGE 221 OF OFFICIAL RECORDS
 - AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN STATES POWER COMPANY IS RECORDED APRIL 23, 1928 IN BOOK 780 PAGE 209 OF OFFICIAL RECORDS
 - AN EASEMENT FOR PIPERIMS AND INCIDENTAL PURPOSES, IN FAVOR OF GEORGE A. SALTER IN INSTRUMENT RECORDED JULY 31, 1947 IN 3063 OF OFFICIAL RECORDS
 - AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CALIFORNIA ELECTRIC POWER COMPANY RECORDED OCTOBER 28, 1948 IN INSTRUMENT 3771 BOOK 1032 PAGE 619 OF OFFICIAL RECORDS
 - AN EASEMENT FOR FACILITIES, CONSISTING OF UNDERGROUND CONDUITS, MANHOLES, PEDSTALS, CABLES, WELLS AND APPURTENANCES, IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA RECORDED OCTOBER 4, 1968 IN INSTRUMENT NO. 286681 OF OFFICIAL RECORDS
 - LOTS "A" THROUGH "E" FOR PUBLIC USE FOR STREET PURPOSES AND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

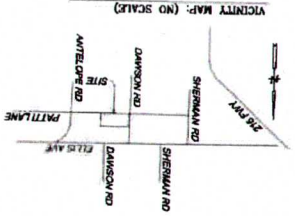


EXHIBIT PREPARER

HARBAND DEVELOPMENT SOLUTIONS, INC.
75 W. NURVO ROAD, SUITE E-307
PERRIS, CA 92571
(760) 666-2740



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



08/17/21, 3:55 pm

TPM37213

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37213. 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 Project Tentative Parcel Map No. 37213 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

The Tentative Parcel Map No. 37213 is a Schedule 'H' subdivision of 5 gross acres into four (4) residential parcels with the parcels sizes ranging from 1.19 gross acres to 1.42 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP and EXHIBIT:

Tentative Map, Amended No. 3, dated March 9, 2020.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - 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)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

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

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

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH-ECP COMMENTS (cont.)

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 Fire - Advisory

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 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

Flood

Flood. 1 Flood Hazard Report

Tentative Parcel Map (PM) 37213 is a proposal for a Schedule "H" subdivision of five (5) gross acres into four (4) residential parcels ranging in size from 1.19 to 1.42 gross acres. PM 37213 is within the Romoland Zoning Area with a land use of Very Low Density Residential (1 Acre Minimum). The project is located north of Pattie Lane, south of Ellis Avenue, east of Dawson Road, and west of Antelope Road.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. It should be noted that past aerial photos have shown local runoff flowing west along Patti Lane which, at the time of this report, is unpaved and without curb and gutter. New construction should comply with all applicable ordinances.

This subdivision is not associated with any existing or proposed District maintained facilities, therefore the 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) if required.

Questions pertaining to the review of this project may be directed to Michael Venable at 951.955.1248 or mivenabl@RIVCO.org.

Planning

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD - General Conditions (cont.)

Transportation Department.

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

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

4. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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

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

Plan: TPM37213

Parcel: 327061009

50. Prior To Map Recordation

Planning

050 - Planning. 2 Gen - Fee Balance (cont.) Not Satisfied

Prior to recordation, the Planning Department shall determine if 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. 3 Gen - Final Map Preparer Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 4 Gen - Mt. Palomar Not Satisfied

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

050 - Planning. 5 Gen - Prepare a Final Map Not Satisfied

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

050 - Planning. 6 Gen - Quimby Fees Not Satisfied

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

050 - Planning. 7 Gen - Surveyor Check List Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following: A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration. B. All lots on the FINAL MAP shall have a minimum lot size of 1.42 gross acres. C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone, and with the Riverside County General Plan. D. All lot widths and lengths on the FINAL MAP shall comply with the R-R zone.

Survey

050 - Survey. 1 RCTD - Final Map Requirements Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

1. 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.

Plan: TPM37213

Parcel: 327061009

50. Prior To Map Recordation

Survey

050 - Survey. 1 RCTD - Final Map Requirements (cont.) Not Satisfied

2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RCTD - Relocate existing fence Not Satisfied

The project proponent shall be responsible for demolishing and relocating the existing fence, and any other structures located within the 30' ultimate half-width right-of-way of Dawson Road and Patti Lane at the owner(s)' expense.

050 - Survey. 3 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Dawson Road and Patti Lane (project boundaries) shall be conveyed for public use to provide for a 30 foot Half-width right-of-way per County Standard No. 106, Section, "A", Ordinance 461.

050 - Survey. 4 RCTD-MAP-WQ - WQMP ACCESS AND MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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.

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

Plan: TPM37213

Parcel: 327061009

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 IF WQMP IS REQUIRED (cont.) 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.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) 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. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds 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. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

Plan: TPM37213

Parcel: 327061009

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - Submit Grading Plans (cont.) Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") 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.

060 - Transportation. 2 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 Gen - Custom Not Satisfied

Will serve letters and a preliminary percolation report was submitted and reviewed for this parcel map

Plan: TPM37213

Parcel: 327061009

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 Gen - Custom (cont.) Not Satisfied
in 2017, showing that the parcels are suitable for OWTS (septic system). At time of building permit issuance, current water will serves and a percolation report for each parcel will need to be submitted to DEH. Call DEH at 951-955-8980 for more information.

Planning

080 - Planning. 1 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
Impacts to the Perris Unified School District shall be addressed in accordance with California State law.

Transportation

080 - Transportation. 1 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

90. Prior to Building Final Inspection

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.

Planning

090 - Planning. 1 Gen - Quimby Fees Not Satisfied
The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Desert Recreation District.

090 - Planning. 2 Gen - Underground Utilities Not Satisfied
All utility extensions within a parcel shall be placed underground.

Transportation

090 - Transportation. 1 RCTD - Map-Fee Payment Not Satisfied

Plan: TPM37213

Parcel: 327061009

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - Map-Fee Payment (cont.) Not Satisfied

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

- All Transportation Uniform Mitigation Fees (TUMF)

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

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

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



February 27, 2020

Ms. Dionne Harris, Project Planner

County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW -
DIRECTOR'S DETERMINATION**

File No.: ZAP1403MA20
Related File No.: PM37213 (Tentative Parcel Map)
APN: 327-061-009

Dear Ms. Harris:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37213 (Tentative Parcel Map No. 37213), a proposal to divide 5.0 gross acres located on the northeast corner of Patti Lane and Dawson Road into four residential parcels.

The site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The northern terminus of this runway is located 13,300 feet from the project site. At this distance, given the runway elevation of 1,413 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,546 feet AMSL. The site pad elevation is 1,435 feet AMSL, and the building height is 18 feet, resulting in a top point elevation of 1,453 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 5 of the Harvest Valley/Winchester Area Plan:

STAFF
Director
Simon A. Housman
John Guerin
Paul Full
Barbara Santos
County Administrative Center
4080 Lemon St., 14th Floor,
Riverside, CA 92501
(951) 955-5132
www.aluc.org

COMMISSIONERS
Arthur Butler
Riverside
John Lyon
Riverside
Steven Stewart
Palm Springs
Richard Stewart
Moreno Valley
Gary Youmans
Temecula

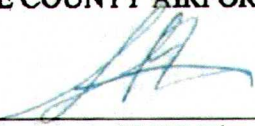
AIRPORT LAND USE COMMISSION

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and tenants of any homes thereon, and shall be recorded as a deed notice. In the event that the Office of Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included on the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

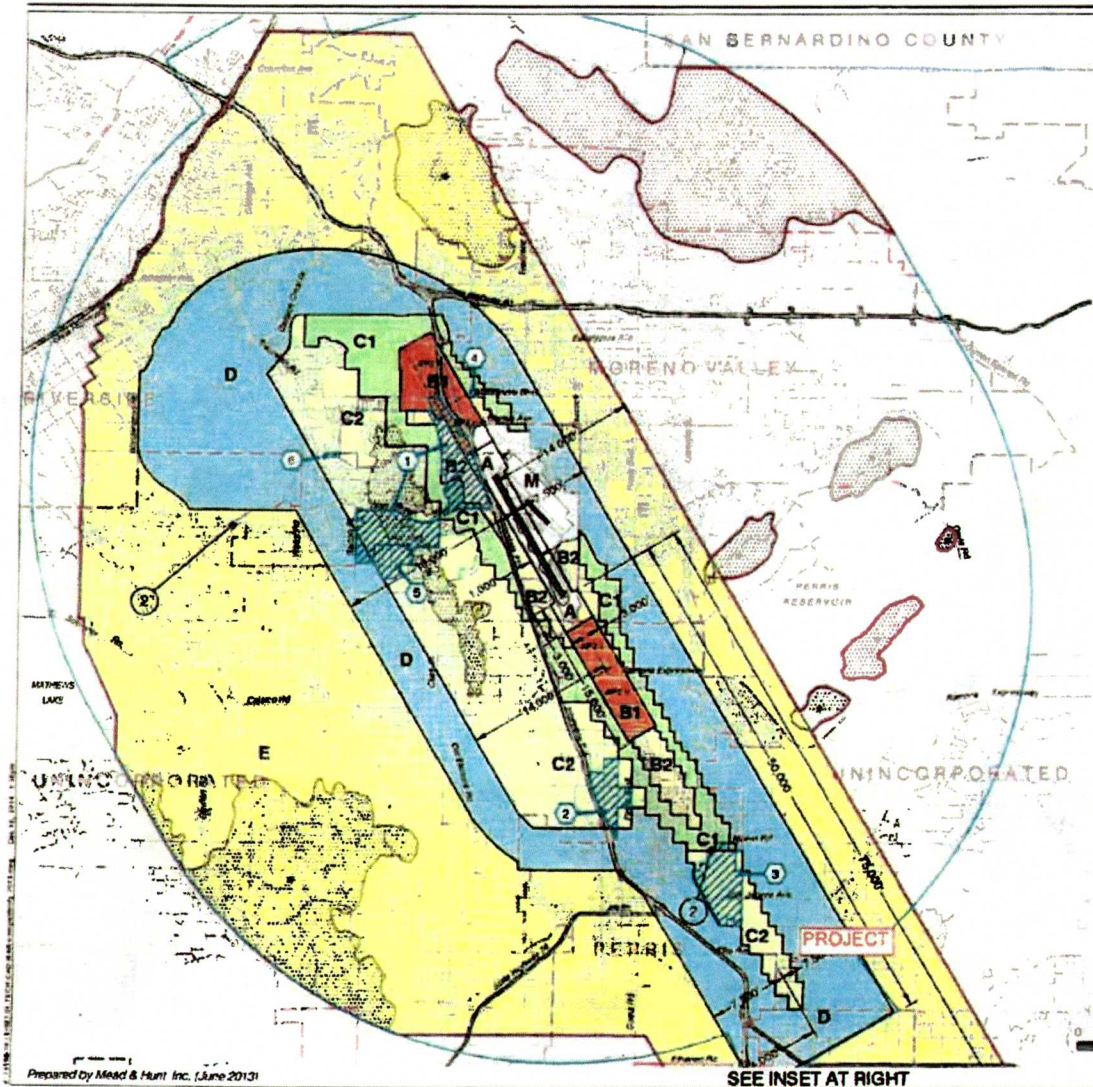
Attachments: Notice of Airport in Vicinity

cc: Hector Correa (applicant/property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1403MA20\ZAP1403MA20.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

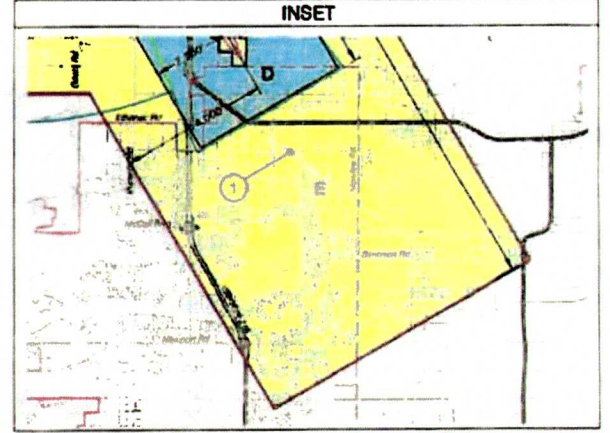
- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- ① March JPA March Business Center/Hospital
- ② Perris Harvest Landing
- ③ Perris Park West
- ④ Moreno Valley Affordable Housing
- ⑤ March JPA Sun-Care Training Center
- ⑥ Riverside Ridge Crest Subdivision



**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)**

Map MA-1

**Compatibility Map
March Air Reserve Base / Inland Port Airport**

Note:
All dimensions are measured from
runway ends and centerlines

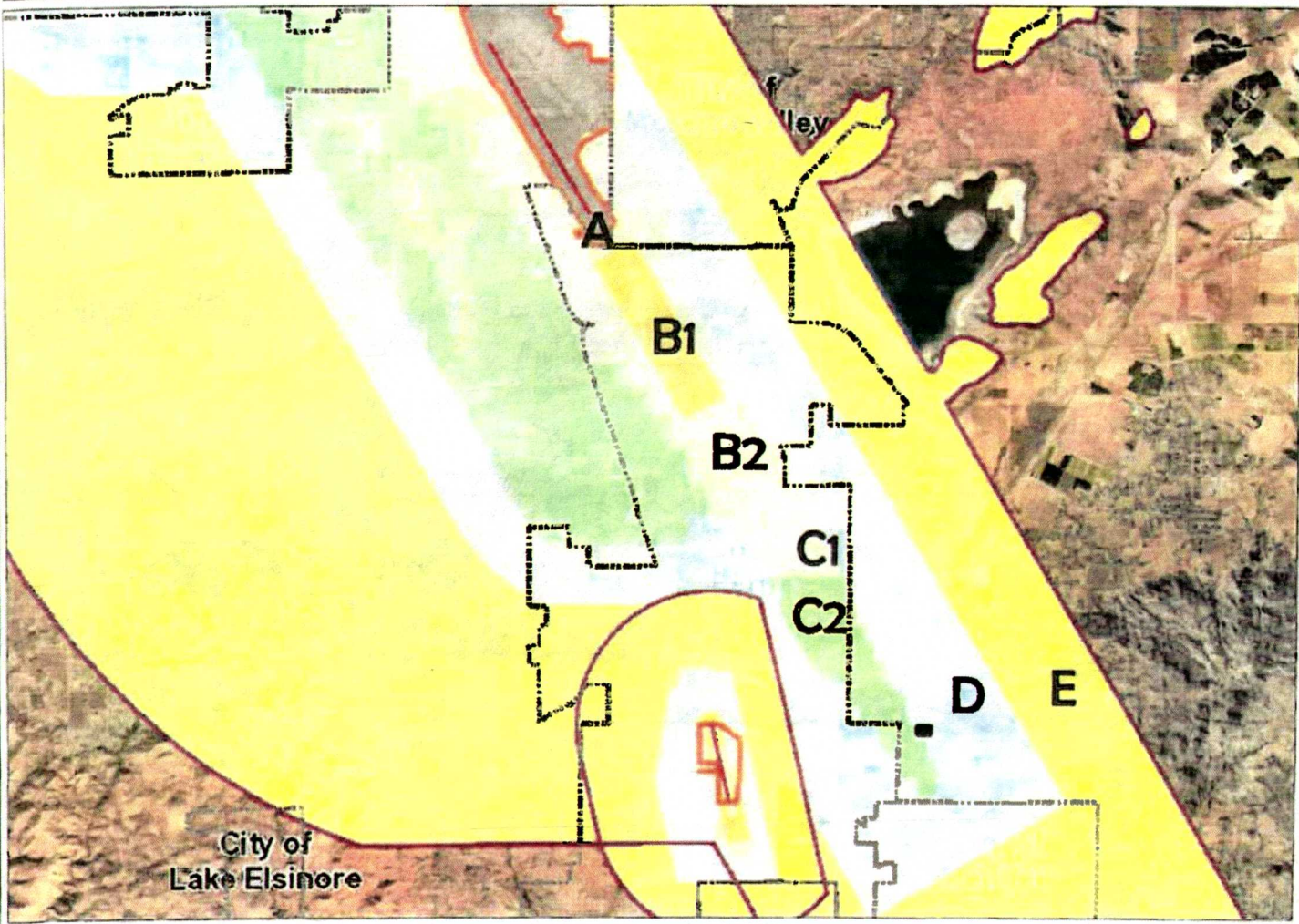
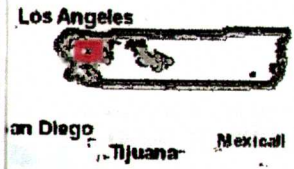


Base map source: County of Riverside 2013

Prepared by Mead & Hunt Inc. (June 2013)

SEE INSET AT RIGHT

Map My County Map

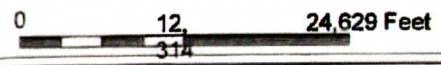


- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones
 - OTHER COMPATIBILITY ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6

City of Lake Elsinore



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Notes

Map My County Map



Los Angeles
San Diego
Tijuana
Mexico

Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
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- C2
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- C2-EXC2
- C2-EXC3
- C2-EXC5



Notes

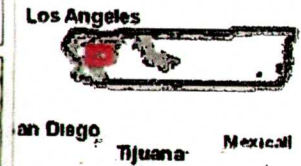
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0 385 770 Feet

Map My County Map



Legend

- City Areas
- World Street Map



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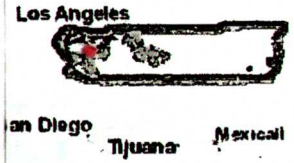
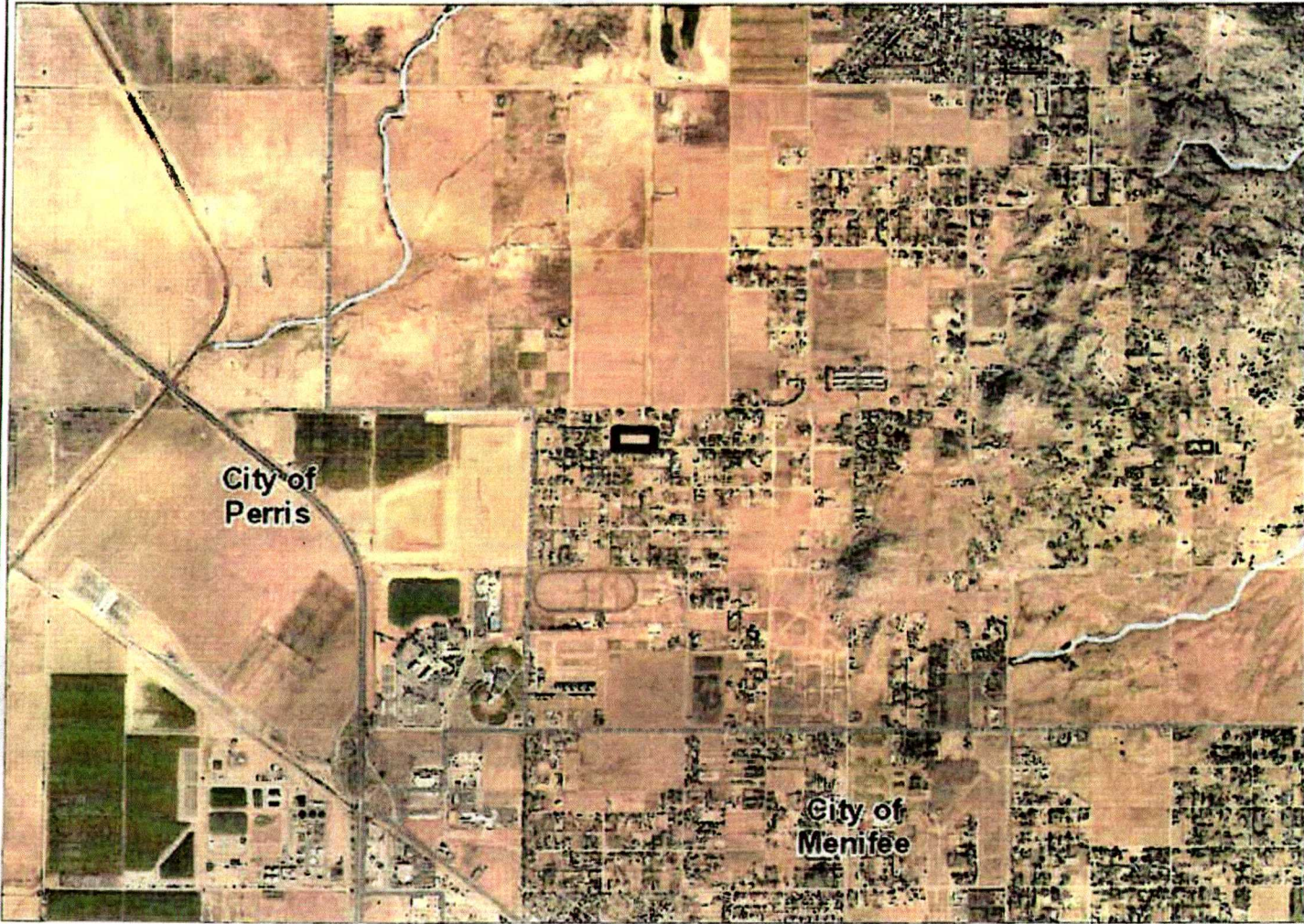


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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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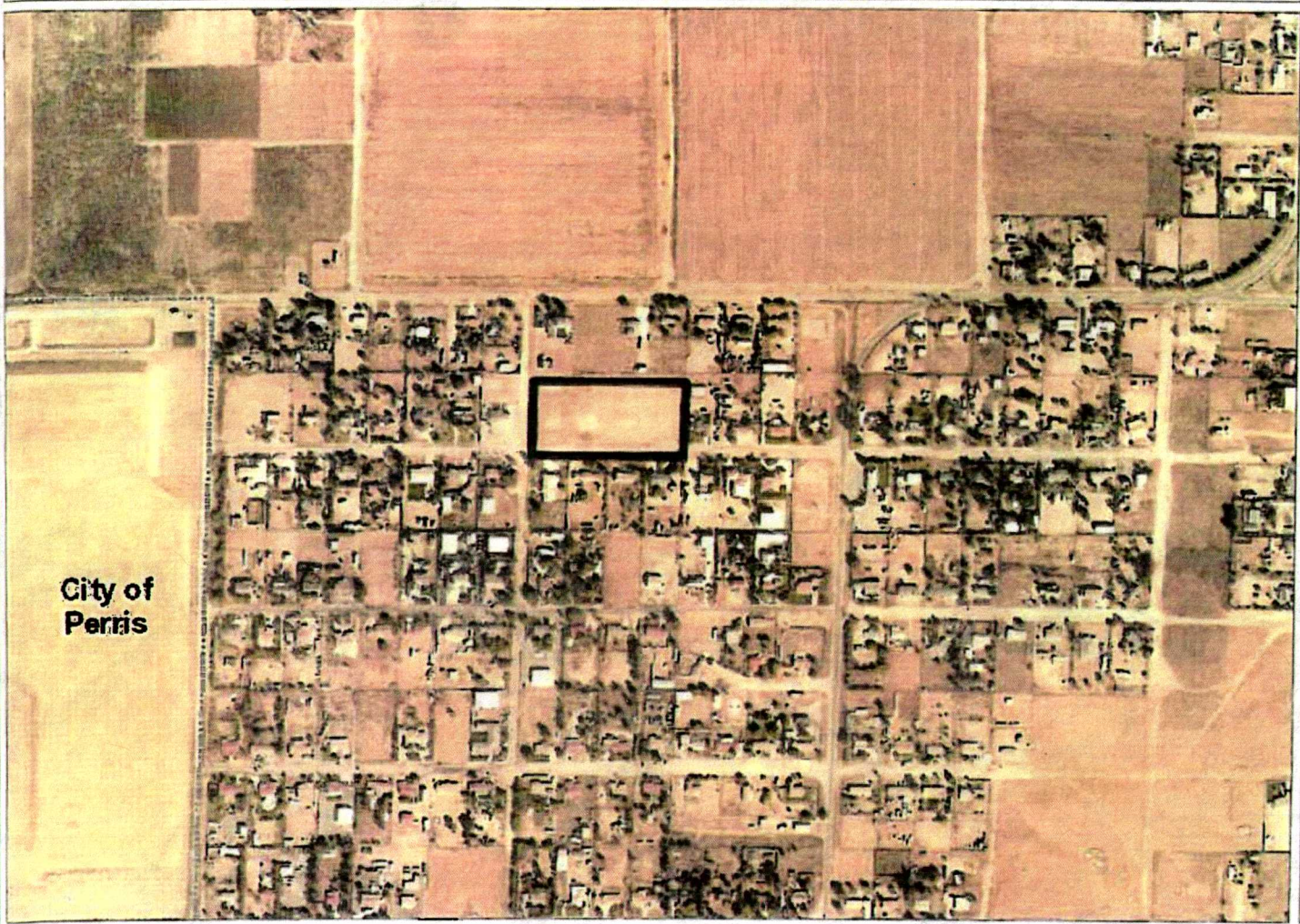
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Notes

Map My County Map



- Legend**
- Bluefine Streams
 - City Areas
 - World Street Map



City of
Perris



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0 770 1,539 Feet

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Notes

Map My County Map



Los Angeles



an Diego
Jhuana
Mexical

Legend

Parcels

BlueLine Streams

City Areas

World Street Map

Notes

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TENTATIVE PARCEL MAP NO. 37213 DESCRIPTION

Proposed Tentative Parcel Map No. 37213 is a Schedule "H" subdivision of 5.00 acres into four (4) parcels. An existing 1,500 SF family dwelling unit occupies the Northwest portion of the property and has been proposed to be on parcel 1 of the subdivision. The subdivision would create parcels of 1.08 net acres, for a potential one-family dwelling unit with a 5-foot drainage easement along the north portion of the land.

The Tentative Parcel Map No. 37213 is considered the "project".

The project site is located north of Patti Lane, East of Dawson Road, south of Ellis Avenue and West of Antelope Road.

The proposed Schedule "H" subdivision (TPM37213) map has been determined to be exempt from CEQA pursuant to Article 19, Section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions).

Homeowners Affected by APN 327-061-009

SENT VIA E-MAIL jolivas@rivco.org
CERTIFIED MAIL

9489 0090 0027 6133 8576 61

County of Riverside
Attn: Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Re: Proposed Tentative Parcel Map No. 37213 (TPM37213)

Mr. Jay Olivas,

We are the homeowners located within the areas of the proposed tentative parcel map number 37213 (TPM37213). We have received your letter of intent for the lot splitting on APN No. 327-061-009 ("Applicant" of Hector Correa).

Each individual is signing below under penalty of perjury as acknowledgment for receipt of the public hearing notice on the above reference APN number. We are requesting the County of Riverside to enforce the Applicant to pave the current dirt road on Patti Lane as well as pave from Patti Lane to Ellis Ave on Dawson Road as shown on Exhibit A1.

All of the residence on Benigni Ave and Patti Lane will be greatly affected if the County approves this proposed tentative parcel map without requiring the Applicant to perform road improvements such as fine grade, placing aggregate base, and asphalt paving. All residence use Dawson Road to Benigni Ave as the East side of Dawson Road on Patti Lane is a dirt road and during the rainy season this road becomes very muddy. This mud causes residence to track dirt residual on all driveways and roadways. If Patti Lane is not paved, mud will likely be tracked out on the public roadways known as Antelope Road North & South.

Benigni Ave & Dawson Road was paved over 20 years ago and is used daily by all residence on Patti Lane, as mentioned above, the East side of Patti Lane from Dawson Road is currently a dirt road. When the homeowners on Benigni Ave did the original paving, all residence West of Dawson Road on Patti Lane, paid to have their frontages asphalted. It's known that the Applicant is in fact building two (2) residence on each one of these 1.09 acre lots as the Applicant just did on 27971 Patti Lane in Menifee, California. Furthermore, the Applicant has approximately two (2) to three (3) vehicles per home; this could potentially calculate up to 16 vehicles traveling through these roads at numerous times in order to now gain access to these newly built residence by the Applicant.

We appreciate your consideration and pray that the County will do the right thing by enforcing the Applicant to perform road improvements.

Note: map is not to scale. Areas to be repaired are approximate and are subject to minor adjustments without notice.



PROPOSED 3" ASPHALT PAVED ROADS OVER COMPACTED NATIVE
PATTI LN +/- 50,000 SF & DAWSON RD +/-17,000 SF. TOATAL 67,000 SF

EXISTING 3" ASPHALT PAVED ROADS

EXHIBIT A1: ADDRESS 2797 PATTI LN. : THERE ARE 2 HOUSES HAVE BEEN
BUILT ON THIS 1.07 ACRE LOT BY HECTOR CORREA.

APN 327-061-009 &
ADJACENT PUBLIC
STREET IMPROVEMENT
ROMOLAND, CA 92585

6/3/2021

RECEIVED JUN - 1

**NOTICE OF CEQA Exemption Sections 15315 and 15061
APPROVE TENTATIVE PARCEL MAP NO. 37213**

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon Street 12th Floor Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

NOTICE is HEREBY GIVEN that the Riverside County Planning Department finds the project is CEQA Exempt per Section 15315 (Minor Land Divisions) and Section 15061 (b) (3) (Common Sense) for the above project. The public review period for the project is from Saturday, May 29, 2021 to Tuesday, June 9, 2021. Written comments on this project will be accepted during the public review period. Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 P.M. on June 9, 2021.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED PRIOR TO June 9, 2021. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

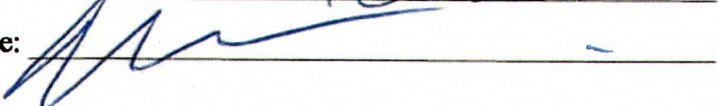
Project Description

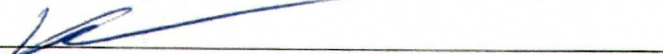
The project site is a 5-gross acre parcel that is currently improved with an approximate 2,972 square foot residence that will remain on a proposed 1.42 gross acre parcel once subdivided (Parcel 1). Proposed Tentative Parcel Map No. 37213 (TPM37213) is located north of Patti Lane, and predominantly along Patti Lane, within the Unincorporated Riverside County. Proposed TPM37213 proposes a Schedule H parcel map to subdivide the existing 5-gross acre parcel into four (4) parcels of 1.08 net acres each.



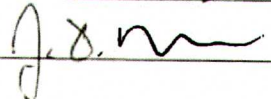
Figure 1: Project Location Map

Residence Acknowledgements for APN 327-061-009

Property Owner: Jeff Nelson
Address: 27740 Benigni ST.
Phone Number: 951-830-0385
E-Mail Address: JNelson@np9asphalt.com
Signature: 

Property Owner: William E Morris
Address: 27710 Benigni Ave
Phone Number: 951-232-4855
E-Mail Address: bmorris@verizon.net
Signature: 

Property Owner: W. S. Nelson
Address: 27675 Benigni Ave
Phone Number: 951-448-0898
E-Mail Address: WilmaNelson1936@gmail.com
Signature: Wilma S. Nelson

Property Owner: Jon D. Marsh
Address: 27705 Benigni Ave
Phone Number: 951-634-5546
E-Mail Address: JDMarsh322@gmail.com
Signature: 

Residence Acknowledgements for APN 327-061-009

Property Owner: Frederick J. Huscher
Address: 27650 Benigni Ave
Phone Number: (951) 259-8436
E-Mail Address: Chaploinfred13@gmail.com
Signature: Frederick Huscher

Property Owner: Georgeanna Barry
Address: 27680 Benigni Ave
Phone Number: (951) 415 8704
E-Mail Address: georgeanna@clor-performance.com
Signature: Georgeanna Barry

Property Owner: Joaquin Rios
Address: 27735 Benigni ave
Phone Number: 951-640-7597
E-Mail Address: escape3241@yahoo.com
Signature: Joaquin Rios

Property Owner: Brady Powell
Address: 24120 Dawson Rd
Phone Number: 951-239-2902
E-Mail Address: Brady.Powell@gmail.com
Signature: Brady Powell

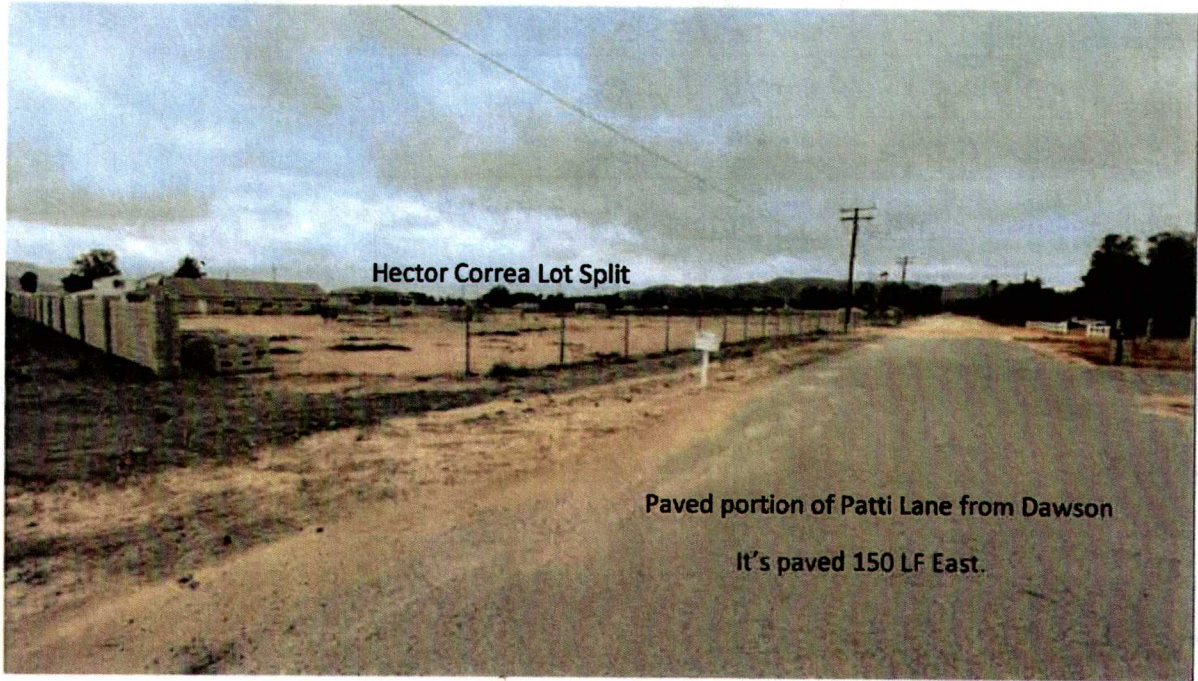
Residence Acknowledgements for APN 327-061-009

Property Owner: JEFF FRIESE
Address: 27951 PATTI LANE
Phone Number: 951-928-0732
E-Mail Address: SUSAN FRIESE 51 @ GMAIL.COM
Signature: Susan Friese

Property Owner: Margaret Hodawanus
Address: 27961 Patti Lane
Phone Number: 951-928-9190
E-Mail Address: mhdawanus@verizon.net
Signature: Margaret Hodawanus

Property Owner: Tony Scuzzuso
Address: 27775 Patti Lane
Phone Number: 951 581-1250
E-Mail Address: T.SC972450@GMAIL.COM
Signature: Tony Scuzzuso

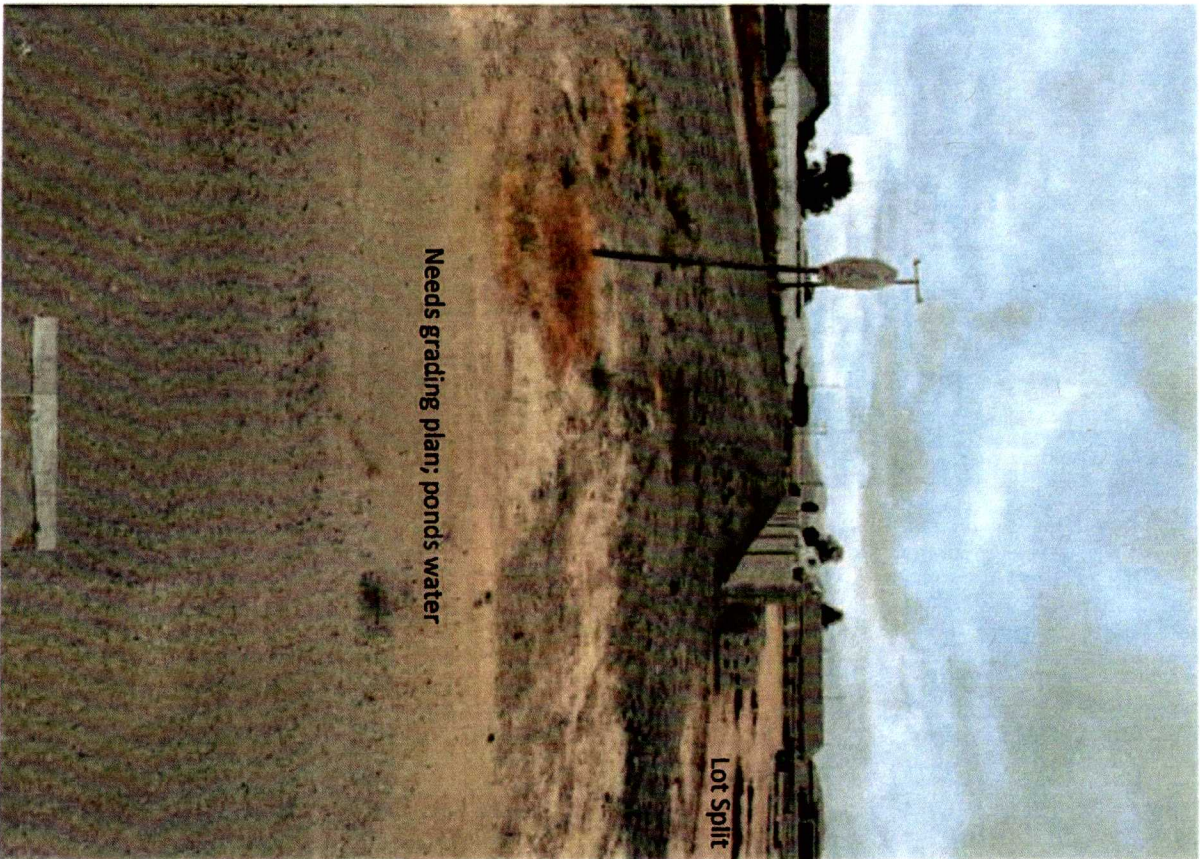
Property Owner: REBECCA DANIELS
Address: 27025 BENIGNI AVE
Phone Number: 951 746 7954
E-Mail Address: rebeccadaniels1975@gmail.com
Signature: Rebecca Daniels



Hector Correa Lot Split

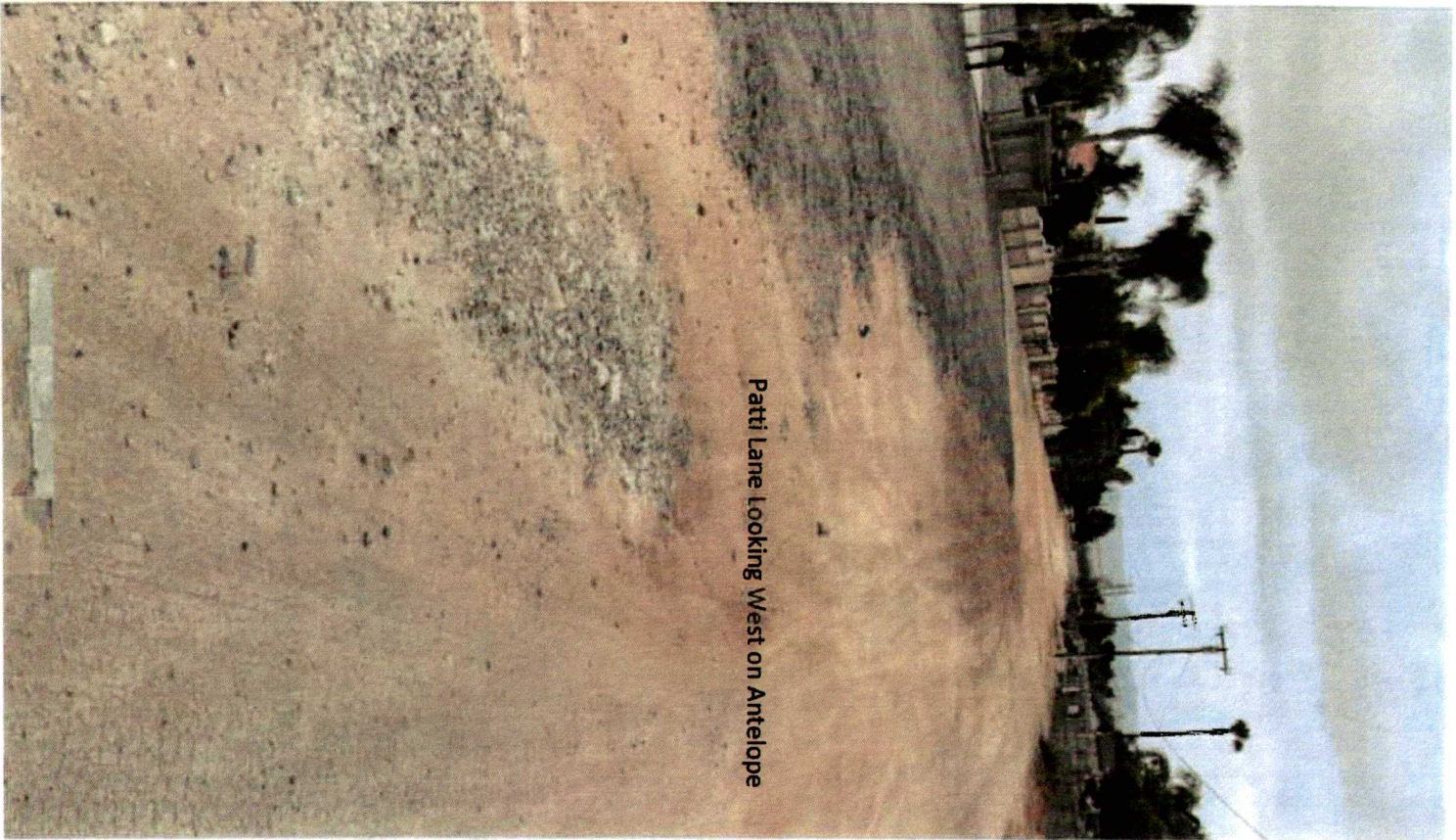
Paved portion of Patti Lane from Dawson

It's paved 150 LF East.

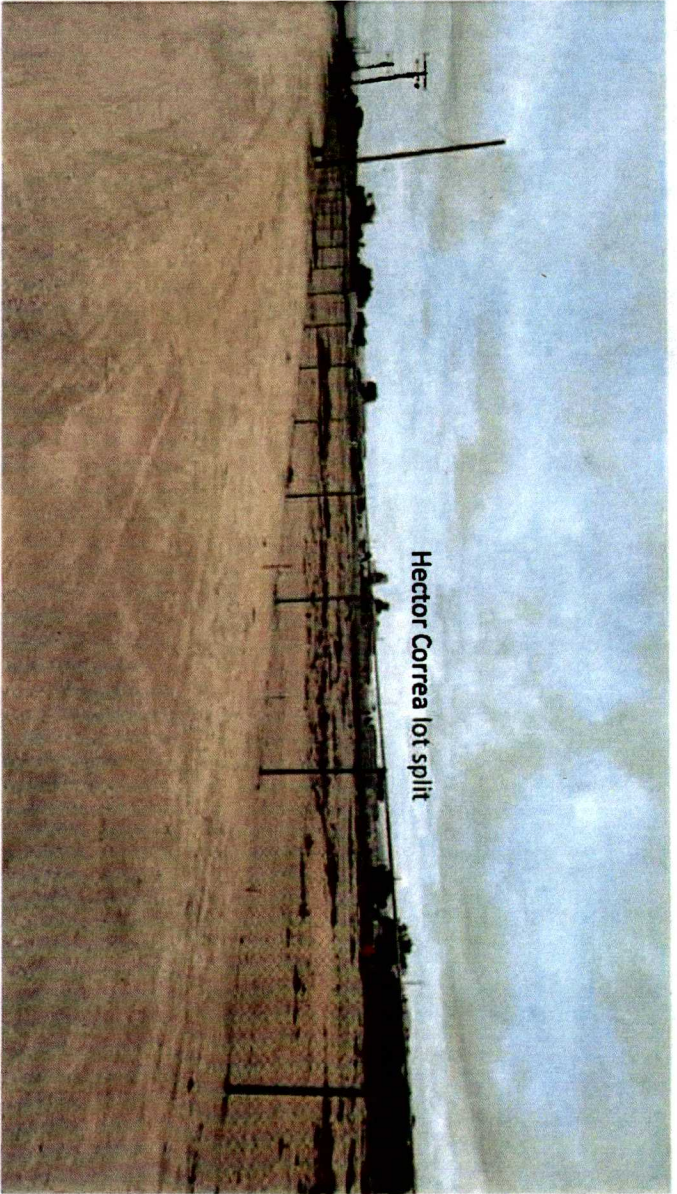


Lot Split

Needs grading plan; ponds water



Patti Lane Looking West on Antelope

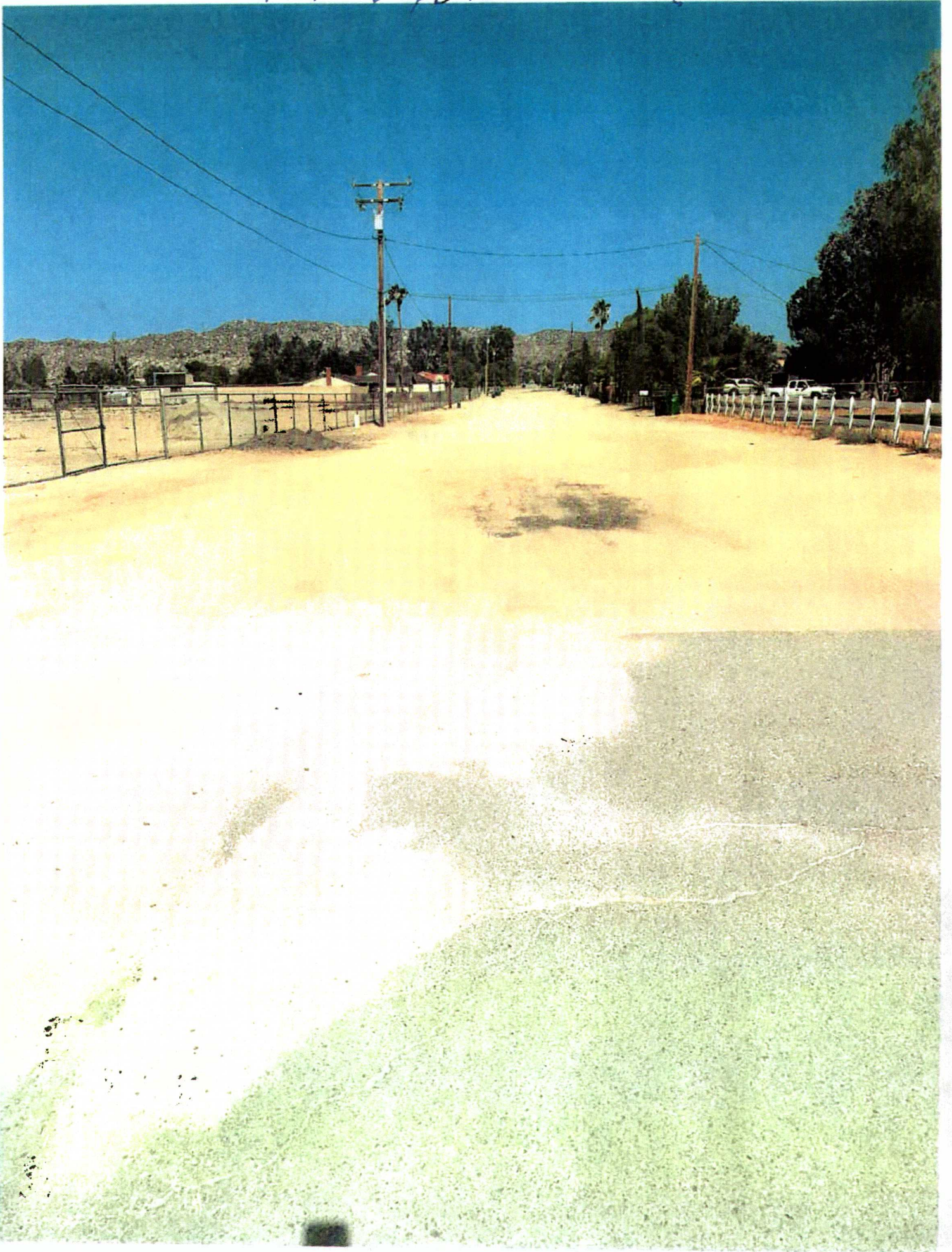


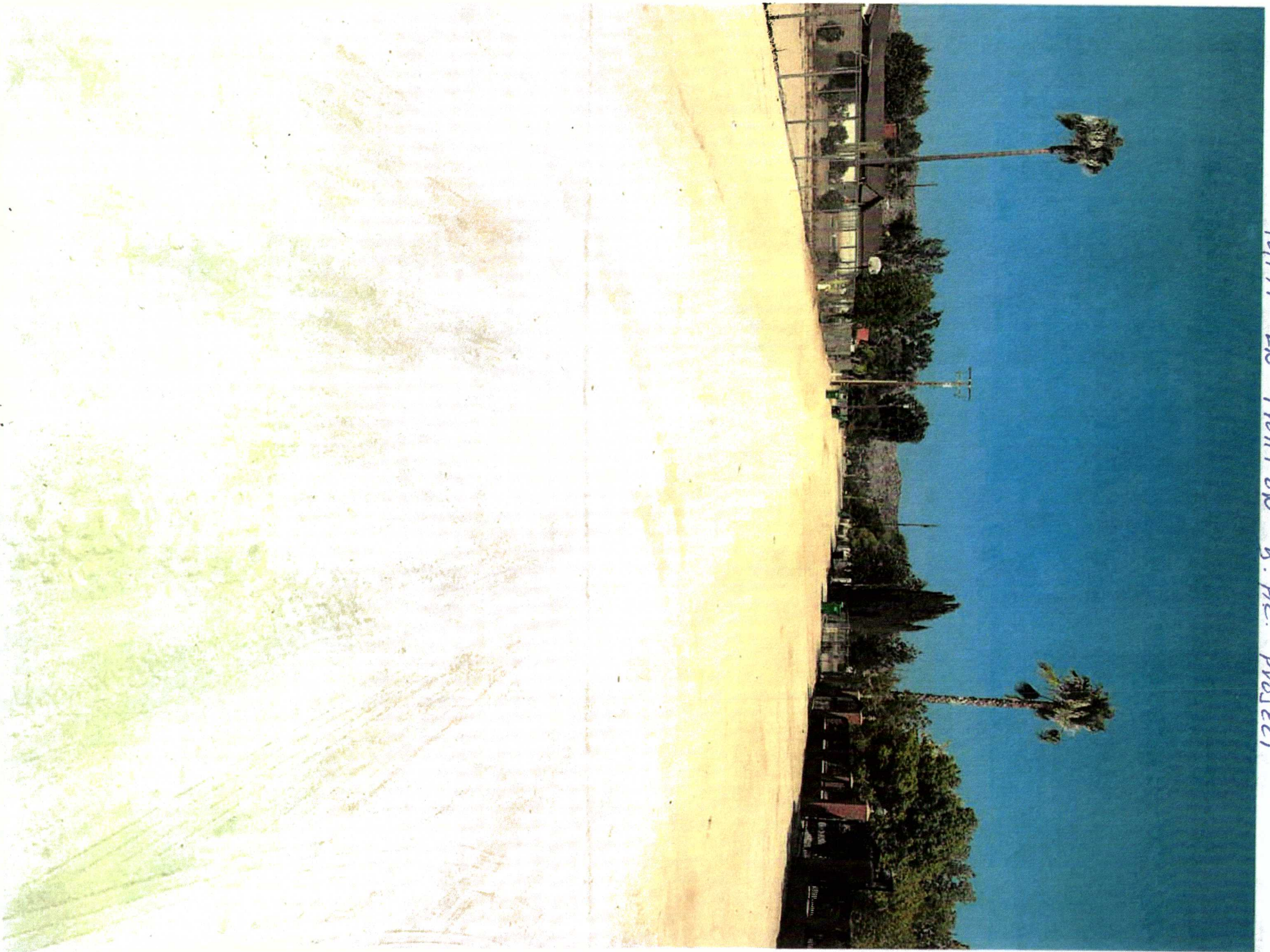
Hector Correa lot split

PATTI LUNN & LAWSON Fd.

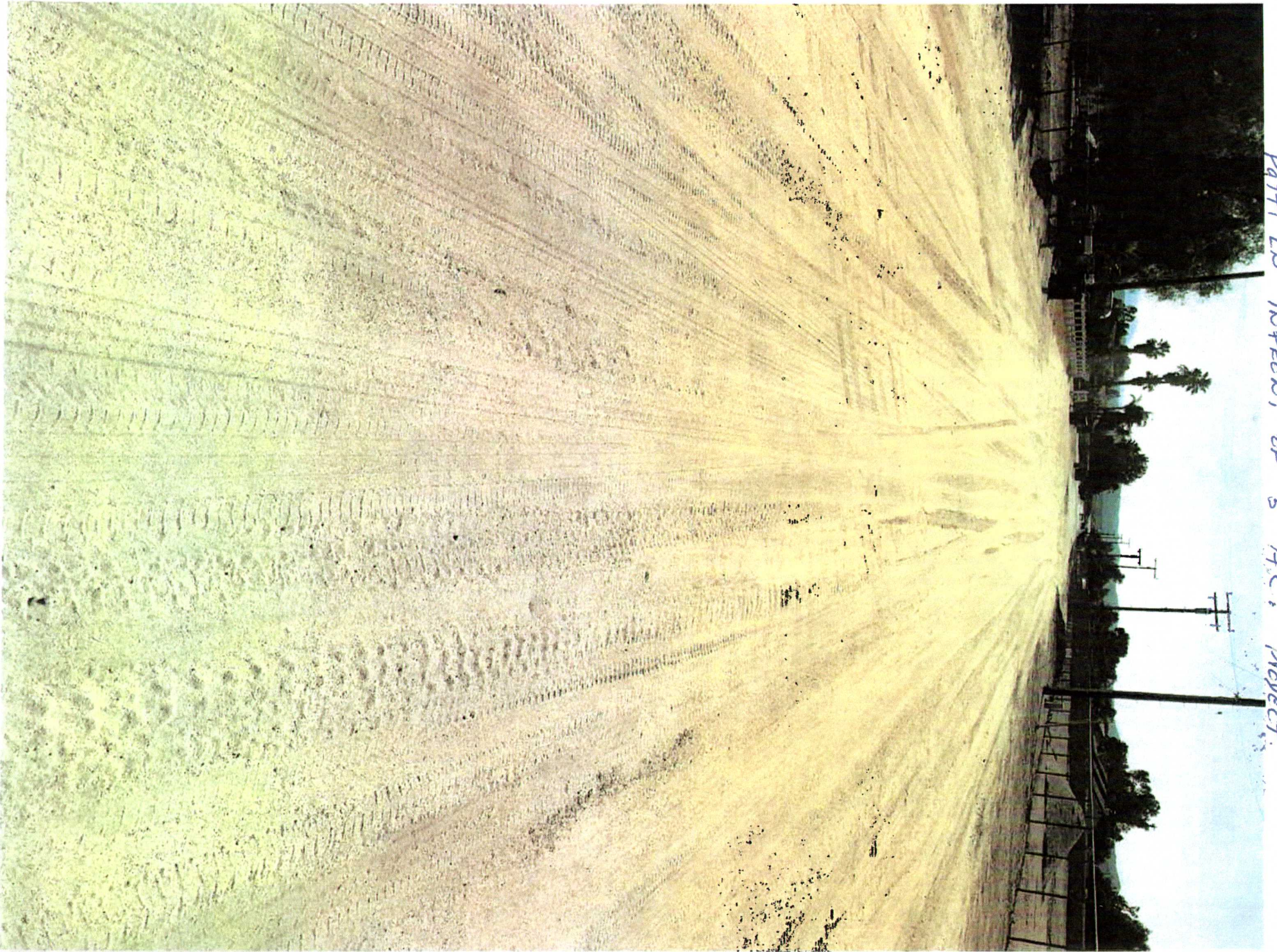


19771 LN @ MITWSON RD LOOKING WEST





KATTI LN MONTON S. HC. PROJECT



KATTI LAND INSPECTED BY S.H.C. INSPECT.

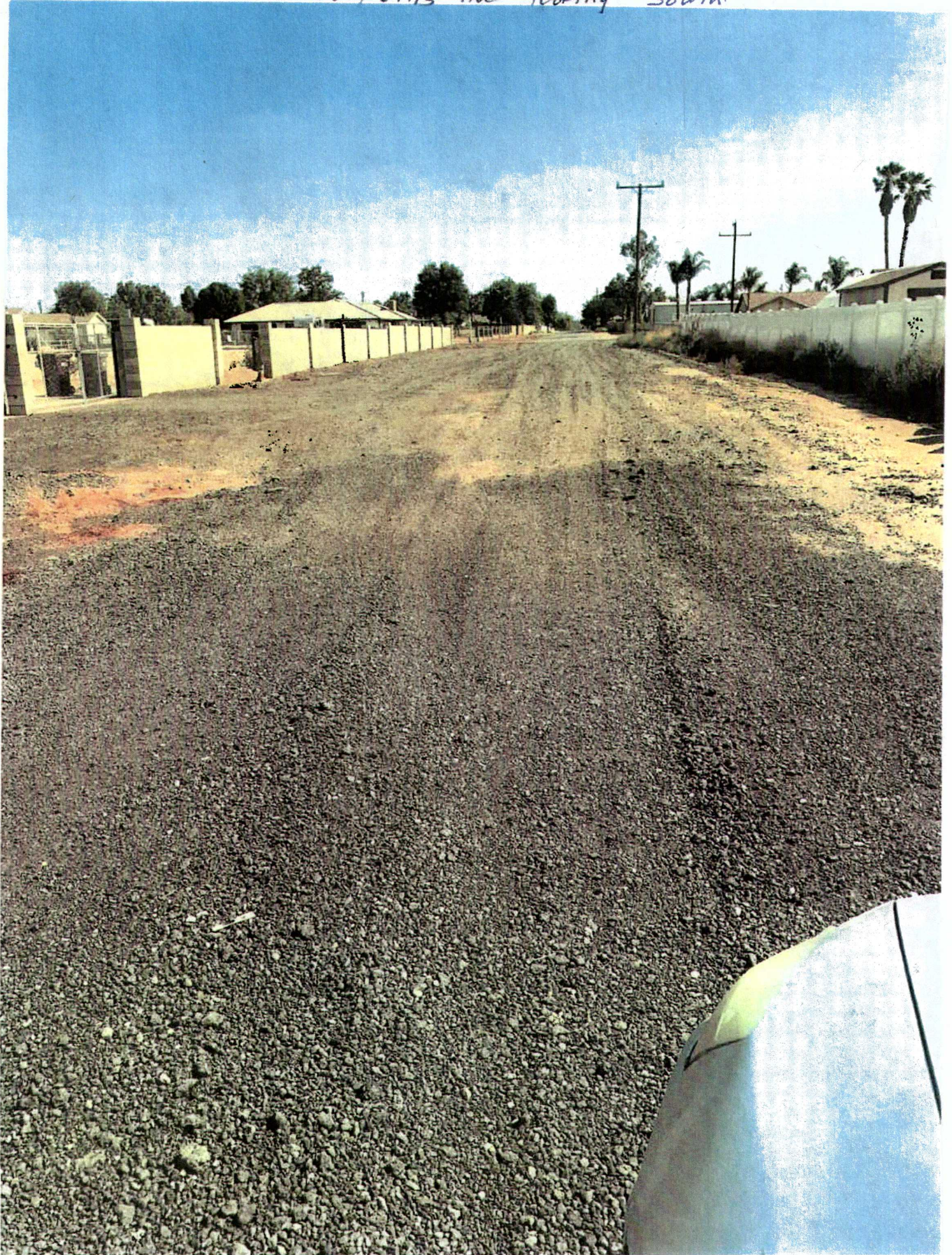
Antelope Rd & Patti's Ln looking west



DAWSON FOR INFO ON UT PROJECT Looking North.



DOWSON RD. & ELLIS AVE LOOKING SOUTH.

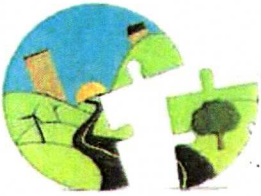




Patti LN & Dawson Rd.
looking East in front of
Project "24080 DOWSON RD EXISTING HOME"

DOWSON RD @ ELLIS AVE LOOKING SOUTH.





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: HECTOR CORREA

Contact Person: HECTOR CORREA E-Mail: hcorrea60@yahoo.com

Mailing Address: 27962 BENIGNI AVE

<u>ROMOLAND</u>	<u>CA</u>	<u>92585</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 376-4952 Fax No: ()

Engineer/Representative Name: HACIENDA DEVELOPMENT SOLUTIONS, INC

Contact Person: SERGIO VAZQUEZ E-Mail: SERGIO@HACIENDADS.COM

Mailing Address: 75 W NUEVO ROAD, SUITE E-307

<u>PERRIS</u>	<u>CA</u>	<u>92571</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 566-2740 Fax No: ()

Property Owner Name: HECTOR AND MARGARITA CORREA

Contact Person: HECTOR CORREA E-Mail: hcorrea60@yahoo.com

Mailing Address: 27962 BENIGNI AVENUE

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

ROMOLAND CA 92585
City State ZIP

Daytime Phone No: (909) 376-4952 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

HECTOR CORREA
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

MARGARITA CORREA
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 327-061-009

Approximate Gross Acreage: 5.0 ACRES

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of PATTI LANE, South of ELLIS AVENUE, East of DAWSON ROAD, West of ANTELOPE ROAD

SUBDIVISION PROPOSAL:

Map Schedule: H Minimum Developable Lot Size: 1 ACRE
Number of existing lots: 1 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): GEOTECHNICAL

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: HECTOR CORREA

Address: 27962 BENIGNI AVENUE ROMOLAND, CA 92585

Phone number: 909-376-4952

Address of site (street name and number if available, and ZIP Code): PATTI LANE, ROMOLAND, 92585

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 327-061-009

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



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

Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and HECTOR CORREA hereafter "Applicant" and HECTOR CORREA "Property Owner".

Description of application/permit use:

LAND SUBDIVISION AND DEVELOPMENT

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 327-061-009

Property Location or Address:

PATTI LANE, ROMOLAND, CA 92585

2. PROPERTY OWNER INFORMATION:

Property Owner Name: HECTOR CORREA

Phone No.: (909) 376-4952

Firm Name: _____

Email: hcorrea60@yahoo.com

Address: 27962 BENIGNI AVENUE

ROMOLAND, CA 92585

3. APPLICANT INFORMATION:

Applicant Name: HECTOR CORREA

Phone No.: (909) 376-4952

Firm Name: _____


Email: hcorrea60@yahoo.com

Address (if different from property owner)

27962 BENIGNI AVENUE

ROMOLAND, CA 92585

4. SIGNATURES:

Signature of Applicant: 

Date: 7-3-19

Print Name and Title: HECTOR CORREA, APPLICANT

Signature of Property Owner: 

Date: 7-3-19

Print Name and Title: HECTOR CORREA, OWNER

Signature of the County of Riverside, by _____

Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____

Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.,
Assistant TLMA Director*

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Hector Correa 7-3-19

Property Owner(s) Signature(s) and Date

Hector Correa

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- **If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.**
- **If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.**
- **If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.**
- **If the property owner is a trust, provide a copy of the trust certificate.**

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE:	<u>1/23/2017</u>	PARCELS/LOTS:	<u>4</u>
TRACT/PARCEL MAP #:	<u>PM 37213</u>	ZONING:	<u>R-R</u>
APN:	<u>327-061-009</u>	MAP SCHEDULE:	<u>H</u>

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE EASTERN MUNICIPAL WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 9/9/2016
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO _____ SEWER SYSTEM AS PER LETTER DATED _____
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, AM/PAC 16-12001 DATED 9/22/2016 HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: Received Santa Ana Water Board clearance: outside of the Romoland Prohibition area. A Phase I Environmental Site Assessment (ESA) study may be required. Based on the information provided from the Phase I ESA, a Phase II ESA may be required. Written clearance from the Industrial Hygiene (IH) program shall be required. Please note that a noise study may be required at the discretion of IH. Please contact IH at (951)955-8980.

Please correct tentative parcel map exhibit to label Parcel 1 correctly.

Any existing septic system must be properly abandoned under permit by this Department.

ENVIRONMENTAL HEALTH SPECIALIST

Received by: _____

A. Vazquez

**NOTICE OF CEQA Exemption Sections 15315 and 15061
APPROVE TENTATIVE PARCEL MAP NO. 37213**

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon Street 12th Floor Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

NOTICE is HEREBY GIVEN that the Riverside County Planning Department finds the project is CEQA Exempt per Section 15315 (Minor Land Divisions) and Section 15061 (b) (3) (Common Sense) for the above project. The public review period for the project is from Friday, May 28, 2021 to Tuesday, June 9, 2021. Written comments on this project will be accepted during the public review period. Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 P.M. on June 9, 2021.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED PRIOR TO June 9, 2021. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Project Description

The project site is a 5-gross acre parcel that is currently improved with an approximate 2,972 square foot residence that will remain on a proposed 1.42 gross acre parcel once subdivided (Parcel 1). Proposed Tentative Parcel Map No. 37213 (TPM37213) is located north of Patti Lane, and predominantly along Patti Lane, within the Unincorporated Riverside County. Proposed TPM37213 proposes a Schedule H parcel map to subdivide the existing 5-gross acre parcel into four (4) parcels of 1.08 net acres each.



Figure 1: Project Location Map

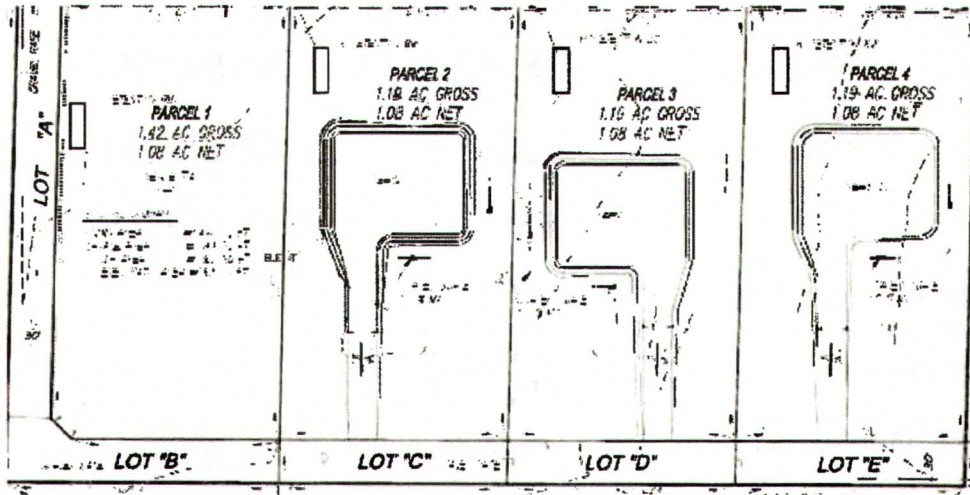


Figure 2: Proposed Tentative Parcel Map. No. 37213

Location

The site is located northerly of Patti Lane, southerly of Ellis Avenue, easterly of Dawson Road, and westerly of Antelope Road, within the Harvest Valley/Winchester Area Plan. **APN: 327-061-009**

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended the CEQA Exemptions 15315 and 15061 (b) (3). The Planning Director will consider the proposed project and the proposed CEQA Exemptions 15315 and 15061 (b) (3).

All comments received during the public review period will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at a public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to a requested public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

For further information regarding this application, please contact Jay Olivas, Project Planner, at 951-955-6863 or e-mail jolivas@rivco.org. The proposed staff report documents, technical reports, and case file for the proposed application may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at:

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
 Attn: Jay Olivas
 P.O. Box 1409, Riverside, CA 92502-1409

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIENGUYEN certify that on May 20, 2021,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TPM37213 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

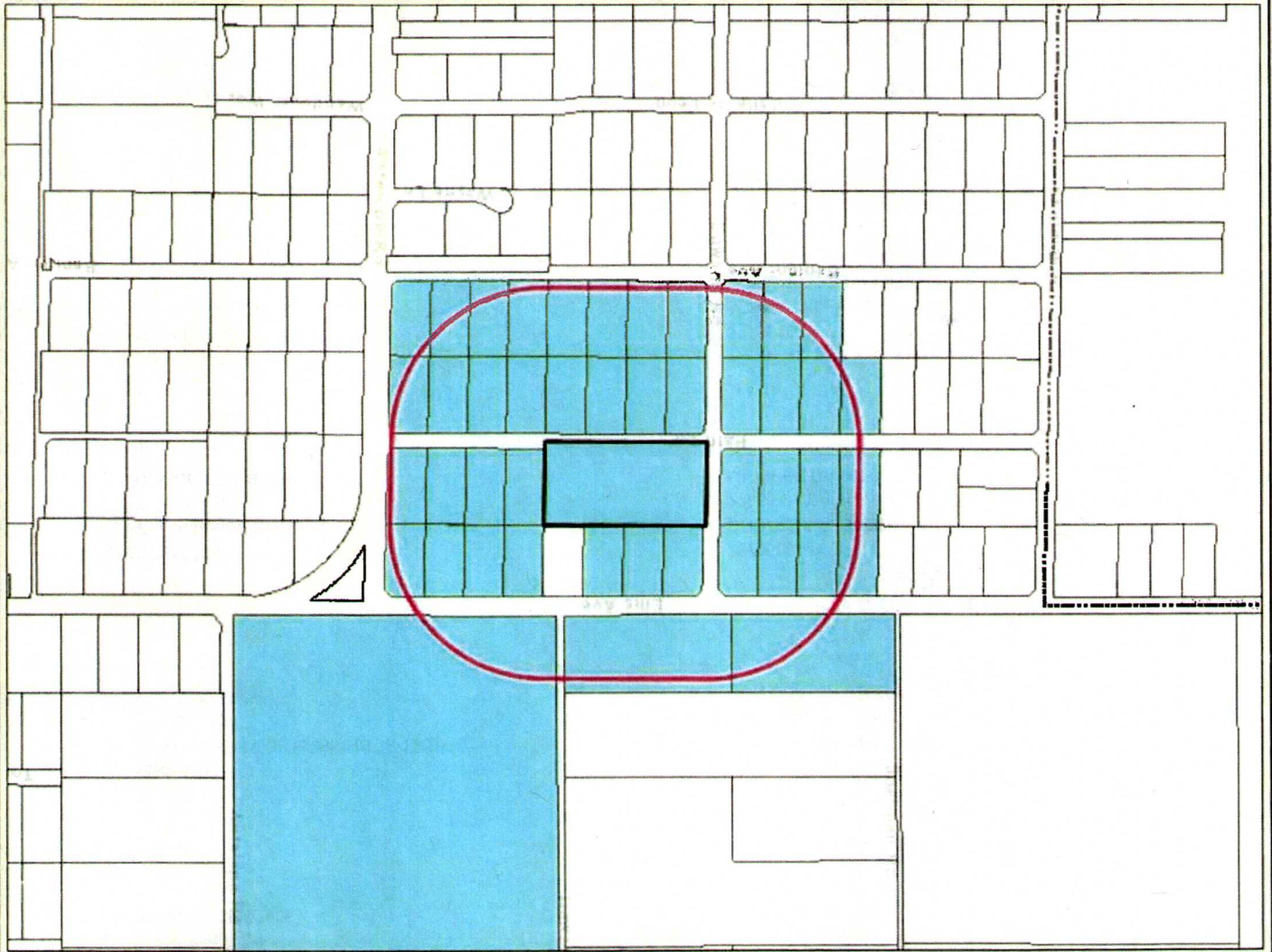
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels TPM37213 (600 feet buffer)



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map



Notes

© Riverside County RCIT
REPORT PRINTED ON... 6/20/2021 11:07:33 AM
"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.

0 752 1,505 Feet



327050077
CESAR M. FIGUEROA
27747 PATTI LN
MENIFEE CA 92585

327050083
JEFFREY S. NELSON
P O BOX 1515
PERRIS CA 92572

327061011
FAMILY TRUST OF HASKINS JR TROY &
PO BOX 788
NUEVO CA 92567

327061021
HECTOR CORREA
27962 BENIGNI AVE
SUN CITY CA 92585

327050066
ALVARO SANDOVAL
27718 PATTI LN
SUN CITY CA 92585

327050074
DOUGLAS A. STARR
27655 PATTI LN
MENIFEE CA 92585

327061001
CHARLES D. CHISM
27765 ELLIS AVE
SUN CITY CA 92585

327061024
JOHN K. BLEVINS
27952 BENIGNI AVE
SUN CITY CA 92585

327050076
NORMA AYALA
27715 PATTI LN
SUN CITY CA 92585

327061006
FERNANDO FUENTES
27937 ELLIS RD
SUN CITY CA 92585

327061016
SCAZZUSO ANTHONY E JR
27775 PATTI LN
SUN CITY CA 92585

327061018
GORDEN L. COX
27941 PATTI LN
ROMOLAND CA 92585

327061019
JEFFREY LEE FRIESE
27951 PATTI LN
SUN CITY CA 92585

327061026
DOUGLAS HANEY
27972 BENIGNI AVE
SUN CITY CA 92585

327061029
SUSAN BRODY
2832 CANTERBURY TR
ONTARIO CA 91761

310260009
JOSEPH RICK CHANG
1414 NE 157TH AVE
VANCOUVER WA 98684

310260018
HUIZHI ZHANG
1931 CYRIL AVE
LOS ANGELES CA 90032

327050019
ARRELLANES TRUST DTD 8/30/2020
27715 ELLIS AVE
MENIFEE CA 92585

327050065
FARRAH DUENAS
27748 PATTI LN
ROMOLAND CA 92585

327050067
EDWARD GOMEZ
30360 COLINA VERDE
TEMECULA CA 92592

327061002
MARTIN LOPEZ
20640 EUREKA AVE
PERRIS CA 92571

327061012
JOSEPH T. WRIGHT
27960 PATTI LN
SUN CITY CA 92585

327061014
BRANDY L. POWELL
24120 DAWSON RD
MENIFEE CA 92585

327050017
EQUITY TRUST CO
2125 BUCKSKIN DR
LOS OSOS CA 93402

327050091
CLINT BARRY
27680 BENIGNI AVE
SUN CITY CA 92585

327050068
OLIVIA MORENO DE GONZALEZ
27656 PATTI LN
MENIFEE CA 92585

327050075
CHRISTINA A. SANCHEZ
27689 PATTI LN
MENIFEE CA 92585

327050092
WILLIAM E. MORRIS
27710 BENIGNI AVE
SUN CITY CA 92585

327061007
PAUL CARRILLO
27975 ELLIS RD
SUN CITY CA 92585

327061017
GERARDO ZUNIGA
6930 GEORGIA AVE
BELL CA 90201

327061027
ORFIL SANDOVAL
27760 BENIGNI AVE
ROMOLAND CA 92585

327061030
SERGIO PACHECO
27860 BENIGNI AVE
SUN CITY CA 92585

309350001
ANTELOPE & ELLIS 120 INV
8800 N GAINEY CENTER 255
SCOTTSDALE AZ 85258

327050018
CECILIO OROZCO
25687 MOTTE CIR
ROMOLAND CA 92585

327050020
DELTA ZAVALA
27745 ELLIS
MENIFEE CA 92585

327061003
HUBERT E. MARICAL
27833 ELLIS AVE
SUN CITY CA 92585

327061005
VERONICA SALAZAR
27933 ELLIS AVE
SUN CITY CA 92585

327061010
JOHN KOONS
27940 PATTI LN
SUN CITY CA 92585

327061013
ELMER L. MEEK
27970 PATTI LN
SUN CITY CA 92585

327061015
AUGUST JOHN PEPE
28980 VALLEJO AVE
TEMECULA CA 92592

327061020
MARGARET E. HODAWANUS
27961 PATTI LN
SUN CITY CA 92585

327061023
DIETER E. MINTER
27944 BENIGNI AVE
SUN CITY CA 92585

327061025
HECTOR CORREA
27962 BENIGNIA
ROMOLAND, CA 92585

327061009
HECTOR CORREA
27962 BENIGNIA AVE
ROMOLAND CA 92585

327061028
ARMANI JOSEPH FRANCO
27790 BENIGNI RD
SUN CITY CA 92585

327061008
BENJAMIN ZAVALA
1530 STONEHAM
LA HABRA CA 90631



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Ct.
Palm Desert, CA 92201

Project Title/Case No.: TPM37213

Project Location: The site is located northerly of Patti Lane, southerly of Ellis Avenue, easterly of Dawson Road, and westerly of Antelope Road.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: 27962 Benigni Avenue, Romoland, CA 92585

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15315 & 15061)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines, Section 15315, as the project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. Section 15315 is a Class 15 exemption which requires that the division of property be in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required, all services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been 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.

Also, the proposed parcel map is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the proposed parcel map with one-existing dwelling creating three-additional parcels would have a significant effect on the environment, because the proposed project proposals are limited to future residential structures located on flat topography that is previously disturbed and will not result in any significant effect on the environment.

Jay Olivas County Contact Person 951-955-6836 Phone Number

Signature Title Date

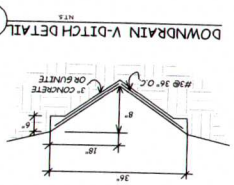
Date Received for Filing and Posting at OPR: _____

OWNER/APPLICANT
HECTOR CORREA AND MARGARITA CORREA
ROMOLAND, CA 92565
(909) 376-4982

A.P.N.
327-061-009

LAND USE NOTES:

- PATTI LANE, ROMOLAND, CA 92565
- EXISTING ZONING R-R PROPOSED ZONING R-R
- SURROUNDING PROPERTIES ARE ZONED R-R
- EXISTING GENERAL LANDUSE DESIGNATION UDR
- PROPERTY IS LOCATED IN THE HARVEST VALLEY/MINGHESTER AREA PLAN
- PROPERTY IS NOT CURRENTLY WITHIN A SPECIFIC PLANNING AREA
- #146 LIBRARY PARTIALLY WITHIN LAKEVIEW/NUERO/ROMOLAND/HOMELAND
- PROPERTY IS SUBJECT TO LOT LIQUIDATION
- THOMAS BROS. MAP CO.-GRASS RIVERSIDE COUNTY PG. 808, D4, D5 AND E4, 2014 EDITION
- PROPERTY CURRENTLY USES SUBSURFACE SEPTIC SEWAGE DISPOSAL (NO SEWER USAGE IS PROPOSED)
- THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 100 FEET OF THIS TENTATIVE PARCEL MAP BOUNDARY
- MAP SCHEDULE H



GENERAL NOTES:

- SCHOOL DISTRICTS: ROMOLAND UNION HIGH SCHOOL DISTRICT
- WATER - EASTERN CALIFORNIA GAS CO.
- GAS - SOUTHERN CALIFORNIA GAS CO.
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON
- TELEPHONE AND CABLE TV - VERIZON

THE BASIS OF BEARINGS FOR THIS SURVEY

IS THE CENTERLINE OF DAWSON ROAD

PER M.B. 14/63-65 BEING NOT'27"E.

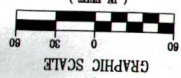
SURVEYOR NOTES:

() RECORD PER M.B. 14/63-65

OF THE ENTIRE CONTIGUOUS OWNERSHIP OF

THE ABOVE LISTED OWNERS.

LETTERED LOT	
LOT A (NET)	8,561 SQ FT
B	6,147 SQ FT
C	4,706 SQ FT
D	4,706 SQ FT
E	4,706 SQ FT



1 inch = 60 ft

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE
PARCEL MAP NO. 37213

BEING A SUBDIVISION OF LOT 445 OF TRACT ROMOLA FARMS NO. 64, AS
MAPS IN THE OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY,
STATE OF CALIFORNIA
JANUARY, 2018
SCALE 1" = 60'
4.34 AC. NET 5.00AC. GROSS

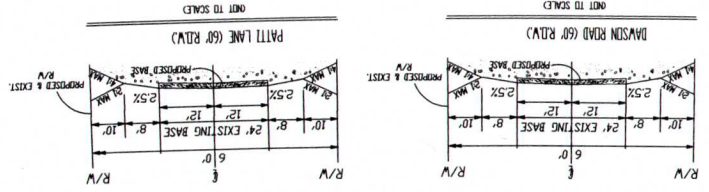


EXHIBIT PREPARER

HACIENDA DEVELOPMENT SOLUTIONS, INC.
75 W NUEVO ROAD, SUITE E-307
PERRIS, CA 92571
(760) 566-2740

EASEMENT NOTES:

1. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF THE TEMESCAL WATER COMPANY IN INSTRUMENT RECORDED APRIL 29, 1928 IN BOOK 760 PAGE 221 OF OFFICIAL RECORDS
 2. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY IN INSTRUMENT RECORDED JUNE 25, 1927 IN BOOK 720 PAGE 209 OF OFFICIAL RECORDS
 3. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF GEORGE A. SALTER IN INSTRUMENT RECORDED JULY 31, 1947 IN 3963 OF OFFICIAL RECORDS
 4. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CALIFORNIA ELECTRIC POWER COMPANY RECORDED OCTOBER 28, 1946 IN INSTRUMENT 3371 BOOK 1032 PAGE 613 OF OFFICIAL RECORDS
 5. AN EASEMENT FOR FACILITIES, CONSISTING OF UNDERGROUND CONDUITS, MANHOLES, PEDSTALS, CABLES, WIRES AND APPURTENANCES, IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA RECORDED OCTOBER 4, 1988 IN INSTRUMENT NO. 286661 OF OFFICIAL RECORDS
- LOTS "A" THROUGH "E" FOR PUBLIC USE FOR STREET PURPOSES, AND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

LEGEND:

- CONTROL BOX - TELEPHONE
- FIRE HYDRANT
- MAIL BOX
- METER - ELECTRIC
- METER - GAS
- METER - WATER
- PULL BOX - TELEPHONE
- △ SIGN
- UTILITY POLE
- STOP SIGN
- /// ASPHALT
- BUILDING
- FENCE - CHAIN LINK
- CONCRETE AREA
- BLOCK WALL

