

1 FURTHER EXAMINATION
 2 BY MS. SMITH:
 3 Q. IS IT YOUR TESTIMONY THAT RON WELCH ASSURED
 4 YOU THAT THESE STRUCTURES ARE IN FACT THERE SO THAT
 5 THE SITE PLAN IS ACCURATE?
 6 A. HE ASSURED THAT THESE ARE THE ONES THAT ARE
 7 THERE AND THAT THERE ARE NO OTHER ONES THAT HAVE
 8 CODE VIOLATIONS THAT ARE NOT SHOWN ON THE EXHIBIT.
 9 Q. DOES CODE ENFORCEMENT APPROVE A SITE PLAN
 10 FOR YOU TO --
 11 A. THEY DO NOT.
 12 Q. WHEN YOU SAW HIS -- QUOTE, UNQUOTE --
 13 "APPROVAL," WHAT WERE YOU LOOKING FOR FEEDBACK FROM
 14 HIM ON?
 15 A. TO ENSURE THAT NO FURTHER SUBSTANTIAL
 16 CONFORMANCES WOULD BE NEEDED TO RE-AMEND ANY SITE
 17 PLANS, I. E., HAVING TO ADD OR TAKE AWAY ANY
 18 EXHIBITS -- OR THE BUILDINGS.
 19 Q. THE CODE ENFORCEMENT CONFIRMED THAT
 20 STRUCTURES ARE THERE, AS TO WHAT HE HAD SEEN?
 21 A. CORRECT.
 22 Q. SO YOU DIDN'T HAVE TO GO TO THE SITE?
 23 A. NO.
 24 Q. HE DID NOT HAVE ANY INPUT REGARDING THE
 25 USES OF THE STRUCTURES?

1 A. CORRECT.
 2 Q. OTHER THAN WHAT HE HAD TAKEN PICTURES OF?
 3 A. CORRECT.
 4 Q. ANY DEPARTMENTS AT ALL IN THE COUNTY OF
 5 RIVERSIDE GIVE YOU FEEDBACK AND APPROVAL AS TO THE
 6 SUBSTANTIAL CONFORMANCE?
 7 A. NO.
 8 Q. PLANNING ONLY?
 9 A. CORRECT.
 10 MS. SMITH: I JUST WANTED TO CLARIFY.
 11 MR. SCHAEFER: NO FURTHER QUESTIONS.
 12 MS. SMITH: GOOD.
 13 MR. SCHAEFER: ALL RIGHT. I'M GOING TO ASK
 14 YOU TO DO ONE MORE THING. THERE IS GOING TO BE A
 15 TRANSCRIPT PREPARED. THE LAW ALLOWS YOU AN
 16 OPPORTUNITY TO REVIEW THE TRANSCRIPT, AND THE
 17 PURPOSE OF REVIEWING THE TRANSCRIPT IS TO ALLOW YOU
 18 TO CATCH AND CORRECT ERRORS.
 19 POTENTIALLY THERE ARE TWO SOURCES OF
 20 ERRORS. NUMBER ONE, THE REPORTER DIDN'T TRANSCRIBE
 21 CORRECTLY. NUMBER TWO, YOU LOOK AT YOUR ANSWER AND
 22 YOU THINK ABOUT IT AND YOU SAY, "GEE WHIZ, UNDER THE
 23 PRESSURE OF THE MOMENT, I DIDN'T GIVE THE RIGHT
 24 ANSWER AND I WANT TO CLARIFY."
 25 THE STATUTORY PROCEDURE IS THAT WHEN THE

1 TRANSCRIPT IS PREPARED, THE REPORTER WILL SEND YOU A
 2 POST CARD THAT SAYS, "THE TRANSCRIPT IS READY FOR
 3 YOUR REVIEW." YOU THEN HAVE AN OPPORTUNITY TO GO TO
 4 THE COURT REPORTER'S OFFICE, WHICH IS IN RUNNING
 5 SPRINGS AND REVIEW THE TRANSCRIPT.
 6 IF YOU FAIL TO DO SO, NOTHING HAPPENS,
 7 OTHER THAN THE REPORTER PACKAGES IT UP TO ME AND
 8 SEALS IT AND SENDS IT TO ME AND THEN I CAN TAKE IT
 9 TO COURT. THAT PROCEDURE IS RARELY USED. WHAT
 10 HAPPENS MORE COMMONLY IS THAT THE COURT REPORTER
 11 SENDS THE TRANSCRIPT TO YOU AND THEN YOU PROMISE TO
 12 READ IT, REVIEW IT, MAKE CHANGES, AND SEND IT BACK.
 13 IF YOU FAIL TO DO SO, NOTHING BAD HAPPENS.
 14 I MEAN, WE LOSE THE ORIGINAL TRANSCRIPT, BUT THERE
 15 IS GOING TO BE A CITING ON IT THAT WE CAN USE A COPY
 16 FOR ANY PURPOSE AS THOUGH SIGNED.
 17 IF YOU REVIEW IT, POTENTIALLY IT'S MORE
 18 ACCURATE. IF YOU DON'T REVIEW IT BECAUSE YOU GOT
 19 OTHER THINGS TO DO IN THE CITY, I CAN UNDERSTAND
 20 THAT.
 21 SO I WILL ASK YOU, DO YOU HAVE A
 22 PREFERENCE? THIS IS ONE OF THOSE RARE OPPORTUNITIES
 23 WHEN YOU GET ASKED WHAT YOU WANT TO DO.
 24 MS. SMITH: ACTUALLY, BECAUSE HE IS NOT ANY
 25 LONGER AN EMPLOYE WITH THE COUNTY OF RIVERSIDE,

1 WE'RE GOING TO TELL HIM WHAT HE'S GOING TO DO --
 2 MR. SCHAEFER: OKAY.
 3 MS. SMITH: -- JUST TO MAKE SURE WE CAN
 4 CONTROL THIS.
 5 YOU CAN SEND THE TRANSCRIPT TO ME. I WILL
 6 SEND THE TRANSCRIPT ON TO YOU FOR YOUR REVIEW AND
 7 SIGNATURE. YOU JUST NEED TO AGREE TO THE TIME
 8 FRAMES.
 9 AND I STIPULATE THAT A COPY MAY BE USED IN
 10 THE EVENT THE ORIGINAL IS LOST.
 11 MR. SCHAEFER: OR NOT PRESENT AT TRIAL OR
 12 ARBITRATION FOR ANY REASON.
 13 MS. SMITH: CORRECT.
 14 SO LET'S JUST COME UP WITH A REASONABLE
 15 TIME FRAME. YOU GIVE US AN ADDRESS AND I'LL GIVE
 16 YOU MY E-MAIL ADDRESS ALSO, IN CASE YOU MOVE. JUST
 17 KEEP ME CLOSELY POSTED FOR THE NEXT MONTH AND A HALF
 18 OR SOMETHING. SO ONCE YOU SEND ME THE TRANSCRIPT,
 19 WHAT DO YOU NEED? THIRTY DAYS?
 20 MR. SCHAEFER: 30 DAYS IS FINE.
 21 MR. SCHAEFER: I WANT AN EXPEDITE ON THIS.
 22 THE REPORTER: I WILL DO IT.
 23 (THE PROCEEDINGS CONCLUDED AT 5:45 P.M.
 24 AT WHICH TIME THE AFOREMENTIONED EXHIBITS
 25 WERE MARKED FOR IDENTIFICATION BY THE
 DEPOSITION OFFICER.)
 --000--

1 (SIGNATURE PAGE TO THE DEPOSITION
 2 OF JEFFREY HORN)
 3
 4
 5 I HEREBY CERTIFY UNDER PENALTY OF PERJURY
 6 THAT I HAVE READ THE FOREGOING TRANSCRIPT.
 7 CORRECTIONS, IF ANY, WERE NOTED BY ME, AND THE SAME
 8 IS NOW A TRUE AND CORRECT TRANSCRIPT OF MY
 9 TESTIMONY.
 10 EXECUTED THIS DAY OF ,
 11 2010, AT
 12
 13
 14 JEFFREY HORN
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

1 REPORTER'S CERTIFICATE
 2 STATE OF CALIFORNIA } ss.
 3 COUNTY OF SAN BERNARDINO)
 4
 5 I, PATRICIA A. SHAW, A CERTIFIED SHORTHAND
 6 REPORTER WITHIN AND FOR THE STATE OF CALIFORNIA,
 7 HEREBY CERTIFY:
 8 THAT PRIOR TO BEING EXAMINED, THE WITNESS
 9 NAMED IN THE FOREGOING DEPOSITION, JEFFREY HORN, WAS
 10 SWORN BY ME TO TESTIFY TO THE TRUTH, THE WHOLE
 11 TRUTH, AND NOTHING BUT THE TRUTH;
 12 THAT THE SAID DEPOSITION, TAKEN DOWN BY ME IN
 13 STENOTYPE AT THE TIME AND PLACE THEREIN STATED, WAS
 14 THEREAFTER REDUCED TO TYPEWRITING BY COMPUTER-AIDED
 15 TRANSCRIPTION UNDER MY DIRECTION, AND IS AN ACCURATE
 16 TRANSCRIPTION OF THE ORAL PROCEEDINGS IN THIS
 17 MATTER, TO THE BEST OF MY ABILITY.
 18 I FURTHER CERTIFY THAT I AM NOT IN ANY WAY
 19 INTERESTED IN THE EVENT OF THIS ACTION AND THAT I AM
 20 NOT RELATED TO ANY OF THE PARTIES THERETO.
 21 DATED THIS DAY OF , 2010.
 22
 23
 24 PATRICIA A. SHAW, C.S.R. #5024
 25

Set 111 C 00 5035

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

DeFTS' Exhibit
Date 9-8-10
Depo of: J. Horn
Patricia Shaw, CSR 5024

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: CUP 03618 DATE SUBMITTED: 2-5-09

APPLICATION INFORMATION

Applicant's Name: George + Karen Duet E-Mail: K9COK9SEC@aol.com

Mailing Address: 13703 Cajalco Road
Perri's California Street 92570
City State ZIP

Daytime Phone No: (951) 780-5810 Fax No: (951) 780-2128

Engineer/Representative's Name: Keller Consulting E-Mail: JKellerCI.com

Mailing Address: 6753 Brockton Ave
Riverside California Street 92506
City State ZIP

Daytime Phone No: (951) 684-1800 Fax No: (951) 684-6431

Property Owner's Name: LeVern Freeman E-Mail: JKeller@KellerCI.com

Mailing Address: 3410 La Sierra Ave # F320
Riverside Ca Street 92503
City State ZIP

Daytime Phone No: (951) 684-1800 Fax No: (951) 684-6431

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

EA 42121

CFG 05477 0207700

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1010 (08/27/07)

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

000553

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Karen Duet
PRINTED NAME OF APPLICANT Karen Duet
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

CAROLYN SCHMIDT
PRINTED NAME OF PROPERTY OWNER(S) Carolyn Schmidt
SIGNATURE OF PROPERTY OWNER(S)
LEVERN D FREEMAN
PRINTED NAME OF PROPERTY OWNER(S) Levern D Freeman
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 286-050-013, 286-050-015, 286-050-022

Section: 17 Township: 4 South Range: 5 West

Approximate Gross Acreage: 4.2 acres

General location (nearby or cross streets): North of _____, South of

Cajalco Road East of Dirt Road West of Walke Mathews Dr

Thomas Brothers map, edition year, page number, and coordinates: Page 775 C-6

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Proposed use is 48 additional dog kennels
and an addition of a dog training facility

Related cases filed in conjunction with this request:

There has been a submittal made concurrently
for a Change of Zone

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). PP 13992 PP 14366 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 14089 E.I.R. No. (if applicable): N/A

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 a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site? N/A

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither

What is the anticipated source/destination of the import/export? N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) +/- 10,000 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Jim E. Kell

Date 1/20/09

Owner/Representative (2) _____

Date _____

Agenda Item No.: 3.2
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Jeff Horn
Planning Commission: March 3, 2010
Continued From: January 13, 2010, December
2, 2009

Change of Zone No. 7700
Conditional Use Permit No. 3618
Environmental Assessment No. 42121
Applicant: George and Karen Duet
Engineer/Representative: Keller Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7700 proposes to change the existing zoning classification for the subject property from Residential Agricultural – 2 1/2 Acre Minimum (R-A-2 1/2) to Light Agricultural – 2 Acre Minimum (A-1-2).

CONDITIONAL USE PERMIT NO. 3618 proposes a Class IV Dog Kennel (41 or more dogs), a dog training facility primarily for obedience, also including training for the disabled, show dogs, and police. Development includes the facilities of an existing Class II Dog Kennel with a 6,336 sq. ft. kennel, the addition of two (2) 2,880 square foot buildings that include 40 kennels and rooms for employee functions, an approximately 9,777 square foot training area, and a total of 31 parking spaces.

The project is located in the Lake Mathews community, more specifically southeasterly of Cajalco Road, westerly of Lake Mathews Drive, easterly of Dirt Road, and southerly of J and J Lane in the Lake Mathews/Woodcrest Area Plan.

FURTHER PLANNING CONSIDERATION:

February 10, 2010

The project was continued from the January 13, 2010 Planning Commission hearing to allow Staff and the applicant time to address some items for the Planning Commission. Planning Staff and the Applicant are working to provide responses the following concerns.

- 1) Provide a GIS exhibit showing the support or opposition to the project for the immediate vicinity based on letters submittal from neighboring property owners.
- 2) Provide elevations and conditions of approval to illustrate exceptional noise insulation and mitigation within the existing and proposed Kennel buildings.
- 3) Provide a proposal and conditions of approval for traffic, signage, noise, and dust concerns from Dirt Road.

BACKGROUND:

Plot Plan No. 13992 was approved by the Board of Supervisors on April 25, 1995, and permitted the remodel of an existing single story metal building to a 20 run dog kennel, construct an 704 square foot administrative building, and to establish a Class II (11-25) dog kennel on APN 286-050-022 .

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):

Rural Community: Estate Density Residential
(RC:EDR) (2 Acre Minimum)
Date 9-8-10 Exhibit 2
Depo of: J. HORN
Patricia Shaw, CSR 5024

000694

2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, east and west, and Open Space: Conservation Habitat (OS:CH) to the south.
3. Existing Zoning (Ex. #2): Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2)
4. Proposed Zoning (Ex. #2): Light Agricultural - 2 Acre Minimum (A-1-2)
5. Surrounding Zoning (Ex. #2): Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to the north, east and west and Residential Agricultural - 1 Acre Minimum (R-A-1) to the south.
6. Existing Land Use (Ex. #1): Class II Dog Kennel for 25 dogs and Single Family Residence
7. Surrounding Land Use (Ex. #1): Single Family Residences to the north, east and west, and Vacant land to the south.
8. Project Data:
Total Acreage: 4.2 Acres
Total Existing Building Area: 6,336 sq. ft.
Proposed Building Area: 5,760 sq. ft.
9. Environmental Concerns:
See environmental assessment

RECOMMENDATIONS:

CONTINUE WITHOUT DISCUSSION off calendar.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) 2 Acre Minimum Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the recommended Light Agricultural - 2 Acre Minimum (A-1-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, Class IV Dog Kennel (41 or more dogs), is a permitted use in the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, east and west, and Open Space: Conservation Habitat (OS:CH) to the south,
4. The existing zoning for the subject site is Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2).
5. The proposed zoning for the subject site is Light Agricultural - 2 Acre Minimum (A-1-2).
6. The proposed use, Class IV Kennel (41 or more dogs), is a permitted use, subject to approval of a conditional use permit, in the Light Agricultural - 2 Acre Minimum (A-1-2) zoning classification.
7. The proposed use, Class IV Kennel (41 or more dogs), is consistent with the development standards set forth in the Light Agricultural - 2 Acre Minimum (A-1-2) zoning classification.
8. The project site is surrounded by properties which are zoned Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to the north, east and west and Residential Agricultural - 1 Acre Minimum (R-A-1) to the south.
9. Residential uses have been constructed in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The project does conform to the MOU.
12. Environmental Assessment No. 42121 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Geology/Soils
 - c. Noise
 - d. Cultural Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, 102 letters in support, 122 letters in opposition, and one neutral letter have been received.
2. The project site is not located within:
 - a. The March Joint Powers Authority jurisdiction
 - b. An Indian Tribal Land
 - c. A General Plan Policy or Zoning Overlay Area
 - d. A Specific Plan
 - e. An Agricultural Preserve
 - f. A Redevelopment Area
 - g. An Airport Influence Area or Airport Compatibility Zone
 - h. An WRMSHCP cell group or number
 - i. A Fault Zone
 - j. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - k. A County Service Area
 - l. The Mt. Palomar Lighting Area (Ordinance No. 655)
3. The project site is located within:
 - a. The city of Riverside sphere of influence.
 - b. The boundaries of the Corona-Norco Unified School District
 - c. A High Fire Area and State Responsibility Area
 - d. The Stephens Kangaroo Fee Area
 - e. Santa Ana River Watershed Area
 - f. An area susceptible to Low and/or Moderate Liquefaction Potential
 - g. An area susceptible to Subsidence
 - h. An area of high Paleontological Sensitivity
4. The subject site is currently designated as Assessor's Parcel Numbers 286-050-013, 015 and 022.
5. This project was filed with the Planning Department on February 5, 2009
6. This project was reviewed by the Land Development Committee two times on the following dates March 12, 2009 and September 17, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,746.44.

Agenda Item No.: U.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Jeff Horn
Planning Commission: January 13, 2010
Continued From: December 2, 2009

Change of Zone No. 7700
Conditional Use Permit No. 3618
Environmental Assessment No. 42121
Applicant: George and Karen Duet
Engineer/Representative: Keller Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7700 proposes to change the existing zoning classification for the subject property from Residential Agricultural – 2 1/2 Acre Minimum (R-A-2 1/2) to Light Agricultural – 2 Acre Minimum (A-1-2).

CONDITIONAL USE PERMIT NO. 3618 proposes the expansion of an existing Class II Dog Kennel (11-25 dogs) to a Class IV Dog Kennel (41 or more dogs) with a total of 73 dog kennels, a dog training facility primarily for obedience training, including training for the disabled, show dogs, and police. Development includes the addition of two (2) 2,880 square foot buildings, which houses 40 kennels and rooms for employees functions, approximately 9,777 square foot training area, and seven (7) parking spaces.

The project is located in the Lake Mathews community, more specifically southeasterly of Cajalco Road, westerly of Lake Mathews Drive, easterly of Dirt Road, and southerly of J and J Lane in the Lake Mathews/Woodcrest Area Plan.

FURTHER PLANNING CONSIDERATION:

December 22, 2009

The project was continued from the December 2, 2009 Planning Commission hearing to allow Staff time to completed an Initial Study and re-notice the project in accordance with CEQA.

November 24, 2009

The applicant has provided two items for submission to the Planning Commission that have been attached within this Staff Report. The items included are a detailed project and operations description and a response to comments submitted by Commissioner Roth.

BACKGROUND:

Plot Plan No. 13992 was approved by the Board of Supervisors on April 25, 1995, and permitted the remodel of an existing single story metal building to a 20 run dog kennel, construct an 704 square foot administrative building, and to establish a Class II (11-25) dog kennel.

Defn Exhibit 3
Date 9-8-10
Depo of: J. HORN
Patricia Shaw, CSR 5024

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, east and

AAH 12/30/09

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | west, and Open Space: Conservation Habitat (OS:CH) to the south.
Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) |
| 4. Proposed Zoning (Ex. #2): | Light Agricultural – 2 Acre Minimum (A-1-2) |
| 5. Surrounding Zoning (Ex. #2): | Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to the north, east and west and Residential Agricultural - 1 Acre Minimum (R-A-1) to the south. |
| 6. Existing Land Use (Ex. #1): | Class II Dog Kennel for 25 dogs and Single Family Residence |
| 7. Surrounding Land Use (Ex. #1): | Single Family Residences to the north, east and west, and Vacant land to the south. |
| 8. Project Data: | Total Acreage: 4.2 Acres
Total Existing Building Area: 6,336 sq. ft.
Proposed Building Area: 5,760 sq. ft. |
| 9. Environmental Concerns: | See environmental assessment |

RECOMMENDATIONS:

CONTINUE WITH DISCUSSION to the February 2, 2010 Planning Commission hearing.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) 2 Acre Minimum Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the recommended Light Agricultural - 2 Acre Minimum (A-1-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
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11. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The project does conform to the MOU.
12. Environmental Assessment No. 42121 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Geology/Soils
 - c. Noise
 - d. Cultural Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, ten (10) letters in support and seven (7) opposition have been received.
2. The project site is not located within:
 - a. The March Joint Powers Authority jurisdiction
 - b. An Indian Tribal Land
 - c. A General Plan Policy or Zoning Overlay Area
 - d. A Specific Plan
 - e. An Agricultural Preserve
 - f. A Redevelopment Area
 - g. An Airport Influence Area or Airport Compatibility Zone
 - h. An WRMSHCP cell group or number
 - i. A Fault Zone
 - j. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - k. A County Service Area
 - l. The Mt. Palomar Lighting Area (Ordinance No. 655)
3. The project site is located within:
 - a. The city of Riverside sphere of influence.
 - b. The boundaries of the Corona-Norco Unified School District
 - c. A High Fire Area and State Responsibility Area
 - d. The Stephens Kangaroo Fee Area
 - e. Santa Ana River Watershed Area
 - f. An area susceptible to Low and/or Moderate Liquefaction Potential
 - g. An area susceptible to Subsidence
 - h. An area of high Paleontological Sensitivity
4. The subject site is currently designated as Assessor's Parcel Numbers 286-050-013, 015 and 022.
5. This project was filed with the Planning Department on February 5, 2009
6. This project was reviewed by the Land Development Committee two times on the following dates March 12, 2009 and September 17, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,746.44.

Agenda Item No.: 6.3
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Jeff Horn
Planning Commission: December 2, 2009

Change of Zone No. 7700
Conditional Use Permit No. 3618
E.A./EIR Number: CEQA Exempt
Applicant: George and Karen Duet
Engineer/Representative: Keller Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7700 proposes to change the existing zoning classification for the subject property from Residential Agricultural – 2 1/2 Acre Minimum (R-A-2 1/2) to Residential Agricultural – 1 Acre Minimum (R-A-1).

CONDITIONAL USE PERMIT NO. 3618 proposes the expansion of an existing Class II Dog Kennel (11-25 dogs) to a Class IV Dog Kennel (41 or more dogs) with a total of 73 dog kennels, a dog training facility primarily for obedience training, including training for the disabled, show dogs, and police. Development includes the addition of two (2) 2,880 square foot buildings, which houses 40 kennels and rooms for employees functions, approximately 9,777 square foot training area, and seven (7) parking spaces.

The project is located in the Lake Mathews community, more specifically southeasterly of Cajalco Road, westerly of Lake Mathews Drive and southerly of J and J Lane in the Lake Mathews/Woodcrest Area Plan.

BACKGROUND:

Plot Plan No. 13992 was approved by the Board of Supervisors on April 25, 1995, and permitted the remodel of an existing single story metal building to a 20 run dog kennel, construct a 704 square foot administrative building, and to establish a Class II (11-25) dog kennel.

FURTHER PLANNING CONSIDERATION:

November 24, 2009

The applicant has provided two items for submission to the Planning Commission that have been attached within this Staff Report. The items included are a detailed project and operations description and a response to comments submitted by Commissioner Roth.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, east and west, and Open Space: Conservation Habitat (OS:CH) to the south.
3. Existing Zoning (Ex. #2): Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2)
4. Recommended Zoning (Ex. #2): Light Agricultural – 2 Acre Minimum (A-1-2)
5. Surrounding Zoning (Ex. #2): Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to the north, east and west and

Repto
Date 9-8-10 Exhibit 4
Depo of: J. Horn
Patricia Shaw, CSR 5024

4

- | | |
|-----------------------------------|---|
| 6. Existing Land Use (Ex. #1): | Residential Agricultural - 1 Acre Minimum (R-A-1) to the south. |
| 7. Surrounding Land Use (Ex. #1): | Class II Dog Kennel for 25 dogs and Single Family Residence |
| 8. Project Data: | Single Family Residences to the north, east and west, and Vacant land to the south.
Total Acreage: 4.2 Acres
Total Existing Building Area: 6,336 sq. ft.
Proposed Building Area: 5,760 sq. ft. |
| 9. Environmental Concerns: | CEQA Exempt per Section 15301 and 15303. |

RECOMMENDATIONS:

DENIAL of CHANGE OF ZONE NO. 7700, amending the zoning classification for the subject property from Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to Residential Agricultural - 1 Acre Minimum (R-A-1); and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7700, amending the zoning classification for the subject property from Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to Light Agricultural - 2 Acre Minimum (A-1-2), in accordance with Exhibit #2; and,

APPROVAL of CONDITIONAL USE PERMIT NO. 3618, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) 2 Acre Minimum Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the recommended Light Agricultural - 2 Acre Minimum (A-1-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, Class IV Dog Kennel (41 or more dogs), is a permitted use in the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, east and west, and Open Space: Conservation Habitat (OS:CH) to the south,
4. The existing zoning for the subject site is Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2).
5. The proposed zoning for the subject site is Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2).
6. The recommended zoning for the subject site is Light Agricultural - 2 Acre Minimum (A-1-2).
7. The proposed use, Class IV Kennel (41 or more dogs), is not a permitted use in the Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) zoning classification.
8. The proposed use, Class IV Kennel (41 or more dogs), is a permitted use, subject to approval of a conditional use permit, in the Light Agricultural - 2 Acre Minimum (A-1-2) zoning classification.
9. The proposed use, Class IV Kennel (41 or more dogs), is consistent with the development standards set forth in the Light Agricultural - 2 Acre Minimum (A-1-2) zoning classification.
10. The project site is surrounded by properties which are zoned Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to the north, east and west and Residential Agricultural - 1 Acre Minimum (R-A-1) to the south.
11. Residential uses have been constructed in the project vicinity.
12. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
13. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
14. The Planning Department has found that the project is exempt from the provisions of CEQA per Section 15301 "Existing Facilities." Section 15301 of the CEQA Guidelines defines existing facilities as "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination".

The project also conforms to Article Nineteen (19), Section 15303, of the CEQA Guidelines, Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

The project proposes the addition of two (2) 2,880 square foot structures on a project site that is already heavily developed. The project site currently receives public services and facilities are available, and the surrounding area is not environmentally sensitive.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The March Joint Powers Authority jurisdiction
 - b. An Indian Tribal Land
 - c. A General Plan Policy or Zoning Overlay Area
 - d. A Specific Plan
 - e. An Agricultural Preserve
 - f. A Redevelopment Area
 - g. An Airport Influence Area or Airport Compatibility Zone
 - h. An WRMSHCP cell group or number
 - i. A Fault Zone
 - j. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - k. A County Service Area
 - l. The Mt. Palomar Lighting Area (Ordinance No. 655)
3. The project site is located within:
 - a. The city of Riverside sphere of influence.
 - b. The boundaries of the Corona-Norco Unified School District
 - c. A High Fire Area and State Responsibility Area
 - d. The Stephens Kangaroo Fee Area
 - e. Santa Ana River Watershed Area
 - f. An area susceptible to Low and/or Moderate Liquefaction Potential
 - g. An area susceptible to Subsidence
 - h. An area of high Paleontological Sensitivity
4. The subject site is currently designated as Assessor's Parcel Numbers 286-050-013, 015 and 022.
5. This project was filed with the Planning Department on February 5, 2009
6. This project was reviewed by the Land Development Committee two times on the following dates March 12, 2009 and September 17, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,746.44.

Transmittal

Date: April 27, 2010

Hand Delivered

To: **County of Riverside**
Planning Department
4080 Lemon Street
9th Floor
Riverside, CA 92501

Attn: **Ron Goldman**

cc:

From: **Jason Keller**

Re: **K9 Companions (Duet) Substantial Conformance to PP 13992**

Transmitted Herewith

Copies/Sets	Item Description
10	Substantial Conformance to PP 13992 Site Plan
1	Application

Comments

Ron,

Per your request we are submitting the site plan and application directly to you for review. Please let me know if you need any additional information.

Sincerely,

Jason Keller

Hefti Exhibit **6**
Date: 9-8-10
Depo of: O. HORN
Patricia Shaw, CSR 5024

Transmittal

Date: **May 26, 2010**

To: **County of Riverside
Planning Department
4080 Lemon Street
9th Floor
Riverside, CA 92502**

Hand Delivered

Attn: **Jeff Horn**

cc: **Karen Duet**

From: **Jason Keller**

Re: **Plot Plan 13992 S2**

Transmitted Herewith

Copies/Sets	Item Description
5	Revised copies Site Exhibit

Comments

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**SUBSTANTIAL CONFORMANCE APPLICATION FOR LAND
USE AND DEVELOPMENT**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: GEORGE & KAREN DUET E-Mail: K9COK95EC@AOL.COM

Mailing Address: 13703 CAJALCO ROAD
PERRIS CA 92570
City State ZIP

Daytime Phone No: (951) 780-5810 Fax No: (951) 780-2128

Engineer/Representative's Name: KELLER CONSULTING, INC. E-Mail: JKELLER@KELLERCI.COM

Mailing Address: 6753 BROCKTON AVENUE
RIVERSIDE CA 92506
City State ZIP

Daytime Phone No: (951) 684-1800 Fax No: (951) 684-6431

Property Owner's Name: LEVERN FREEMAN E-Mail: JKELLER@KELLERCI.COM

Mailing Address: 3410 LA SIERRA AVE #F320
RIVERSIDE CA 92503
City State ZIP

Daytime Phone No: (951) 684-1800 Fax No: (951) 684-6431

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 286-050-022

Riverside Office: 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 Fax (951) 955-3157
Form 295-1032 (02/26/08)

Desert Office: 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 Fax (760) 863-7555

Murrieta Office: 39493 Los Alamos Road
Murrieta, California 92563
Fax (951) 600-6145

APPLICATION FOR SUBSTANTIAL CONFORMANCE

Section: 17 Township: 4 SOUTH Range: 5 WEST

Approximate Gross Acreage: 2.2 ACRES

General location (nearby or cross streets): North of _____, South of CASALCO RD., East of DART ROAD, West of LAKE MATHEWS RD.

Thomas Brothers map, edition year, page number, and coordinates: PAGE 775 C-6

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature? SC NO. 530

Describe the existing uses, structures, buildings, and/or entitlements. What is the nature and extent of current substantial conformance request and the reason(s) necessitating the changes(s): (use additional pages if necessary.)

ADDITION OF "TUFFSHED" TYPE STRUCTURES, WOOD FRAME CANOPY SHADE STRUCTURES, SIGNAGE, AND SHEDS.

The signature below acknowledges that 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

GEORGE DUET
KAREN DUE PRINTED NAME OF APPLICANT George Duet
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

LEVERN D FREEMAN
PRINTED NAME OF PROPERTY OWNER(S) Levern D. Freeman
SIGNATURE OF PROPERTY OWNER(S)
GERALDINE G. FREEMAN
PRINTED NAME OF PROPERTY OWNER(S) Geraldine G. Freeman
SIGNATURE OF PROPERTY OWNER(S)

APPLICATION FOR SUBSTANTIAL CONFORMANCE

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

INFORMATION REQUIRED FOR APPLICATION SUBMITTAL

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Substantial Conformance application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SUBSTANTIAL CONFORMANCE FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved.
3. Fifteen (15) copies of a site plan of the entire parcel (e.g. all of a shopping center even if the substantial conformance is only for one store within a shopping center).
4. One copy (two, if submitted in the Desert office) of a floor plan delineating the types of usage (e.g. office, storage, sales area, etc).
5. Applicable deposit-based fees.

CRITERIA FOR REVIEW FOR SUBSTANTIAL CONFORMANCE

A Substantial Conformance application can be used to modify an approved, valid, permit, such as a plot plan, conditional use permit, public use permit, second unit permit, variance, surface mining permit, reclamation plan, or wind energy conversion systems permit (WECS), provided the current and/or proposed use is in conformance with the subject site's zoning classification and General Plan designation. A Substantial Conformance application **cannot** be used to modify an approved, valid parcel map or tract map.

A Substantial Conformance is a request for a non-substantial modification of an approved permit that does not change the original approval or the effect of the approval on surrounding property. A Substantial Conformance may include, but is not limited to, modifications for upgrading facilities, modifications for compliance with the requirements of other public agencies, modifications necessary to comply with final conditions of approval, or modifications to on-site circulation and parking, lighting, fencing or walls, landscaping and/or signage requirements, provided that said modifications, as determined by the Planning Director, will have no adverse effect upon public health, safety, welfare, and/or the environment.

Procedures for processing a Substantial Conformance require the Planning Director to approve, conditionally approve, or disapprove an application for Substantial Conformance within 30 days after accepting a completed application, and give notice by mail of the decision, including any additional conditions of approval, to the applicant or any other person who has filed a written request for notice.

APPLICATION FOR SUBSTANTIAL CONFORMANCE

The Planning Director's determination shall be based upon the standards set forth in Ordinance No. 348 for the approval of the original application. An application of Substantial Conformance shall not require a public hearing.

C U P	C U M H R V	P P	P U P	T U P	V A R	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
X	X	X	X	X	X	1. Name, Address, and telephone number of applicant.
X	X	X	X	X	X	2. Name, address, and telephone number of land owner.
X	X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	X	4. Assessor's Parcel Numbers and, if available, address of the property.
X	X	X	X	X	X	5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, elevations, and landscape plans.
X	X	X	X	X	X	6. North arrow.
X	X	X	X	X	X	7. Date Exhibit Prepared.
X	X	X	X	X	X	8. Title of Exhibit (i.e. "Change of Zone", "Plot Plan for landscaping", etc.).
X	X	X	X	X	X	9. A detailed project description, including proposed and existing buildings, structures and uses.
X	X		X	X	X	10. Overall dimensions and total net and gross acreage of property.
X	X	X	X	X	X	11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
X	X	X	X	X	X	12. Exhibit Revision block
X	X	X	X	X	X	13. Thomas Brothers map page and coordinates. (Identify edition year used)
	X					14. Proposed boundary lines and approximate dimensions for each space or site.
	X					15. Net size, for each space or site.
X	X					16. Numbered mobilehome or recreational vehicle spaces, dwelling units, or lots, and the total number of each type or space, unit, or lot.
X	X	X	X	X	X	17. Location of adjoining property and lot lines.
X	X	X	X	X	X	18. List and accurately show all easements of record (by map or instrument number).
X	X		X	X	X	19. Streets, alleys, and rights-of-way providing legal access to the property.
X	X	X	X			20. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking or paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces.
X	X	X				21. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.

6

APPLICATION FOR SUBSTANTIAL CONFORMANCE

C U P	C U M H R V	P P	P U P	T U P	V A R	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
X	X	X	X	X	X	22. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures, including septic subsurface sewage disposal systems.
X	X	X	X	X		23. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
X	X	X	X	X	X	24. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
X	X	X	X	X	X	25. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
X	X	X	X	X	X	26. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed.
X	X	X	X	X	X	27. Setback dimensions of existing structures and paved areas.
X	X	X	X	X	X	28. Setback dimensions of proposed structures and paved areas.
X	X	X	X			29. Labeled landscaped areas with dimensions and spacing of proposed planters.
X	X	X	X	X		30. Location and amount of flammable/combustible liquids and waste oil both above and below ground.
X		X	X			31. Dimensioned elevations, including details of proposed materials for elevations, type of construction and occupancy classification per the current County adopted Uniform Building Code and floor plans for each building. (Attach to site plan).
X		X	X			32. Square footage calculations per floor and total for each building shown, and per dwelling unit, as applicable.
	X	X	X	X		33. Irrigation and landscaping plans, including size, plant species, spacing proposed, planters and irrigation systems. (Attach to site plan, or note that said plans will be deferred to a later time.)

7

7 lot 1 plan attached

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Carolyn Syms Luna · Director

August 11, 2010

Ms. Karen Duet
13703 Cajalco Road
Perris, CA 92570

RE: Substantial Conformance No. 2 to Plot Plan 13992 (PP13992S2)

Dear Ms. Duet:

Pursuant to Section 18.43(b) (1) of Ordinance No. 348, a substantial conformance is a request for a non-substantial modification of an approved permit which does not change the original approval or the effect of the approval on surrounding property.

Additionally, according to Section 18.43(b) (3) of Ordinance No. 348, an application for a substantial conformance may be approved only if the proposed modification is exempt from the provisions of the California Environmental Quality Act.

The use permitted under Plot Plan No. 13922 as modified by Substantial Conformance No. 1 (also referred to as Substantial Conformance No. 530) is the following: to remodel an existing single story metal building through the construction of 20 dog runs for 20 dogs, to construct an ancillary 704 square foot administrative building to establish a Class II dog kennel. Substantial Conformance No. 1, as shown on the exhibit, modified the approved Plot Plan No. 13922 by removing ten (10) external dog runs from the north side of the existing single story metal building to help reduce the potential noise impacts, extending the proposed breezeway to permit construction of a concrete ramp with adequate slope from existing building to the administrative building, relocating the fire department dogleg turnaround and relocating the proposed septic tank and leach lines to the east.

The application for Substantial Conformance No. 2 is requesting the following modifications: to add a 12'x60' shade structure and ten (10) dog runs on the north side of the existing single story metal building, a 16'x16' shade structure, a 22'x16' shade structure, a 8'x16' shade structure, a 20'x20 shade structure for dog crates, a 8'x20' shed for dog crates, a 8'x8' shed for dog crates, a 8'x6' shed for food storage, a 12'x16' shade structure for dog crates, a 12' diameter gazebo, and a 8'x20' storage container for the kennel facilities, a 10'x20' storage shed, 10'x10' garden shed, and a 20'x25' shade structure with six (6) dog runs for personal use by the single family residence. Additionally, Exhibit A for Substantial Conformance No. 2 shows a total of 43 dog runs.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

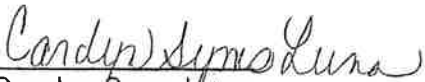
Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

The additional 23 dog runs and structures substantially changes the original approval and would have an adverse effect on public health, safety, welfare and the environment including the surrounding properties. The adverse effects include, but are not limited to, additional traffic and noise generated from the additional 23 dog runs and structures.

Furthermore, the additional 23 dog runs are an expansion and an increase in the intensity of the approved use under Plot Plan No. 13992 as modified by Substantial Conformance No. 1 which only permits 20 dogs. As a result, there is no applicable exemption under the California Environmental Quality Act for the substantial modifications requested under Substantial Conformance No. 2.

As a result, based on the above, the application for Substantial Conformance No. 2 is disapproved.

Respectfully,



Carolyn Syms Luna
Director

cc: Levern and Geraldine Freeman

11

From: Horn, Jeff <JHORN@rctlma.org>
To: 'jkeller@kellerci.com' <jkeller@kellerci.com>
Cc: Karen Duet <K9COK9SEC@aol.com>; Shenghur, Halimah <HSHENGHU@rctlma.org>
Subject: RE: CUP 3618/PP13992s2
Date: Thu, Jun 3, 2010 3:26 pm

Currently negative \$11,500. \$15,300 has been assessed for future processing.

-Jeff

From: Jason Keller [mailto:jkeller@kellerci.com]
Sent: Wednesday, June 02, 2010 7:22 AM
To: Horn, Jeff
Cc: Karen Duet
Subject: Re: CUP 3618/PP13992s2

Can you let us know how much the account is negative?

Regards,
 Jason Keller

From: "Horn, Jeff" <JHORN@rctlma.org>
Date: Tue, 1 Jun 2010 18:37:02 -0700
To: 'Jason Keller' <jkeller@kellerci.com>; Ron Goldman <rgoldman@co.riverside.ca.us>; Ross, Larry <LROSS@rctlma.org>
Cc: Karen Duet <K9COK9SEC@aol.com>; David Saunders <dsaunders@claysonlaw.com>
Subject: RE: CUP 3618/PP13992s2

Hi Jason,

On PP13992S2, I am waiting to receive sign-off on the COAs from my Supervisor, Larry Ross. Upon approval I will have the PINKS released.

On the CUP, I will discuss the appropriate actions needed for moving forward with Larry and Ron. However, review or transmitting of an Amended exhibit will not occur until the project is in a positive fee standing.

Regards,

Jeff Horn
 Urban and Regional Planner III
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92502-1409
 P:(951) 955-4641
 F:(951) 955-3157

Deft's Exhibit 7
 Date 9-8-10
 Depo of: J Horn
 Patricia Shaw, CSR 5024

From: Jason Keller [mailto:jkeller@kellerci.com]
Sent: Tuesday, June 01, 2010 3:48 PM
To: Horn, Jeff; Ron Goldman
Cc: Karen Duet; David Saunders
Subject: CUP 3618/PP13992s2

Ron and Jeff,

What is the status of the approval/conditions of approval for PP13992s2? We are in desperate need to apply for the building permits.

I'm sending you the revised site plan for CUP 3618. Per our previous discussions, we are moving forward with the revised CUP which covers the 2.2 acre property only with no proposed improvements. We have missed the June PC hearing and the July 14th hearing is coming up quick, so in the spirit of saving time I am sending you the attached pdf file of the site plan for your review. The revisions to the site plan is quite simple since it reflects the substantial conformance exhibit and the removal of the two parcels to the east. We would appreciate a quick look before we provide hard copies. Moving forward to the July 14th hearing date please confirm the following:

1. Does this revised site plan need to be routed to each of the departments?
2. Does the initial study need to be revised? If so, what is the timing of that being completed?
3. What is the decision on the requirement for public access?
4. What else is needed from the applicant/engineer to get this on the July 14th agenda?

Regards,

Jason Keller, P.E.

Keller Consulting, Inc.

6753 Brockton Avenue

Riverside, CA 92506

|(Office: 951-684-1800 x111 | 7Fax: 951-684-6431 |(Mobile: 951-733-9128|*: jkeller@kellerci.com |



From: Jason Keller <jkeller@kellerci.com>

To: Karen Duet <K9COK9SEC@aol.com>; David Saunders <dsaunders@claysonlaw.com>

Subject: FW: K9 Companions

Date: Thu, Jun 10, 2010 4:59 pm

Jason Keller, P.E.
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Riverside, CA 92506
||Office: 951-684-1800 x111 | ||Fax: 951-684-6431 | ||Mobile: 951-733-9128|M:
jkeller@kellerci.com |

-----Original Message-----

From: Horn, Jeff [<mailto:JHORN@rctlma.org>]

Sent: Thursday, June 10, 2010 3:24 PM

To: 'jkeller@kellerci.com'

Subject: RE: K9 Companions

Hi Jason,

Further discussion with B&S determined that they are not in support with these buildings being Ag structures. Similar to what Scott Arnold stated, the Kennel is not considered as an Agricultural Use.



50 dogs total.

Jeff

-----Original Message-----

From: Jason Keller [<mailto:jkeller@kellerci.com>]

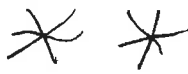
Sent: Thursday, June 10, 2010 1:57 PM

To: Horn, Jeff

Subject: K9 Companions

Did you get the conditions revised for the agricultural permits for the SC case?
Any word from Ron on the number of dogs and public access issue?

Regards,
Jason Keller



From: Jason Keller <jkeller@kellerci.com>
To: k9cok9sec@aol.com
Subject: FW: K9 Companions
Date: Tue, Jun 22, 2010 3:01 pm

FYI, see below.

Jason Keller, P.E.
 Keller Consulting, Inc.
 6753 Brockton Avenue
 Riverside, CA 92506
 ||Office: 951-684-1800 x111 |Fax: 951-684-6431 ||Mobile: 951-733-9128|M:
 jkeller@kellerci.com |

-----Original Message-----

From: Horn, Jeff [<mailto:JHORN@rctlma.org>]
 Sent: Tuesday, June 22, 2010 2:50 PM
 To: 'Jason Keller'
 Cc: Ross, Larry
 Subject: RE: K9 Companions

Hi Jason,

→ That number did come directly from Mr. Goldman. I will work to see what I can provide to your in writing to that and additional concerns.

Mr. Bartels spoke today at the open public portion of the Board of Supervisor's hearing.

-Jeff

-----Original Message-----

From: Jason Keller [<mailto:jkeller@kellerci.com>]
 Sent: Tuesday, June 22, 2010 2:43 PM
 To: Horn, Jeff
 Cc: Ross, Larry
 Subject: RE: K9 Companions

Jeff,
 Thank you for the information you sent on the Agricultural Registration. We will get back to you on that issue.

Regarding the CUP, you indicated in a prior email 50 dogs would be supported. We need a bit more assurance from Planning on that issue. Did this come from Ron Goldman? If so, can we get a statement in writing to that affect so we have something a bit more concrete before we move forward. Also what is the decision on how the public access will be conditioned on the CUP? Will the CUP be conditioned to provide the public right of way post approval of the CUP?

Regards,
 Jason Keller, P.E.
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 ||Office: 951-684-1800 x111 |Fax: 951-684-6431 ||Mobile: 951-733-9128|M:
 jkeller@kellerci.com |

-----Original Message-----

From: Horn, Jeff [<mailto:JHORN@rctlma.org>]
 Sent: Tuesday, June 22, 2010 2:11 PM
 To: 'Jason Keller'
 Cc: Ross, Larry
 Subject: RE: K9 Companions

Hi Jason,

An Agricultural Registration Certificate will only be issued for an agricultural building that complies with all of the following:

- a. The building must be open on two or more sides.
- b. The structure is intended to house farm implements, hay, grain, poultry, livestock or other horticultural products.
- c. The structure shall not be a place of employment for the processing of agricultural products or used by the public in any manner.

http://www.rctlma.org/building/content/docs/permits_by_mail/284_56_Ag_Registration_Certificate.pdf

Dogs and kennel accessories are not considered as livestock within this definition.

Regards,

Jeff Horn
 Urban and Regional Planner III
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92502-1409
 P: (951) 955-4641
 F: (951) 955-3157

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-----Original Message-----

From: Jason Keller [<mailto:jkeller@kellercci.com>]
 Sent: Wednesday, June 16, 2010 5:43 PM
 To: Horn, Jeff
 Subject: RE: K9 Companions

Jeff,

We need to know how and why B&S came to the conclusion the dog kennel structures are not ag structures. Is this part of an ordinance?

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6

From: Jason Keller <jkeller@kellerci.com>


To: k9cok9sec@aol.com

Subject: FW: K9 Companions

Date: Tue, Jun 22, 2010 2:37 pm

Karen,

I received the information below from Jeff in planning regarding the agricultural permit versus standard building permit. As stated before, Planning and building are taking the position that the shade structures do not meet the requirements to be agricultural. In looking at a, b, and c below it seems we can make the strong argument that it does qualify, and I will read the ordinance to dig a little deeper. I have not been able to get a response from building yet on the cost difference between the two but I believe it is very significant. I will go back down to the counter in the next day or so if I don't hear back soon.

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50 dogs total.

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 To: Horn, Jeff
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 Any word from Ron on the number of dogs and public access issue?

Regards,
 Jason Keller

9

From: Jason Keller <jkeller@kellerci.com>

To: K9CoK9Sec@aol.com

Subject: FW: PP13992s2

Date: Fri, May 21, 2010 11:50 am

Attachments: SC_Site_Plan-Site_Plan.pdf (232K)

Karen,

I received the response from Jeff Horn below on the substantial conformance site plan exhibit. They are asking for a bit more descript call out on the shade structures and sheds i.e. dog runs, storage, overnight kennels, etc. Could you print out the attached pdf and mark up each of the structures for what they are being used for. Fax it back and I'll update the exhibit accordingly. Thanks.

Jason Keller, P.E.

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6753 Brockton Avenue

Riverside, CA 92506

[(Office: 951-684-1800 x111 | Fax: 951-684-6431 | (Mobile: 951-733-9128) *: jkeller@kellerci.com |

From: Horn, Jeff [<mailto:JHORN@rctlma.org>]

Sent: Thursday, May 20, 2010 6:39 PM

To: 'Jason Keller'

Subject: RE: PP13992s2

Hi Jason,

Ron Welch reviewed the exhibits and is satisfied with what is shown. HE did mention that there is a shade structure along the south of the office that he spoke to you about, but that he was not considering that an outstanding issue.

With my review with Ron Goldman, Planning would like to see the parking shown in conformance with the original Plot Plan exhibit as previously discussed. Planning would also like your use more specific labels for the differing shed and shade structure for transparency purposes, ie "overnight kennel", "dog runs", or "food storage."

Please let me know if you have any further questions,

Regards

Jeff Horn

Urban and Regional Planner III

Riverside County Planning Department

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From: Jason Keller [<mailto:jkeller@kellerci.com>]

LO

To: 'Jason Keller'
Subject: RE: PP13992s2

Hi Jason,

Looks great, please submit five (5) full size hard copies for the approval packages. I will get the Conditions written up ASAP.

FYI, effective today, Adam Rush has been reassigned to the Advanced Planning Section of our Department. Larry Ross will now be the Supervising Planner on CUP03618 and all other current Planning projects.

Thanks,

Jeff

From: Jason Keller [<mailto:jkeller@kellerci.com>]
Sent: Tuesday, May 25, 2010 4:59 PM
To: Horn, Jeff
Subject: RE: PP13992s2

Jeff,

Here is the updated exhibit for PP13992S2. I included the missing shade structure pointed out by Ron Welch. All the kennels, storage areas, dog runs, etc. are labeled. I also modified the parking to match the original PP approval (5 total spaces). Let me know if you need hard copies or any other information.

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Please let me know if you have any further questions,

Regards

Jeff Horn
Urban and Regional Planner III

From: Jason Keller <jkeller@kellerci.com>
To: 'Horn, Jeff' <JHORN@rctlma.org>
Cc: K9CoK9Sec@aol.com
Subject: RE: PP13992s2
Date: Thu, May 27, 2010 9:39 am

Jeff,

I dropped off the 5 copies at the Planning reception desk marked for your attention. Please confirm you received them. We have a deadline of 6/6/10 to get building permits pulled on the structures identified on the SC exhibit. The approved SC exhibit is one item needed to get the permits, so whatever you can do to expedite this approval would be appreciated. Please let me know when I can pick up a stamped approved exhibit. Thanks.

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Cc: K9CoK9Sec@aol.com <K9CoK9Sec@aol.com>
Subject: RE: PP13992s2
Date: Thu, May 27, 2010 11:57 am

Hi Jason,

I have received the exhibits and have the COAs finished and provided to my Supervisor, Larry Ross, for sign-off. I should be able to get the Final Approval package completed first thing next week (We have Monday off).

Thanks and have a great holiday weekend.

Jeff Horn
Urban and Regional Planner III
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409
P:(951) 955-4641
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To: Jeff Horn <JHORN@rctlma.org>; Ron Goldman <rgoldman@co.riverside.ca.us>

Cc: Karen Duet <K9COK9SEC@aol.com>; David Saunders <dsaunders@claysonlaw.com>

Subject: CUP 3618/PP13992s2

Date: Tue, Jun 1, 2010 3:48 pm

Attachments: CUP_3618_Site_Plan_Amen#2.pdf (684K)

Ron and Jeff,

What is the status of the approval/conditions of approval for PP13992s2? We are in desperate need to apply for the building permits.

I'm sending you the revised site plan for CUP 3618. Per our previous discussions, we are moving forward with the revised CUP which covers the 2.2 acre property only with no proposed improvements. We have missed the June PC hearing and the July 14th hearing is coming up quick, so in the spirit of saving time I am sending you the attached pdf file of the site plan for your review. The revisions to the site plan is quite simple since it reflects the substantial conformance exhibit and the removal of the two parcels to the east. We would appreciate a quick look before we provide hard copies. Moving forward to the July 14th hearing date please confirm the following:

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From: Horn, Jeff <JHORN@rctlma.org>
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Cc: Karen Duet <K9COK9SEC@aol.com>; David Saunders <dsaunders@claysonlaw.com>
Subject: RE: CUP 3618/PP13992s2
Date: Tue, Jun 1, 2010 6:37 pm

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On PP13992S2, I am waiting to receive sign-off on the COAs from my Supervisor, Larry Ross. Upon approval I will have the PINKS released.

On the CUP, I will discuss the appropriate actions needed for moving forward with Larry and Ron. However, review or transmitting of an Amended exhibit will not occur until the project is in a positive fee standing.

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Jeff Horn
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From: Jason Keller <jkeller@kellerci.com>
To: Jeff Horn <JHORN@rctlma.org>
Cc: Karen Duet <K9COK9SEC@aol.com>
Subject: Re: CUP 3618/PP13992s2
Date: Wed, Jun 2, 2010 7:22 am

Can you let us know how much the account is negative?

Regards,
Jason Keller

From: "Horn, Jeff" <JHORN@rctlma.org>
Date: Tue, 1 Jun 2010 18:37:02 -0700
To: 'Jason Keller' <jkeller@kellerci.com>; Ron Goldman <rgoldman@co.riverside.ca.us>; Ross, Larry <LROSS@rctlma.org>
Cc: Karen Duet <K9COK9SEC@aol.com>; David Saunders <dsaunders@claysonlaw.com>
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Sent: Thursday, May 20, 2010 9:28 AM
To: Horn, Jeff
Subject: PP13992s2

Jeff,

Where you able to get with Ron Welch on the substantial conformance exhibit so we can get it finalized? Let me know.

Jason Keller, P.E.
Keller Consulting, Inc.
6753 Brockton Avenue
Riverside, CA 92506
|(Office: 951-684-1800 x111 | 7Fax: 951-684-6431 | (Mobile: 951-733-9128) *: jkeller@kellerci.com |

Information from ESET NOD32 Antivirus, version of virus signature database 5133
(20100520)

From: Jason Keller <jkeller@kellerci.com>
To: K9CoK9Sec@aol.com
Subject: RE: CUP 3618
Date: Thu, May 20, 2010 9:40 am

Karen,

I did not hear that Dave was able to talk to Ron yesterday. I will go ahead and revise the CUP site exhibit to remove the Schmidt property (only show your property). There will be no proposed improvements other than a few parking spaces that you are already are using.

Here's an update on the Substantial Conformance/Building Permits:

I was able to speak to Jeff Horn yesterday to discuss all the outstanding issues we are trying to nail down. One of them being the Substantial Conformance approval. Jeff indicated it has not yet been approved. He was going to meet up with Ron Welch to verify everything has been shown on the exhibit that is needed. So I need to hear back from Jeff in planning before I can get them a final version of the exhibit.

Ron Welch responded to my email which I sent you prior to this email. He provided some direction on what is needed to process the building permits and which structures need them. We will need the substantial conformance exhibit approved before we can pull the permits for the for structures.

Jason Keller, P.E.

Keller Consulting, Inc.

6753 Brockton Avenue
Riverside, CA 92506

| (Office: 951-684-1800 x111 | Fax: 951-684-6431 | Mobile: 951-733-9128 | *: jkeller@kellerci.com |

From: K9CoK9Sec@aol.com [<mailto:K9CoK9Sec@aol.com>]
Sent: Wednesday, May 19, 2010 2:38 PM
To: jkeller@kellerci.com
Subject: Re: CUP 3618

Jason,

If they are receptive it is fine with me. I don't know if Dave has had a chance to tell you that he spoke with Ron this morning? He told him we were going to take the Schmidt property off the table and wanted to know if there could be an agreement for 60 dogs. He did not dismiss it and told Dave he would consider it and call him back.

Since we have made this decision the only other issue that is a thorn in our sides (besides bringing things up to code) is the Public Access issue. Again they are trying to force us to purchase a property from a neighbor which puts the neighbor in the drivers seat. This would either be Carolyn Schmidt's brother who is fighting Cancer right now and probably doesn't care to deal with this issue, or the neighbor to our North. We have not yet approached him about this yet and really don't want to unless we have no choice.

Karen

Information from ESET NOD32 Antivirus, version of virus signature database 5130 (20100519)

The message was checked by ESET NOD32 Antivirus.

From: Jason Keller <jkeller@kellerci.com>
To: Ron Goldman <rgoldman@co.riverside.ca.us>
Cc: 'Horn, Jeff' <JHORN@rctlma.org>; K9CoK9Sec@aol.com
Subject: Duet (K9 Companions)
Date: Mon, Apr 26, 2010 6:00 pm
Attachments: SC_Site_Plan-Site_Plan.pdf (571K)

Ron,

Attached is the site plan for the administrative Substantial Conformance for Plot Plan 13992. Tomorrow morning I'll be bringing 10 copies of the site plan along with the application directly to the Planning Department to your attention. Let me know if any other items are needed to process the SC. Earlier today I confirmed with Jeff Horn the filing fee for this application is \$396.78. Do I need to wait for you to get the submittal into LMS before I pay the cashier?

I have covered all the structures identified by code that wasn't covered on PP 13992 by calling them (for example: 10'x10' shed, 8'x20' shade structure, etc). If the structure was covered by PP 13992, I called it out as existing (i.e. Existing Kennel Structure, Existing House, etc.)

Moving forward with the CUP, we are prepared to modify the application/site plan as we discussed. However, we would still like to get confirmation from Shellie on the issue of having the CUP cover multiple parcels before we revise the application. We would like to know if we can still include the neighboring parcels if possible. I think you would agree we will have an easier time getting approval of the CUP if we can include the neighboring parcels. If we get confirmation from Shellie that we cannot in fact have a CUP cover multiple parcels (for the Class 4 license) then we will modify the application/site plan to only include the parcel currently owned by the Duet's. Please advise.

Regards,
Jason Keller, P.E.
Keller Consulting, Inc.
6753 Brockton Avenue
Riverside, CA 92506
|(Office: 951-684-1800 x111 | 7Fax: 951-684-6431 |(Mobile: 951-733-9128 |*: jkeller@kellerci.com |

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<http://www.eset.com>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42121
Project Case Type (s) and Number(s): Change of Zone No. 7700 and Conditional Use Permit No. 3618
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeff Horn
Telephone Number: (951) 955-4641
Applicant's Name: George and Karen Duet
Applicant's Address: 13703 Cajalco Road, Perris CA 92570
Engineer's Address: Keller Consulting
Engineer's Address: 6753 Brockton Ave, Riverside CA 92506

Depts
 Date 9-9-10 Exhibit 8
 Depo of: J. Horn
 Patricia Shaw, CSR 6024

I. PROJECT INFORMATION

A. Project Description:

CHANGE OF ZONE NO. 7700 proposes to change the existing zoning classification for the subject property from Residential Agricultural – 2 1/2 Acre Minimum (R-A-2 1/2) to Light Agricultural – 2 Acre Minimum (A-1-2).

CONDITIONAL USE PERMIT NO. 3618 proposes the expansion of an existing Class II Dog Kennel (11-25 dogs) to a Class IV Dog Kennel (41 or more dogs) with a total of 73 dog kennels, a dog training facility primarily for obedience training, including training for the disabled, show dogs, and police. Development includes the addition of two (2) 2,880 square foot buildings, which houses 40 kennels and rooms for employees functions, approximately 9,777 square foot training area, and seven (7) parking spaces.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 4.2 Gross Acres

Residential Acres: 4.2	Lots: 3	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 7,675	Est. No. of Employees: 17
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 286-050-013, -015, -022

E. Street References: Southeasterly of Cajalco Road, westerly of Lake Mathews Drive easterly of Dirt Road, and southerly of J and J Lane.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 17, Township 4 south, and Range 5 west.

G. Brief description of the existing environmental setting of the project site and its surroundings: This project is located in the Lake Mathews/ Woodcrest Area Plan (Cajalco Zoning District) of Western Riverside County. The property is surrounded by single family residential homes on large lots to the north, east and west, and large open space conservation to the south. There are two existing homes and a Class II Kennel on the properties, which shall remain. There are no major roads or highways adjacent to the project site. The project

site relatively is flat, gently sloping downward to the northwest. There is a small natural drainage crossing the eastern portion of the project site,

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The sites General Plan Land Use designation is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The project contains two (2) parcels, with a one (1) acre minimum which is not consistent with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designation. However, these parcel existing prior to adoption of the 2003 General Plan Designation. The project meets all other applicable land use policies.
2. **Circulation:** The proposed project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** Land was required to be preserved within the boundaries of this project which complies with Open Space Element 17.1, which enforces the provisions of applicable MSHCP's when conducting review of development applications.
4. **Safety:** The proposed project is located within a high fire area and has been reviewed by Riverside County Fire Department. The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for through the indoor kennel requirement, from 9 PM to 7 AM Monday through Saturday, and 9 PM to 8 AM on Sundays and Holidays, of the project. The proposed project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project does not impact Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Lake Matthews/Woodcrest Area Plan

C. **Foundation Component(s):** Rural Community

D. **Land Use Designation(s):** Estate Density Residential (EDR) (2 Acre Minimum)

E. **Overlay(s), if any:** N/A

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Matthews/Woodcrest Area Plan

2. **Foundation Component(s):** Rural Community

3. **Land Use Designation(s):** Estate Density Residential (EDR) (2 Acre Minimum)

4. **Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2)

J. Proposed Zoning, if any: Light Agricultural – 2 Acre Minimum (A-1-2)

K. Adjacent and Surrounding Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2) to the north, south, east, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier

EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration; (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature



December 17, 2009

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The proposed project is located approximately 750 feet away from Cajalco Road which is a county eligible scenic highway. Due to the distance from the highway and the project's consistency with surrounding uses the proposed project shall not have a substantial effect upon the scenic highway corridor within which it is located. Therefore, the impact is considered less than significant.
- b) The project site is previously disturbed with two single family house and a kennel, so the proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) The proposed project is located 45.09 miles from the Mount Palomar Observatory and is not within the designated 45-mile (ZONE B) Special Lighting Area. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING. 7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: Project Application Description, Site visit

Findings of Fact:

- a) The proposed project will create a new source of light which would accompany any new limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. Therefore, the impact is considered less than significant.
- b) Surrounding land uses include single family residences on large lots. The proposed project is for the expansion of an existing kennel. The amount of light that will be created is consistent with existing levels and shall not be substantial; therefore surrounding residential property will not be exposed to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

4. Agriculture

Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, RCLIS and Project Application Materials.

Findings of Fact:

- a) The proposed project is not located in a farmland designation; therefore will have no impact on converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. Therefore, there is no impact.
- b) The proposed project is not adjacent to agricultural uses; therefore will have no impact and will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract. Therefore, there is no impact.
- c) The proposed project is not located adjacent to agriculturally zone property; therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, there is no impact.
- d) The proposed project is located in an area designated as being "Urban and Built-Up"; therefore will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction. The nearest sensitive receptors to the project site include single-family homes contiguous with the project site.

Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.4). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- g) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Environmental Program Department Review, PDB4412, HANS 1528 – Habitat Assessment, prepared by VHBC, Incorporated, dated May 2, 2006

Findings of Fact:

- a) The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP), in Cell Group H, Criteria cell number 2523. A habitat assessment conducted on the project site concluded that the proposed project did not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant.
- b-c) Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl, included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. (60.EPD.01)
- b) The proposed project does not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.
- c) The project site does not contain jurisdictional drainage features or riparian/riverine habitat. There were no vernal pools or suitable fairy shrimp habitat observed on the project site during the field survey conducted for the Habitat Assessment. Therefore, there is no impact.
- d) The project site does not contain any federally protected wetlands, and therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, there is no impact.

- e) The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: Prior to grading permit issuance a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist. (COA 60.EPD.1)

Monitoring: Monitoring will occur by the Environmental Programs Department during the Building and Safety Plan Check Process

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The existing home and kennel on the property is located on Parcel 1 and existing home on Parcel 2 and 3, and will not undergo any physical changes nor is it classified as a historic home. Therefore, the proposed project will not alter or destroy a historic site and there will be no impact.
- b) The proposed project is not located in an area that is known to have cultural resources of historic origin. The proposed project is not anticipated to cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

- a) It is not anticipated that the proposed project will alter or destroy an archaeological site. The project has been conditioned in the event that during ground disturbance activities, unique cultural resources are discovered all grading shall be halted and the proper courses of action taken. (COA 10.PLANNING 2) This is a standard condition of approval and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- b) The proposed project is not located within an area that has historically had any archeological resources. Therefore, the project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, the impact is considered less than significant.
- c) The project site is not anticipated to contain human remains. However, the project has been conditioned to halt activities if any human remains are found, including those interred outside of formal cemeteries (COA 10.PLANNING. 1). This is a standard condition of approval and not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- d) There are no existing religious or sacred uses with the project area. Therefore, the proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

- a) The 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. Therefore, prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). Additionally, the project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.
2. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.
3. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.
4. If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.
5. If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.
6. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.
7. A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection.

Mitigation: Prior to grading permit issuance, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be submitted to review. (COA 60.PLANNING.1)

Monitoring: Monitoring will occur by the County Geologist during the Building and Safety Plan Check Process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geo Report No. 1839, Geology Review

Findings of Fact:

a-b) The proposed project is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones; therefore the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS database

Findings of Fact:

a) The proposed project site is located within an area where no potential for liquefaction exists. Therefore, it is not anticipated that the proposed project will be subject to seismic-related ground failure including liquefaction. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The project site is located within an area that is designated as having very high susceptibility of having general ground shaking risk. However, the proposed project is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. International Building Code (IBC) related to building standards will mitigate this impact to less than significant levels. Building standards are standard and are not considered mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

- a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geo Report No. 1839, Geology Review

Findings of Fact:

- a) The proposed project is not anticipated to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

- a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Project Application Materials

Findings of Fact:

- a) The proposed project is not located in an area designated as susceptible to subsidence. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) The proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project proposes grading that will alter the sites natural topography, however, due to the size of the project, this impact is less than significant. The proposed project will not alter ground surface relief features. Therefore, the impact is considered less than significant.
- b) The proposed project has been conditioned to limit the steepness of slopes to a ratio of 2:1 unless otherwise approved (COA 10. BS GRADE. 7). This is a standard condition of approval and is therefore not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Geo Report No. 1839, Geology Review

Findings of Fact:

- a) Due to the size of the project and minimal grading necessary to implement the project, the proposed project will not result in substantial soil erosion or the loss of topsoil. Therefore, the impact is considered less than significant.
- b) Geo Report No. 1839 concluded that all site soils tested exhibited a low expansion potential. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project site is not located near any channels of a river, stream, or bed of a lake; therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there is no impact.
- b) The proposed project is not anticipated to result in any increase in water erosion either on or off site. The project has been conditioned to protect downstream properties from damages drainage facilities (COA. 10. TRANS. 2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. **Wind Erosion and Blowsand from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (10 BS.GRADE.5). This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The existing structure on the project site shall remain and will not undergo any physical changes. No disposal of asbestos, lead based paint, or other hazardous materials associated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with demolition is proposed. The project does not propose a use that would involve the transport, use, or disposal of hazardous material. Therefore, there is no impact.

- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) Due to the size of the project, the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within ¼ of a mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance 787.2. Therefore, the impact is considered less-than-significant. These are standard conditions of approval and are not considered mitigation under CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) The proposed project is not located near a stream or river; therefore the project will not substantially alter the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The site will however alter existing drainage patterns that currently exist without the project. The project includes grading to create a pad for a future residence, and for a driveway. However, due to the size of the project and minimal grading, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, there is no impact.
- c) The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.
- d) During the construction grading process, the project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the impact is not anticipated to be substantial. The project will not exceed the capacity of existing or planned storm water drainage systems. However, the project has been conditioned to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (COA 10. TRANS. 2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- e) The proposed project is not located within a 100-year flood zone; therefore the proposed project will not place housing within a 100-year flood hazard area, as mapped on a federal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.

- f) The proposed project is not located within a 100-year flood zone; therefore the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, there is no impact.
- g) The proposed project is not anticipated to substantially degrade water quality. Therefore, there is no impact.
- h) The proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The proposed project is not located within a 100-year Floodplain or a Dam Failure Inundation Zone and shall not substantially alter the existing drainage pattern of the site or area in a manner that would result in flooding on- or -off site. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project is not located within a 100-year Floodplain or a Dam Failure Inundation Zone and shall not substantially change absorption rates or the rate and amount of surface runoff. Therefore, there is no impact.
- c) The proposed project is not located within a 100-year Floodplain or a Dam Failure Inundation Zone and shall not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.
- d) The proposed project is not located within a 100-year Floodplain or a Dam Failure Inundation Zone and shall not result in changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

25. Land Use

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project proposes a to expand an existing kennel on two additional parcels which will become a Class IV Kennel. The project site is currently designated as Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan. Within the RC: EDR Land Use Designation, limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged. The proposed project is in conformance with the land use designation; therefore shall not result in a substantial alteration of the present or planned land use of an area. Therefore, there is no impact.
- b) The project site is located within the City of Riverside sphere of influence. The proposed project does not propose a General Plan Amendment, but does proposes a zone change, and therefore is subject to the Memorandum of Understanding (MOU) with the City of Riverside. The proposed project is also consistent with the zoning of Ordinance 348 and the Riverside County General Plan, as well as the surrounding an adjacent land uses. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The proposed use, Class IV Kennel (41 or more dogs), is a permitted use in the proposed Light Agricultural - 2 Acre minimum (A-1-2) zoning classification. Therefore, there is no impact.
- b) The zoning surrounding the proposed project site is Residential Agricultural – Two Acre Minimum (R-A-2). The proposed project is compatible with the existing surrounding zones, because the Residential Agricultural zone supports and encourages animal keeping. Therefore, the impact is considered less than significant.
- c) The existing surrounding land uses include single family residential on large lots and vacant land. Because of the large lot sizes, the surrounding properties have the ability to keep animals on their properties; the proposed project is therefore compatible with existing and planned surrounding land uses. Therefore, the impact is considered less than significant.
- d) The proposed project is consistent with the land use designations and policies of the Riverside County General Plan. The project is not within a Specific Plan. Therefore, there is no impact.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined. The project area has not been used for mining therefore would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.
- b) The project site has not been used for mineral resources; therefore the project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

- a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

- b) For a project within the vicinity of a private airstrip, would the project expose people residing or working

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in the project area to excessive noise levels?
 NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The proposed project site is not located within an airport land use plan; therefore will not expose people residing or working to excessive noise levels. Therefore, there is no impact.
- b) The proposed project site is not located within the vicinity of a private air strip; therefore will not expose people residing or working to excessive noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise
 NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

- a) The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise
 NA A B C D

Source: Project Application Materials

Findings of Fact:

- a) The proposed project is not located in the vicinity of any highways. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project is not anticipated to be affected by other types of noise not listed above. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Noise Effects on or by the Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) Although noise from barking will occur, the animals will be enclosed from 9 PM to 7 AM Monday through Saturday, and 9 PM to 8 AM on Sundays and Holidays to reduce the affect of noise during normal evening and early morning hours (COA 10. PLANNING. 46). The impacts will be less than significant with mitigation incorporated.
- b-c) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Also, the project would not expose persons to or generate noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies. Impacts are less than significant.
- e) The project would not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels. The project will have no impact.

Mitigation: The project shall ensure that animals will be enclosed from 9 PM to 7 AM Monday through Saturday, and 9 PM to 8 AM to reduce the affect of noise during late evening and early morning hours (COA 10. PLANNING. 46).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall occur through the Building and Safety Plan Check and the Fire Department process.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site has two existing dwellings on the properties, but it will not undergo any physical changes. Therefore, the proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, this impact is considered less than significant.
- c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.
- e) This will not cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.
- f) The proposed project is proposing the creation of an additional kennel facilities and not new homes or businesses nor is the project proposing or causing the extension of roads or other infrastructure; therefore, the project will not induce substantial population growth in an area either directly or indirectly. Therefore, this impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10. PLANNING.49). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

Source: RCIP

Findings of Fact:

- a) The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10. PLANNING. 49) Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Corona Norco Unified School District correspondence, GIS database

Findings of Fact:

- a) The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona Norco Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and not considered unique mitigation pursuant to CEQA (COA 80.PLANNING.28). Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

- a) The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

- a) The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.
- b) The proposed project will not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, there is no impact.
- c) The project is located within County Service Area No. 152; however, commercial projects, such as the one proposed, are not subject to park and recreation fees (Quimby). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) No county designated trails are proposed on the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Department of Transportation Review

Findings of Fact:

- a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic lads and capacity of the street system. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact.
- c) Due to the size of the project, the proposed project will not exceed levels of service standards established by the county congestion management agency for designated road or highways. Therefore, there is no impact.
- d) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- f) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- g) The proposed project has not been conditioned to improve and roads in the vicinity of the project site. Therefore, this impact is less than significant with mitigation incorporated.
- h) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. The Therefore, this impact is considered less than significant.
- i) Due to the size of the project, the proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- j) Due to the size of the project, the proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

42. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact:

- a) The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

- a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?
- b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The proposed project is served by the Western Municipal Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.
- b) The proposed project will be served by the Western Municipal Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

- a) The proposed project will result in the construction of septic tanks, however, the construction of this new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impact is considered less than significant.
- b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore will not result in service that has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Solid Waste

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The proposed project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, the impact is considered less than significant.
- b) The proposed project shall comply with federal, state and local statutes and regulations related to solid wastes, including the CIWMP (County Integrated Waste Management Plan). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

- a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, SBC, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any:

GIS: Riverside County Geographic Information System database.

Lake Matthews/Woodcrest Area Plan, Adopted October 2003.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 7, 2003.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92505

JH:jh

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 Revised: 10/29/07

LARGE MAP FILED WITH ITEM