

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

512B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 20, 2013

**SUBJECT: CONDITIONAL USE PERMIT NO. 3697** – Applicant: Amber's Mobile Pet Salon – Glen Ivy Area – 1<sup>st</sup>/1<sup>st</sup> District – Location: Northerly of Pulsar Court, Southerly of Leroy Road and Easterly of Interstate 15 – **REQUEST:** The Conditional Use Permit proposes a 7,517 square foot Class IV Kennel (pet hotel) facility for 41 or more dogs with a dog day care, grooming services (spa and salon) and related sales to be located in an existing 18,592 square foot building within the "Wildrose Business Park." The project will occupy suites C through F of existing building 19. The project will include a maximum of 10 employees and will operate seven days a week from 7am to 7pm. The project will be operated completely indoors. District 1/1 [\$0]

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on at the Planning Commission meeting on November 20, 2013.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A 5-0 VOTE**, and,

**FIND** that the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(2) and 15301 based on the findings included in the staff report herein and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3697**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials: CSL:th *D.M.*  
(Continued on Attached Page)

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Jeffries, Tavaglione, Stone, Benoit and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** December 10, 2013  
**xc:** VW B: SP Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *Raquel Rose*  
Deputy

**Prev. Agn. Ref.**

**District:** 1/1

**Agenda Number:**

**1-2**

REVIEWED BY EXECUTIVE OFFICE

DATE

*11/25/13*  
*rina Grande*

Departmental Concurrence

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:

DATE: **November 20, 2013**

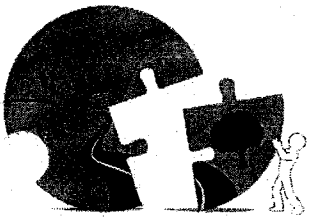
Page: 2 of 3

**BACKGROUND:**

Conditional Use Permit No. 3697 was heard and approved at the November 20, 2013 Planning Commission meeting.

In accordance with the requirements in Ordinance No. 348 (Riverside County Land Use Ordinance), the decision at the Planning Commission hearing for Conditional Use Permit No. 3697 stands unless an appeal is filed within the appropriate timeframe. A notice of the decision of the Planning Commission hearing is being brought to the Board of Supervisors with a recommendation to receive and file that decision.

No public testimony or concerns arose at the hearing.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

12/19/13

Date

Bar

Initial

## NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road  
Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 3697

Project Location: In the unincorporated area of Riverside County, more specifically located within Planning Area III-1 of the "Wildrose Specific Plan," north of Pulsar Court, south of Leroy Road and east of Interstate 15.

Project Description: The project proposes a 7,517 square foot Class IV Kennel (pet hotel) with a dog day care, grooming services (spa and salon) and related sales to be located in an existing 18,592 square foot building within the "Wildrose Business Park." The project will occupy suites C through F of existing building 19.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Amber's Mobile Pet Salon, 31735 Riverside Drive-189, Lake Elsinore, CA 92530

Exempt Status: (Check one)

Ministerial (Sec. 21080(b)(1); 15268)

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

Categorical Exemption (15301(a))

Statutory Exemption (\_\_\_\_\_)

Other: \_\_\_\_\_

Reasons why project is exempt: The proposed project will be located within an existing building and will only include interior alterations. See Staff Report Finding No. 11.

Tamara Harrison

County Contact Person

951-955-9721

Phone Number

[Signature]  
Signature

Board Assistant  
Urban and Regional Planner IV  
Title

November 4, 2013

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 11/04/2013: Y:\Planning Master Forms\Templates\CEQA Forms\WOE Form.docx

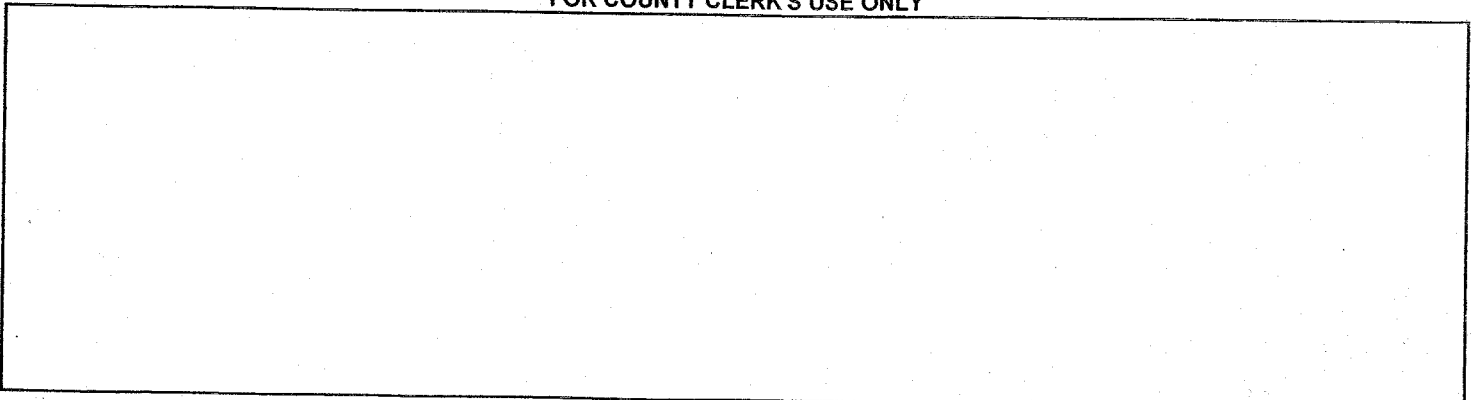
Please charge deposit fee case#: N/A

ZCFG No. 6030 - \$50

FOR COUNTY CLERK'S USE ONLY

DEC 10 2013

1-2



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1311268

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

Received from: AMBERS MOBILE PET SALON  
paid by: VI 090717

\$50.00

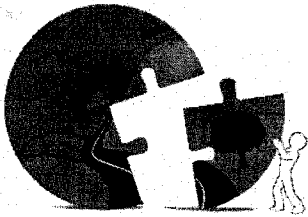
CFG FOR CUP03697

paid towards: CFG06030 CALIF FISH & GAME: DOC FEE  
at parcel: 9036 PULSAR CT COR  
appl type: CFG3

By MGARDNER Nov 22, 2013 14:06  
posting date Nov 22, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!



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

*Carolyn Syms Luna*  
*Director*

512B

**DATE: November 20, 2013**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department – Riverside Office** *D.M.*

**SUBJECT: Conditional Use Permit No. 3697 (CUP03697)**

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing   | <input type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day             | <b>**SELECT Advertisement**</b>  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> CEQA Exempt  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>             | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>                       | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                           |

**Designate Newspaper used by Planning Department for Notice of Hearing:**

**\*\*SELECT Advertisement\*\***

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Exemption  
California Department of Fish & Wildlife Receipt (CFG06030-\$50)

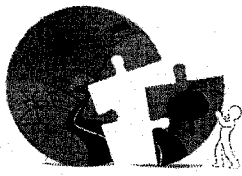
**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

~~Agenda~~  
Agenda

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

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

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
NOVEMBER 20, 2013**

**I. AGENDA ITEM 3.1**

**CONDITIONAL USE PERMIT NO. 3697** – CEQA Exempt – Applicant: Amber's Mobile Pet Salon –  
– First/First Supervisorial District – Location: Northerly of Pulsar Court, Southerly of Leroy Road  
and Easterly of Interstate 15 – 1.56 Acres – Zoning: Specific Plan Zone (SP), Planning Area III-1  
of the "Wildrose Specific Plan". (Quasi-judicial)

**II. PROJECT DESCRIPTION:**

The Conditional Use Permit proposes a 7,517 square foot Class IV kennel (pet hotel) with a dog day care, grooming services (spa and salon) and related sales to be located within suites C through F of existing building #19 at the "Wildrose Business Park," within the "Wildrose Specific Plan." The proposed project will be completely operated indoors.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal: Principal Planner: David Mares at (951) 955-9076 or email [dmares@rctlma.org](mailto:dmares@rctlma.org)

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Motion by Commissioner Leach, 2<sup>nd</sup> by Commissioner Sloman  
A vote of 5-0

**FOUND THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(2) AND 15301; and**

**APPROVED** CONDITIONAL USE PERMIT NO. 3697.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No.: 3.1  
Area Plan: Temescal Canyon  
Zoning Area: Glen Ivy  
Supervisorial District: First/First  
Project Planner: Tamara Harrison  
Planning Commission: November 20, 2013

CONDITIONAL USE PERMIT NO. 3697  
CEQA Exempt  
Applicant: Amber's Mobile Pet Salon  
Engineer/Representative: Tracy Hodge

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The project proposes a 7,517 square foot Class IV dog kennel (pet hotel) facility for 41 or more dogs with a dog day care, grooming services (spa and salon) and related sales to be located in an existing 18,592 square foot building within the "Wildrose Business Park." The project will occupy suites C through F of existing Building #19 in the business park with 3,245 square feet being used for the kennel (including the office, restrooms and break room), 2,204 square feet being used for the dog day care, 1,137 square feet being used for grooming and 930 square feet being used for related sales. The project will include a maximum of 10 employees and will operate Sunday through Saturday from 7am to 7pm. The proposed project will be operated completely indoors.

The project site is located within Planning Area III-1 of the "Wildrose Specific Plan," north of Pulsar Court, south of Leroy Road and east of Interstate 15 on a 1.56 acre lot.

### ISSUES OF POTENTIAL CONCERN:

No issues of concern.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the north, Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) to the east and south
3. Existing Zoning (Ex. #2): Specific Plan Zone (SP)-Wildrose #176
4. Surrounding Zoning (Ex. #2): Manufacturing- Service Commercial (M-SC), Industrial Park (IP) and Residential Agricultural (R-A) to the north, Specific Plan (SP)-Wildrose #176 to the east and south
5. Existing Land Use (Ex. #1): Business Park
6. Surrounding Land Use (Ex. #1): Single-Family Residences and vacant lots to the north and Business Parks to the south and the east.
7. Project Data:  
Total Acreage: 1.56  
Total Parcels: 1
8. Environmental Concerns: CEQA Exempt

D.M.

**RECOMMENDATIONS:**

**CONSIDER** a **NOTICE OF EXEMPTION** from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15061(b)(2) and 15301; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3697**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The project site is designated Community Development: Business Park (CD:BP) on the Temescal Canyon Area Plan.
2. The Community Development: Business Park land use designation allows for a wide variety of industrial and related uses, including research and development, technology centers, corporate and support office uses, "clean" industry and supporting retail uses. The proposal, a Class IV kennel (pet hotel) with a dog day care, grooming services (spa and salon) and related sales qualify as supporting retail uses as they support the "Wildrose Business Park," the "Wildrose Specific Plan" and the community as a whole and are therefore consistent with the Community Development: Business Park (CD:BP) designation.
3. Section 18.45(b)(5) of Riverside County Ordinance No. 348, Kennels and Catteries, indicates that a Class IV Kennel can house 41 or more dogs in the zones specified under the section.
4. The subject site is surrounded by properties which are designated Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio).
5. The zoning for the subject site is Specific Plan. The subject site is located within Planning Area III-1 of the "Wildrose Specific Plan" (Specific Plan No. 176).
6. The proposed use, a Class IV kennel (pet hotel) with a dog day care, grooming services (spa and salon) and related sales are permitted uses, subject to approval conditional use permit, in Planning Area III-1 of the "Wildrose Specific Plan." The base zone of Planning Area III-1 is the Riverside County Ordinance No. 348 Manufacturing-Service Commercial zone which permits the uses under the following: Sections 11.2.b.(1a) (Grain and bakery products), 11.2.b.(2) (Day care centers) and 11.2.e (Kennels).
7. The proposed use, a Class IV kennel (pet hotel) with a dog day care, grooming services (spa and salon) and related sales, is consistent with the development standards set forth in Planning Area III-1 of the "Wildrose Specific Plan" and the Manufacturing-Service Commercial zone.
8. The project site is surrounded by properties which are zoned Manufacturing- Service Commercial (M-SC), Industrial Park (IP), Residential Agricultural (R-A) and Specific Plan (SP)-Wildrose #176.
9. The applicant is currently operating the pet hotel and its associated uses within a building on the parcel directly adjacent to the east of the subject site.



10. This project is located within a Criteria Area, more specifically, Cell Group E-Cell 2827 of the Western Riverside County Multiple Species Habitat Conservation Plan. The proposed project is being proposed within an existing building; therefore, no conservation is required.
11. This project is within the boundaries of the City of Corona Sphere of Influence. 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 as the project was presented before the City of Corona's Planning Department staff for review and comment. The City of Corona's Planning Department had no objections or comments on the project.
12. The proposed project is a commercial project in conformance with Specific Plan No. 176 for which an Environmental Impact Report (EIR No. 183) has been prepared and adopted, therefore pursuant to Section 15301 of the CEQA Guidelines, the proposed project is exempt from CEQA.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Business Park (CD:BP) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the adopted "Wildrose Specific Plan" zoning ordinance and the Manufacturing-Service Commercial (M-SC) zoning designation.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposal is clearly compatible with the present and future logical development of the area.
5. The project is exempt from the provision of the California Environmental Quality Act.
6. The proposal will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**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. A Parks and Recreation District (or a CSA that provides for park facilities); and
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area
3. The project site is located within:
  - a. The city of Corona sphere of Influence; and
  - b. An area subject to very low liquefaction; and
  - c. A high fire area; and
  - d. The "Wildrose Specific Plan"
4. The subject site is currently designated as Assessor's Parcel Number 283-440-010.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03697**

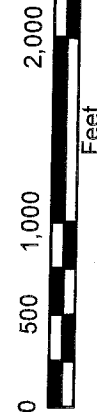
Date Drawn: 10/29/13  
 Vicinity Map

Supervisor Jeffries  
 District 1

VICINITY POLICY AREAS



Assessors Bk. Pg. 283-440  
 Thomas Bros. Pg. 804 C1  
 Edition 2011  
 3,000



Zoning Area: Glen Ivy  
 Township/Range: T4SR6W  
 Section: 27

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or in Irwin at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03697

LAND USE

Supervisor Jeffries  
District 1

Date Drawn: 10/29/13  
Exhibit 1



Zoning Area: Glen Ivy  
Township/Range: T4SR6W  
Section: 27

Assessors Bk. Pg. 283-440  
Thomas Bros. Pg. 804 C1  
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>

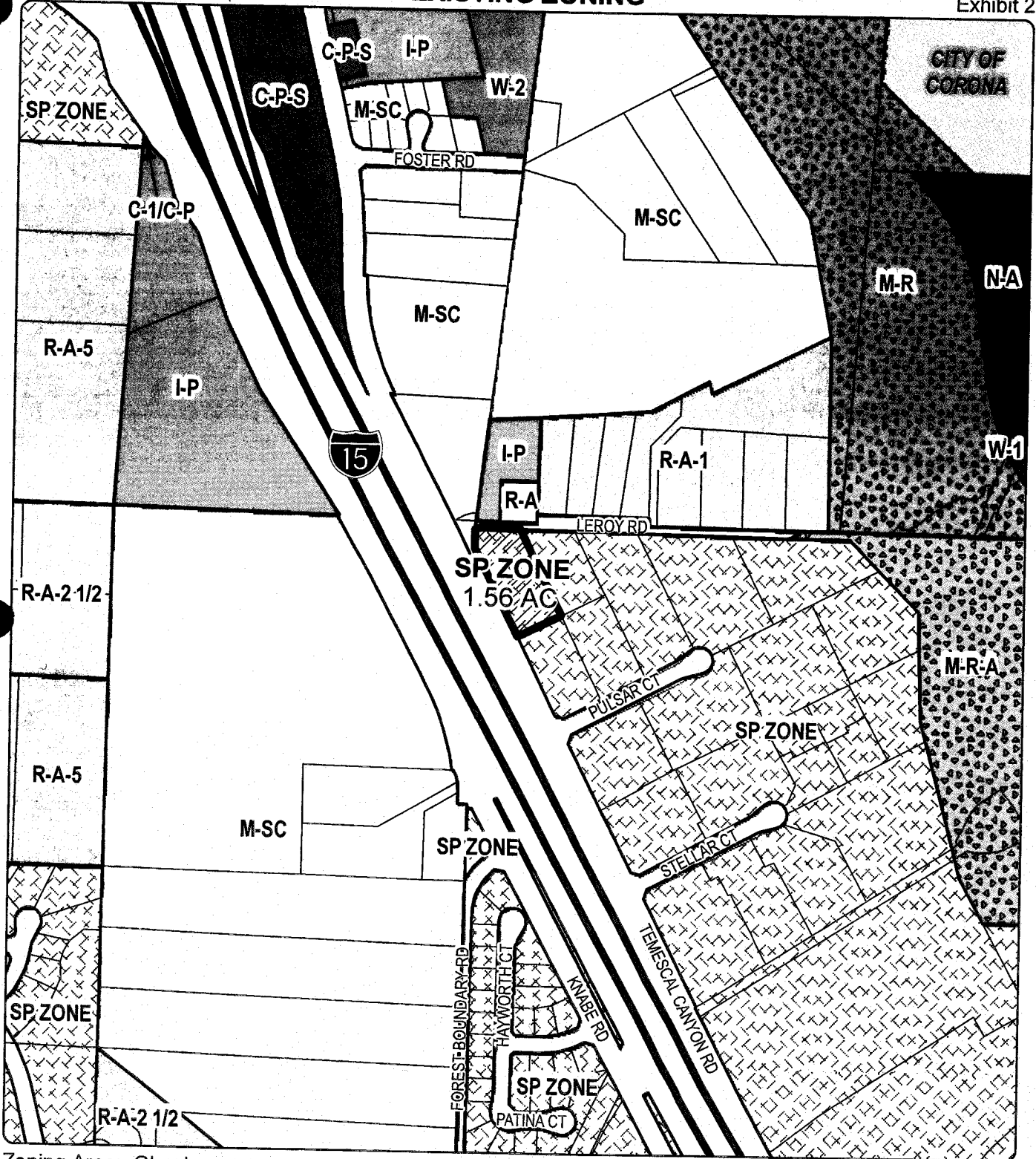
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03697

### EXISTING ZONING

Supervisor Jeffries  
District 1

Date Drawn: 10/29/13  
Exhibit 2



Zoning Area: Glen Ivy  
Township/Range: T4SR6W  
Section: 27

Assessors Bk. Pg. 283-440  
Thomas Bros. Pg. 804 C1  
Edition 2011



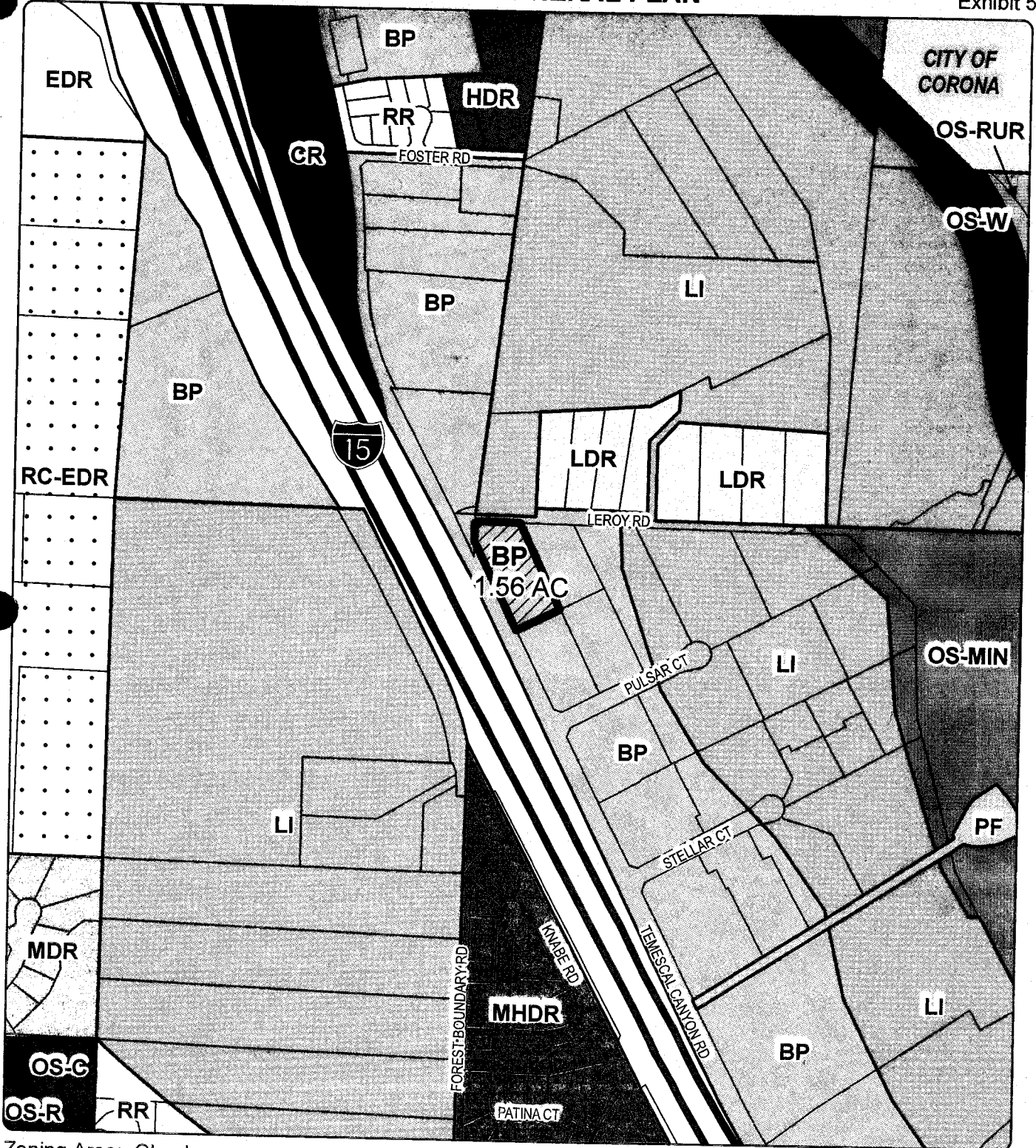
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lraa.co.riverside.ca.us/index.htm>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03697 EXISTING GENERAL PLAN

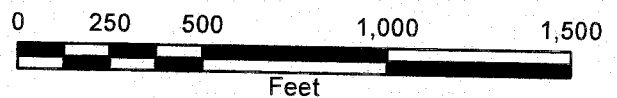
Supervisor Jeffries  
District 1

Date Drawn: 10/29/13  
Exhibit 5

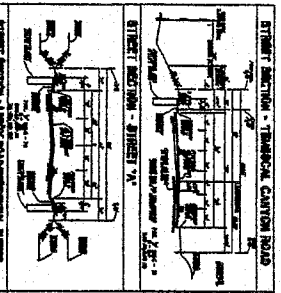
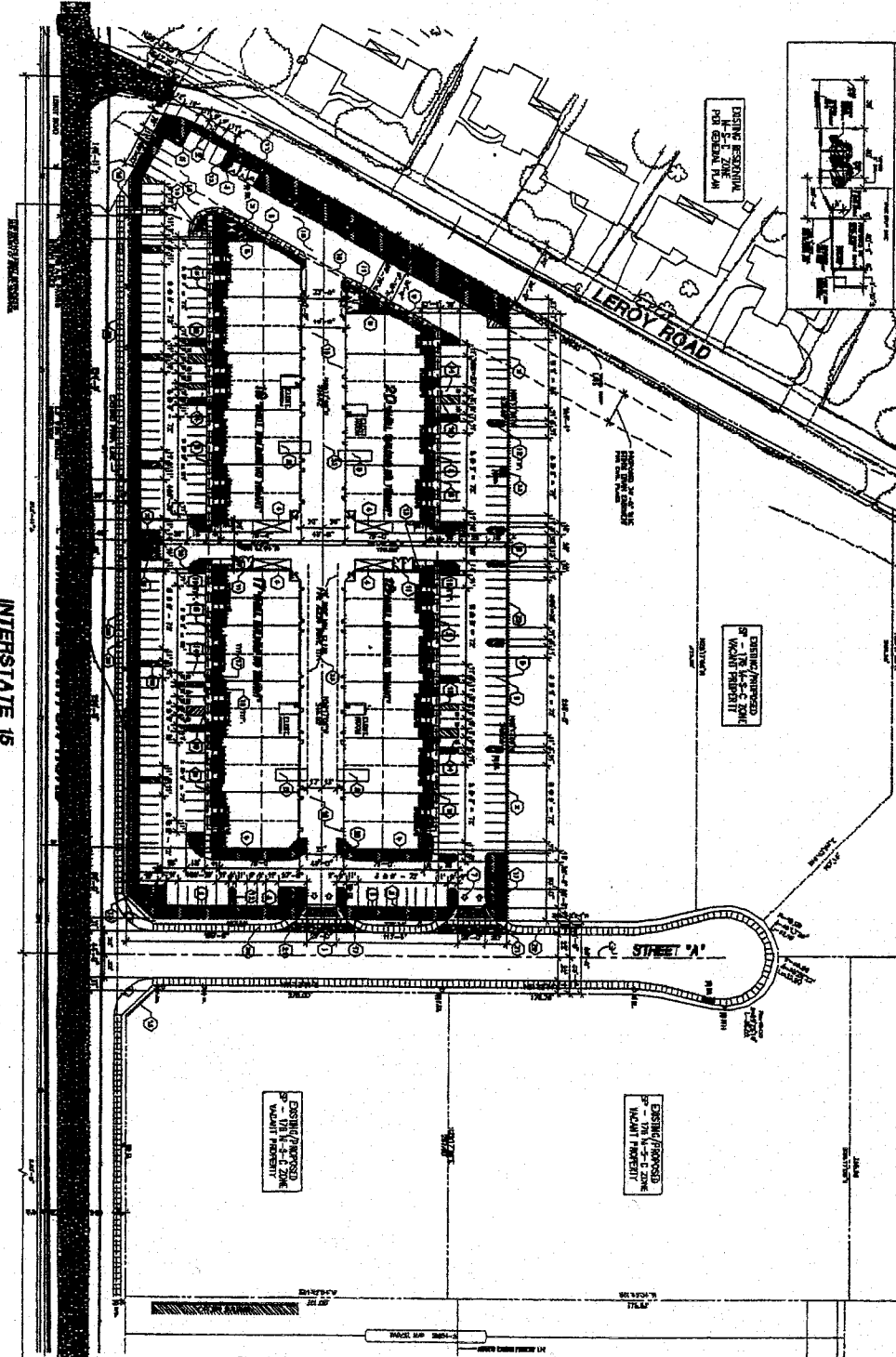


Zoning Area: Glen Ivy  
Township/Range: T4SR6W  
Section: 27

Assessors Bk. Pg. 283-440  
Thomas Bros. Pg. 804 C1  
Edition 2011



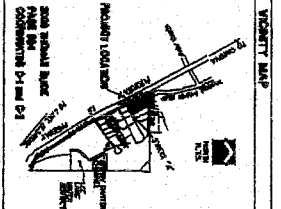
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tmsa.co.riverside.ca.us/index.html>



**PROJECT SUMMARY**  
 PROJECT NO. 17-18-19-20  
 SHEET NO. 17-18-19-20-1  
 DATE: 07/01/14  
 PROJECT LOCATION: 17000 W. STELLAR COURT, SUITE 100, RIVERSIDE, CA 92504  
 PROJECT TYPE: INDUSTRIAL BUILDING  
 CLIENT: WILSON JENSEN  
 ARCHITECT: WILSON JENSEN  
 ENGINEER: WILSON JENSEN  
 COUNTY: RIVERSIDE COUNTY  
 CITY: RIVERSIDE  
 ZONE: M-10  
 PROJECT AREA: 1.2 ACRES  
 TOTAL AREA: 1.2 ACRES  
 TOTAL FLOOR AREA: 100,000 SQ. FT.  
 TOTAL PAVEMENT AREA: 100,000 SQ. FT.  
 TOTAL CURB AND GUTTER AREA: 100,000 SQ. FT.  
 TOTAL UTILITY AREA: 100,000 SQ. FT.  
 TOTAL LANDSCAPE AREA: 100,000 SQ. FT.  
 TOTAL SIGNAGE AREA: 100,000 SQ. FT.  
 TOTAL FURNITURE AREA: 100,000 SQ. FT.  
 TOTAL LIGHTING AREA: 100,000 SQ. FT.  
 TOTAL SECURITY AREA: 100,000 SQ. FT.  
 TOTAL OTHER AREA: 100,000 SQ. FT.

**UTILITY FUNCTIONS**  
 WATER: 100,000 GPD  
 SEWER: 100,000 GPD  
 GAS: 100,000 GPD  
 ELECTRICITY: 100,000 KW  
 TELEPHONE: 100,000 LINES  
 CABLE: 100,000 LINES  
 FIBER OPTIC: 100,000 LINES  
 RADIATION: 100,000 LINES  
 OTHER: 100,000 LINES

**GENERAL NOTES**  
 1. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-1.  
 2. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-2.  
 3. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-3.  
 4. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-4.  
 5. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-5.  
 6. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-6.  
 7. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-7.  
 8. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-8.  
 9. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-9.  
 10. THE PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY GENERAL ORDINANCE NO. 17-18-19-20-10.



**PROJECT DATA**

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	ISSUED FOR PERMITTING	07/01/14	WJ	1
2	ISSUED FOR CONSTRUCTION	07/01/14	WJ	2
3	ISSUED FOR AS-BUILT	07/01/14	WJ	3
4	ISSUED FOR FINAL	07/01/14	WJ	4

**PROPERTY DATA**

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	ISSUED FOR PERMITTING	07/01/14	WJ	1
2	ISSUED FOR CONSTRUCTION	07/01/14	WJ	2
3	ISSUED FOR AS-BUILT	07/01/14	WJ	3
4	ISSUED FOR FINAL	07/01/14	WJ	4

**LEGEND**

- 1. EXISTING/PROPOSED VACANT PROPERTY
- 2. EXISTING/PROPOSED VACANT PROPERTY
- 3. EXISTING/PROPOSED VACANT PROPERTY
- 4. EXISTING/PROPOSED VACANT PROPERTY
- 5. EXISTING/PROPOSED VACANT PROPERTY
- 6. EXISTING/PROPOSED VACANT PROPERTY
- 7. EXISTING/PROPOSED VACANT PROPERTY
- 8. EXISTING/PROPOSED VACANT PROPERTY
- 9. EXISTING/PROPOSED VACANT PROPERTY
- 10. EXISTING/PROPOSED VACANT PROPERTY
- 11. EXISTING/PROPOSED VACANT PROPERTY
- 12. EXISTING/PROPOSED VACANT PROPERTY
- 13. EXISTING/PROPOSED VACANT PROPERTY
- 14. EXISTING/PROPOSED VACANT PROPERTY
- 15. EXISTING/PROPOSED VACANT PROPERTY
- 16. EXISTING/PROPOSED VACANT PROPERTY
- 17. EXISTING/PROPOSED VACANT PROPERTY
- 18. EXISTING/PROPOSED VACANT PROPERTY
- 19. EXISTING/PROPOSED VACANT PROPERTY
- 20. EXISTING/PROPOSED VACANT PROPERTY

YARD TRACK: 2005-12/PILOT PLAN: 16165

**WILD ROSE BUSINESS PARK**  
 COUNTY OF RIVERSIDE  
 CORONA, CALIFORNIA

NEW MULTI-BUILD INDUSTRIAL SKILL BUILDINGS FOR

DATE: 07/01/14  
 SHEET NO. 17-18-19-20-1  
 PROJECT NO. 17-18-19-20

WILSON JENSEN  
 ARCHITECTS  
 1000 W. STELLAR COURT, SUITE 100  
 RIVERSIDE, CA 92504  
 TEL: 951-509-1111  
 FAX: 951-509-1112  
 WWW.WILSONJENSEN.COM

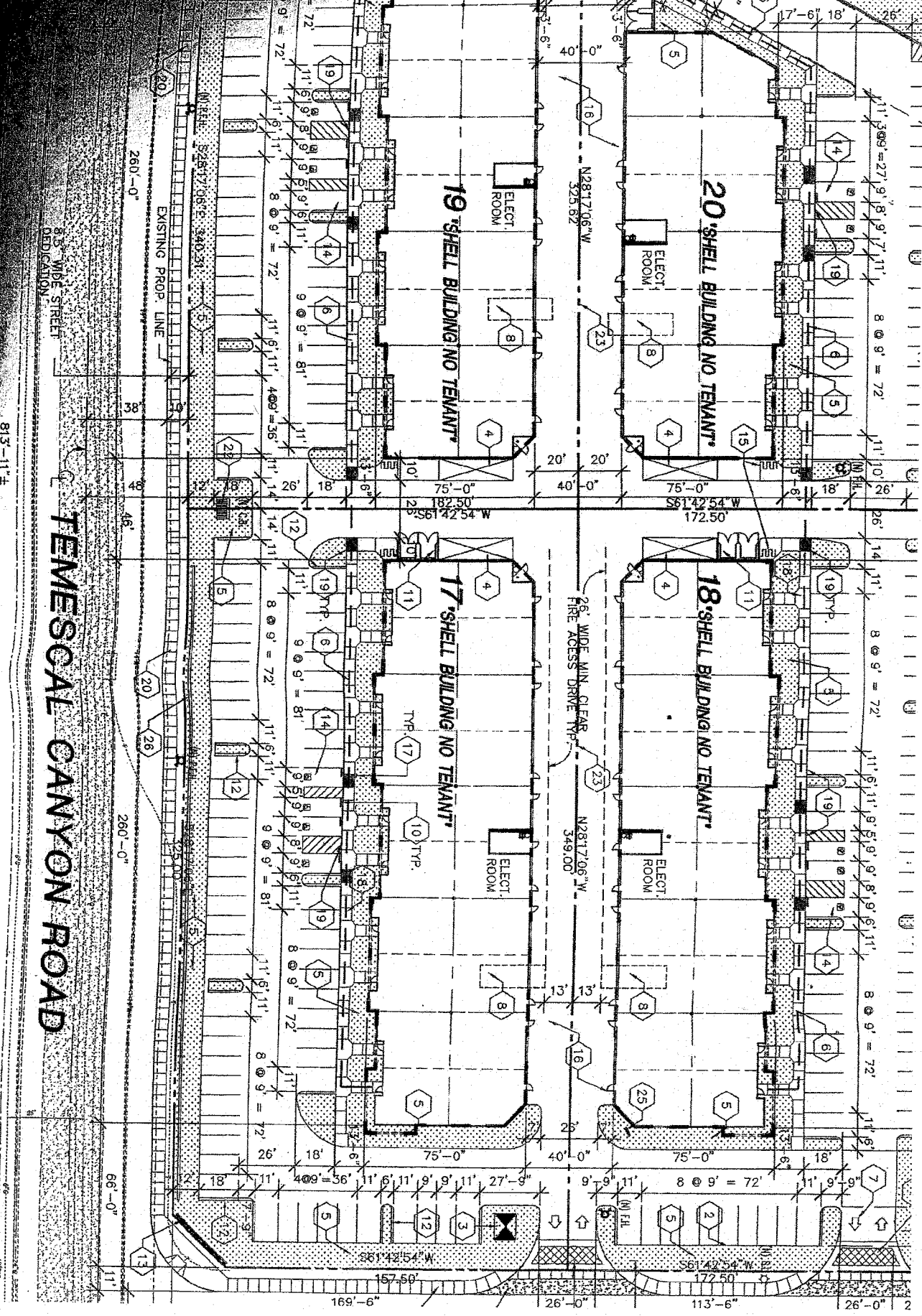
# TEMESCAL CANYON ROAD

8.5' WIDE STREET  
DEDICATION

EXISTING PROP. LINE

26' WIDE MIN. CLEAR  
FIRE ACCESS DRIVE TYP.

81'3"-11'-F









Front of Suites C and D



Front of Suites E and F



CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a 7,517 square foot Class IV kennel (pet hotel) facility for 41 or more dogs with a dog day care, grooming services (spa and salon) and related sales to be located in an existing 18,592 square foot building within the "Wildrose Business Park." The project will occupy suites C through F of existing building #19 in the business park with 3,245 square feet being used for the kennel (including the office, restrooms and breakroom), 2,204 square feet being used for the dog day care, 1,137 square feet being used for grooming and 930 square feet being used for retail. The project will include a maximum of 10 employees total and will operate Sunday through Saturday from 7am to 7pm. The proposed project will be operated completely indoors.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3697 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3697, Exhibit A, sheets 1-3, dated October 29, 2013.

APPROVED EXHIBIT B = Conditional Use Permit No. 3697, Exhibit B, dated October 29, 2013.

10. EVERY. 6 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Conditional Use Permit No. 3697, Exhibit B, dated October 29, 2013.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LEE LAKE WATER DISTRICT RECOMMND

The site where Conditional Use Permit 3697 (Pet Hotel, Spa, and Salon) is located at is currently connected to Lee Lake Water District (LLWD) potable water and sanitary sewer service. It is the responsibility of this facility to ensure that all requirements to continue receiving potable water and sanitary sewer service are met with LLWD as well as all other applicable agencies.

10.E HEALTH. 2 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

Based upon the submitted material, a noise study is not required. However, this facility shall comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver,

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

For any questions, please contact Industrial Hygiene at (951) 955-8982.

10.E HEALTH. 3 DISPOSAL OF ANIMAL WASTE RECOMMND

Animal waste shall be disposed of daily or more often as needed by means of placement in a water tight fly proof container which will be removed weekly from the property and properly disposed of in compliance with all applicable ordinances, regulations, and standards.

10.E HEALTH. 4 HAZARDOUS MATERIAL MGMT BRANCH RECOMMND

The facility shall be required to contact the Department of Environmental Health, Hazardous Materials Management Branch (HMMB) to determine the appropriate permitting requirements for any proposed use and/or storage of hazardous materials including Compressed Air CO2 tanks (if applicable). For further information, please contact HMMB at (951) 358-5055.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinances No. 348 and 630 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT B, dated October 29, 2013 unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 USE- HOURS OF OPERATION RECOMMND

Use of the day care, grooming services and retail sales facilities approved under this conditional use permit shall be limited to the hours of 7 a.m. to 7 p.m., Sunday through Saturday in order to reduce conflict with adjacent zones and/or land uses.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 18 USE- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Riverside County Health Department, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

Ordinance No. 847.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 28 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 37 PPA - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.



CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - EXERCISE SPACE/SHELTER RECOMMND

Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained.

10.PLANNING. 39 USE - FOOD/WATER RECOMMND

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be maintained on hand and provided at appropriate intervals.

10.PLANNING. 40 USE- FOOD STORAGE/SANITATION RECOMMND

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each [kennel/cattery] shall contain a water basin for cleaning of food and water receptacles.

10.PLANNING. 42 PPA - CARETAKER RECOMMND

A caretaker is required to be on the kennel premises on a daily basis.

10.PLANNING. 43 USE- SENTRY DOGS RECOMMND

Sentry dogs are not a part of this proposal nor are they a part of this approval.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this

11/06/13  
07:46

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03697

Parcel: 283-440-010

20. PRIOR TO A CERTAIN DATE

20. PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP (cont.)

RECOMMND

permit, shall become null and void.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: October 29, 2013

TO:

Riv. Co. Environmental Health Dept.

Riverside County Department of Animal  
Services

**CONDITIONAL USE PERMIT NO. 3697** – CEQA Exempt – Applicant: Amber's Mobile Pet Salon – Engineer/Representative: Tracy Hodge – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Pulsar Court, Southerly of Leroy Road and Easterly of Interstate 15 – 1.56 Acres – Zoning: Specific Plan Zone (SP), Planning Area III-1 of the "Wildrose Specific Plan" – **REQUEST:** The Conditional Use Permit proposes a pet hotel with a spa and salon, doggy day care and grooming and retail services to be located within an existing building at the "Wildrose Business Park" APN(s): 283-440-010 - Related Cases: **PP19155** and **PP19155S1**. Concurrent Case: **BT1130091**

Please review the attached map(s) and/or exhibit(s) for the above-described project. **This case is being expedited at the request of the TLMA Agency Director, the Planning Director and the First District. All LDC Members please have draft conditions in the Land Management System on or before NOVEMBER 1, 2013.** If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Tamara Harrison**, Project Planner, at (951) 955-9721 or email at **THARRISO@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: October 29, 2013

TO:

Riv. Co. Environmental Health Dept.

Riverside County Department of Animal Services

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COMMENTS: *Ø*

DATE: 10/29/2013

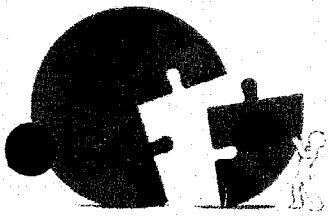
SIGNATURE: *Rita Gutierrez*

PLEASE PRINT NAME AND TITLE: RITA GUTIERREZ, COMMANDER OF FIELD SERVICES

TELEPHONE: 951-358-7365

RIVCO. ANIMAL SERVICES

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Pet Hotel

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: SP (CZ-5587)

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CP03697                      DATE SUBMITTED: 8/2/04

### APPLICATION INFORMATION

Applicant's Name: Amber's Mobile Pet Salon E-Mail: Jeff.amber@yahoo.com

Mailing Address: 31735 Riverside Dr. # 189  
Lake Elsinore                      CA                      92530  
City                      State                      ZIP

Daytime Phone No: (951) 712-2758                      Fax No: ( )

Engineer/Representative's Name: Tracy Hodge                      E-Mail: thodge@landmarkreis.com

Mailing Address: P.O. Box 6242  
Moreno Valley                      CA                      92554  
City                      State                      ZIP

Daytime Phone No: (951) 378-0815                      Fax No: ( )

Property Owner's Name: Pubar Ct. Holdings E-Mail: C/O Ross Newman

Mailing Address: 7501 Wisconsin Ave. #500  
Bethesda                      MD                      20814  
City                      State                      ZIP

Daytime Phone No: ( )                      Fax No: ( )

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references 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.

**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.

AMBER LEWIN     JEFFREY LEWIN  
PRINTED NAME OF APPLICANT

*Amber Lewis Jeffrey A. Lewin*  
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.

see attached lease  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
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): 283-440-010

Section: 27     Township: 4S     Range: 6W

**FIRST AMENDMENT TO LEASE AGREEMENT**

**THIS FIRST AMENDMENT TO LEASE AGREEMENT** (the "**Amendment**") is made by and between **9036 Pulsar Court Holdings, LLC**, a Maryland limited liability company, having an address at 7501 Wisconsin Avenue, Suite 500 West, Bethesda, Maryland 20814 ("**Landlord**") and **Jeff Lewin and Amber Lewin** d/b/a Amber's Pet Hotel & Spa, each an individual (collectively, "**Tenant**") effective as of the date last signed (the "**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Landlord and Tenant are parties to that certain Lease Agreement dated July 17, 2013 (the "**Lease**");

**WHEREAS**, Landlord leases to Tenant pursuant to the Lease approximately 7,517 Rentable Square Feet located in Suites C, D, E, and F in the building having a street address of 9036 Pulsar Court, Corona, California 92883, which is located in the Wildrose Business Park;; and

**WHEREAS**, Landlord and Tenant desire to amend the Lease, as more particularly set forth below:

**NOW, THEREFORE**, in consideration of the foregoing, and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are specifically incorporated in this Amendment by this reference.
2. **Definitions.** Capitalized terms in this Amendment that are not defined in the Amendment shall have the same meaning as in the Lease.
3. **Amendments to the Lease.** Landlord and Tenant hereby agree to amend as follows:
  - a. **Base Rent.** Section 4 of the Basic Lease Provisions is hereby deleted in its entirety and replaced with the following:

Time Period	Base Rent (PSF Per Annum)	Annual Base Rent	Monthly Base Rent
October 1, 2013 to September 30, 2014	\$9.00	\$67,653.00	\$5,637.75
October 1, 2014 to September 30, 2015	\$9.28	\$69,727.69	\$5,810.64
October 1, 2015 to September 30, 2016	\$9.55	\$71,802.38	\$5,983.53
October 1, 2016 to September 30, 2017	\$9.84	\$73,967.28	\$6,163.94
October 1, 2017 to September 30, 2018	\$10.13	\$76,132.18	\$6,344.35
October 1, 2018 to September 30, 2019	\$10.43	\$78,387.28	\$6,532.27
October 1, 2019 to September 30, 2020	\$10.74	\$80,732.58	\$6,727.72

- b. **Commencement Date.** The Commencement Date in Section 2 of the Lease is hereby amended to be October 1, 2013.

4. **Ratification.** Landlord and Tenant ratify all other provisions of the Lease, except as may be inconsistent with the specific terms of this Amendment.

5. **Counterparts.** This Amendment may be executed by electronic mail, fax (if promptly followed by the original) and in any number of counterparts, each of which shall constitute one and the same instrument, and either party hereto may execute this Amendment by signing any such counterpart.

*[Signature Pages Follow]*




IN WITNESS WHEREOF, Landlord has signed and delivered this Amendment as of the date indicated below Landlord's signature, effective as of the last date signed.

**LANDLORD:**

**9036 Pulsar Court Holdings, LLC,**  
a Maryland limited liability company

By: U.S. Bank, National Association, as Trustee  
for the Registered Holders of Merrill Lynch  
Mortgage Trust 2006-C1, Commercial  
Mortgage Pass-Through Certificates, Series  
2006-C1 (the "Trust"), its sole  
member/manager

By: CWCapital Asset Management LLC, a  
Delaware limited liability company, solely in  
its capacity as Special Servicer to the Trust

By:   
Name: Max Wagenblast  
Title: Vice President  
Date: 8/12/13

IN WITNESS WHEREOF, Tenant has signed and delivered this Amendment as of the date indicated below Tenant's signature, effective as of the last date signed.

**TENANT:**

**Jeff Lewin and Amber Lewin, d/b/a Amber's  
Pet Hotel & Spa**

By: \_\_\_\_\_

Jeff Lewin

Date: \_\_\_\_\_

8-6-13

By: \_\_\_\_\_

Amber Lewin

Date: \_\_\_\_\_

8/6/13



# TEMESCAL CANYON ROAD

8.5' WIDE STREET  
DEDICATION

EXISTING PROP. LINE

260'-0"

260'-0"

66'-0"

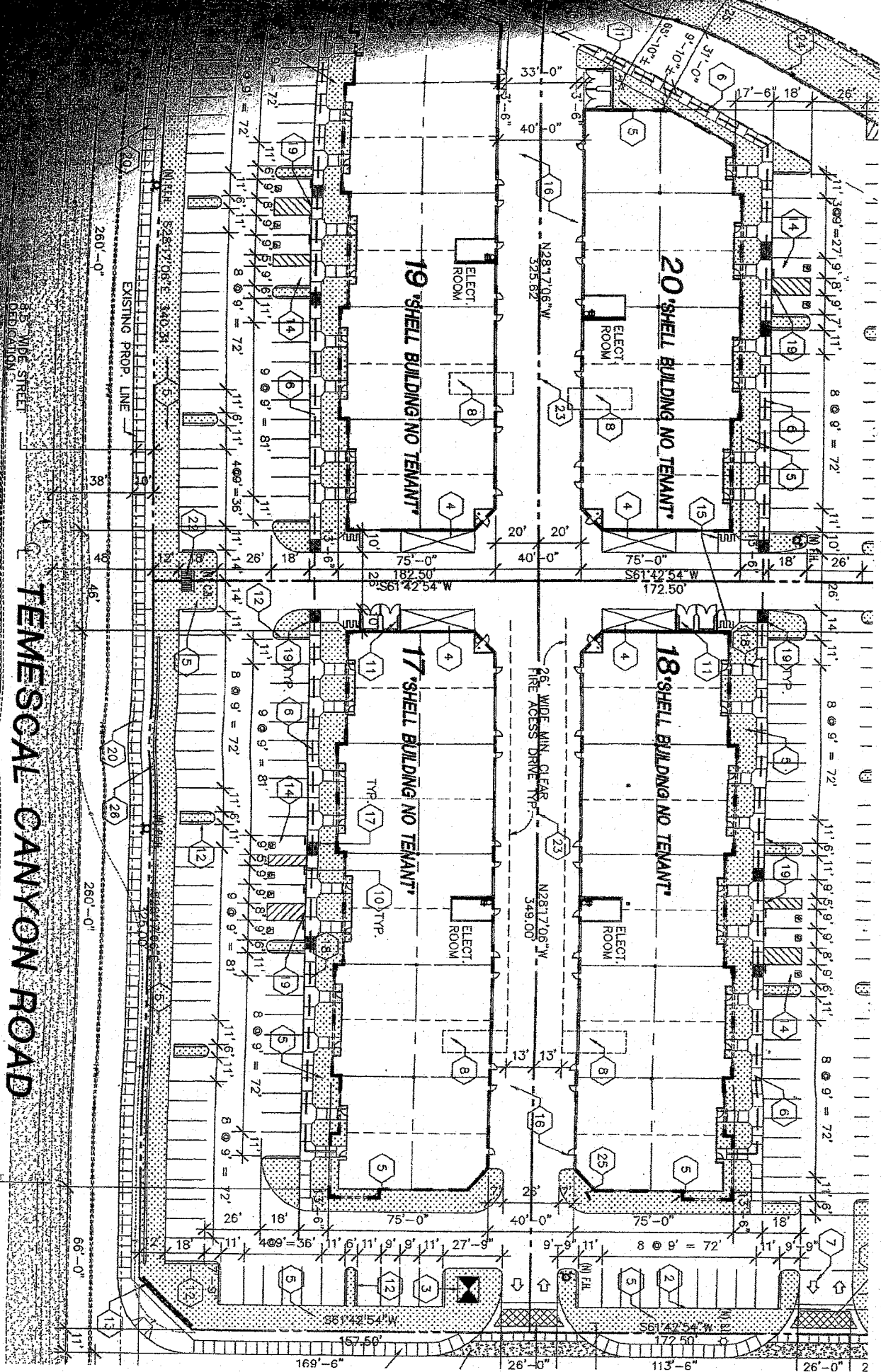
813-1174

19 SHELL BUILDING NO TENANT

20 SHELL BUILDING NO TENANT

17 SHELL BUILDING NO TENANT

18 SHELL BUILDING NO TENANT



26' WIDE MIN. CLEAR  
FIRE ACCESS DRIVE TYP.

N28°17'06"W  
349.00

N28°17'06"W  
335.82

N28°17'06"W  
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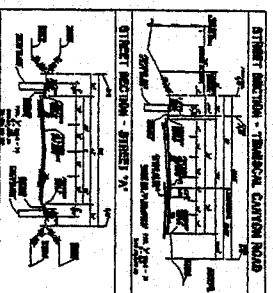
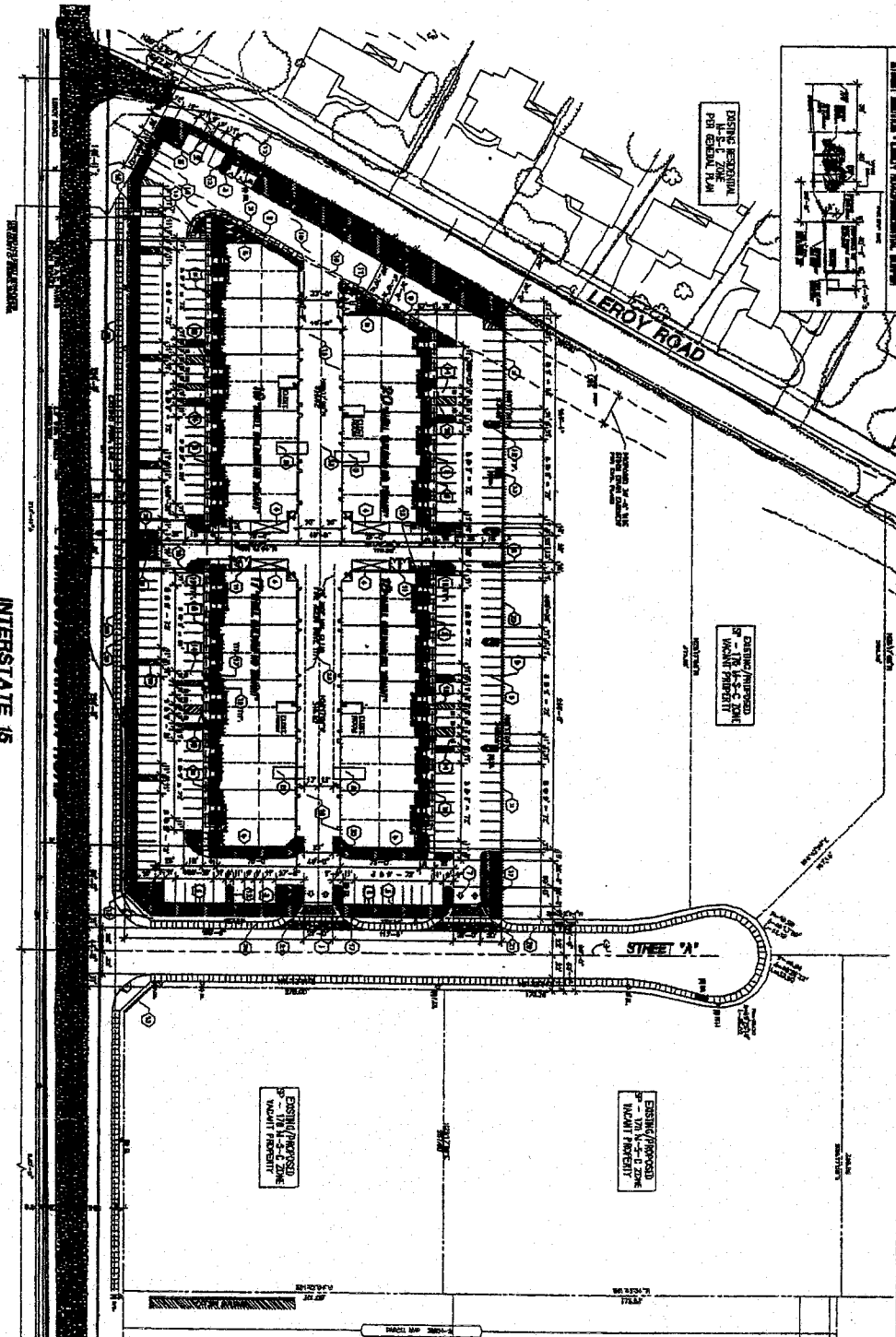
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**PROJECT SUMMARY**

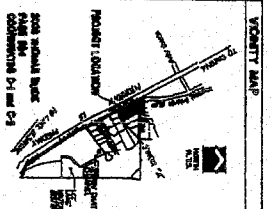
APPROXIMATE PROJECT INFORMATION:  
 PROJECT NO. 2009-18  
 SHEET NO. 17 OF 20  
 DATE: 10/29/09  
 PROJECT NAME: WILD ROSE BUSINESS PARK  
 PROJECT LOCATION: 17700-18000 LEROY ROAD, WEST GARDEN, CALIFORNIA 90640  
 PROJECT OWNER: WILSON JENSEN & ASSOCIATES, INC.  
 PROJECT ARCHITECT: WILSON JENSEN & ASSOCIATES, INC.  
 PROJECT ENGINEER: WILSON JENSEN & ASSOCIATES, INC.

**UTILITY PHYSICONS**

ELECTRIC: WILSON JENSEN & ASSOCIATES, INC.  
 GAS: WILSON JENSEN & ASSOCIATES, INC.  
 WATER: WILSON JENSEN & ASSOCIATES, INC.  
 SANITARY: WILSON JENSEN & ASSOCIATES, INC.  
 TELEPHONE: WILSON JENSEN & ASSOCIATES, INC.

**GENERAL NOTES**

- ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
- ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
- ALL UTILITIES SHALL BE PROTECTED BY CONCRETE SLAB OR PIPE ARCHES.
- ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.



**PROJECT DATA**

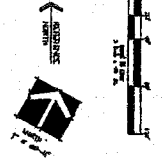
NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY PLAN	10/29/09	WJA	WJA
2	FINAL PLAN	10/29/09	WJA	WJA

**LEGEND**

- 1. EXISTING/PROPOSED VACANT PROPERTY
- 2. EXISTING/PROPOSED VACANT PROPERTY
- 3. EXISTING/PROPOSED VACANT PROPERTY
- 4. EXISTING/PROPOSED VACANT PROPERTY
- 5. EXISTING/PROPOSED VACANT PROPERTY
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- 18. EXISTING/PROPOSED VACANT PROPERTY
- 19. EXISTING/PROPOSED VACANT PROPERTY
- 20. EXISTING/PROPOSED VACANT PROPERTY

APPROVED EXHIBIT A = Conditional Use Permit No. 3697, Exhibit A, sheets 1-3, dated October 29, 2009.

PLOT PLAN PORTION OF PHASE III BUILDINGS NO. 17, 18, 19, 20



NEW MULTI-TENANT INDUSTRIAL SKILL BUILDINGS JOB:  
**WILD ROSE BUSINESS PARK**  
 COUNTY OF RIVERSIDE  
 CORONA, CALIFORNIA

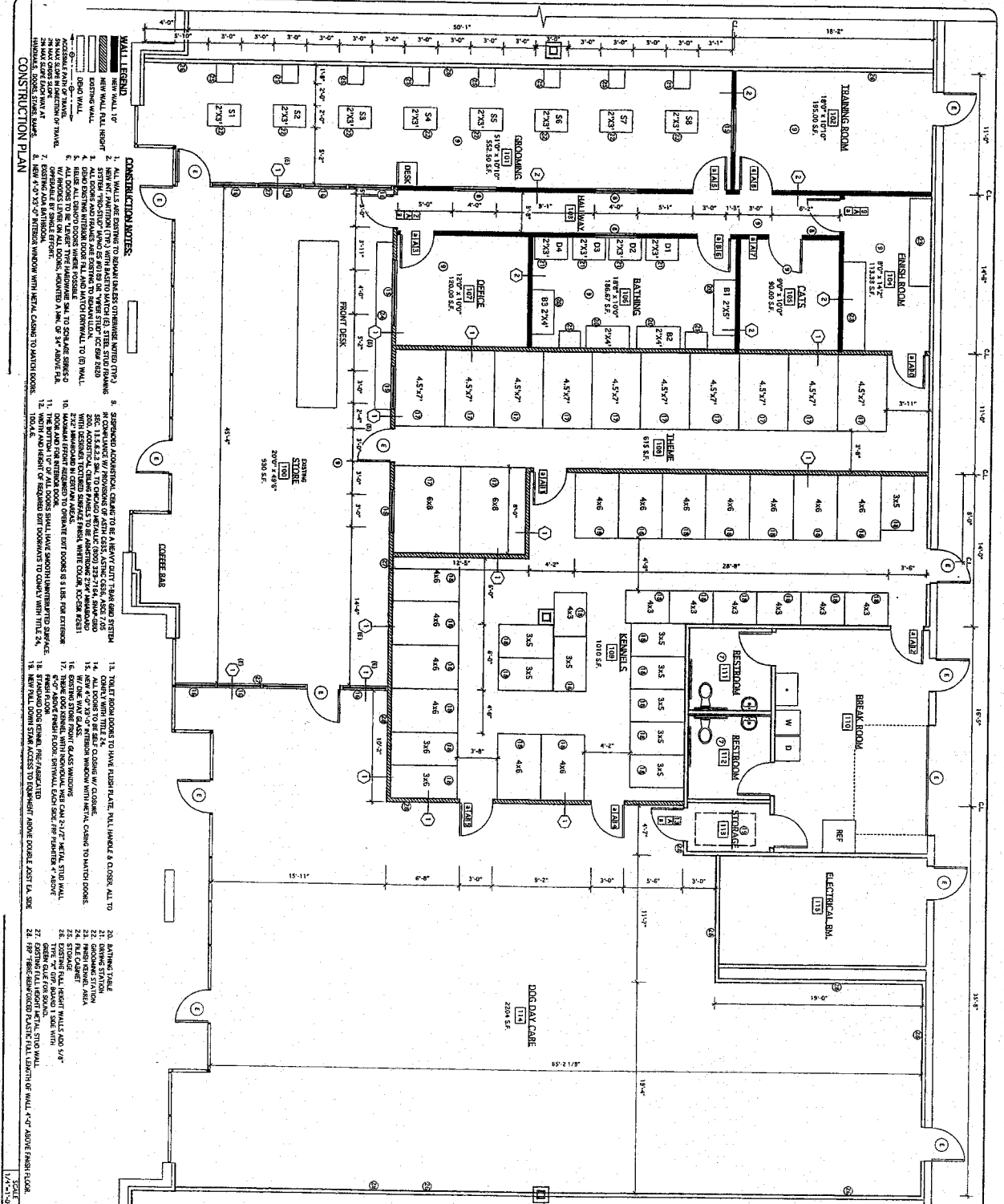


DATE: 10/29/09  
 SHEET NO. 17 OF 20  
 PROJECT NO. 2009-18  
 PROJECT NAME: WILD ROSE BUSINESS PARK  
 PROJECT LOCATION: 17700-18000 LEROY ROAD, WEST GARDEN, CALIFORNIA 90640  
 PROJECT OWNER: WILSON JENSEN & ASSOCIATES, INC.  
 PROJECT ARCHITECT: WILSON JENSEN & ASSOCIATES, INC.  
 PROJECT ENGINEER: WILSON JENSEN & ASSOCIATES, INC.









SYMBOL	DESCRIPTION	NOTES
1	EXISTING DOOR	
2	NEW DOOR	
3	EXISTING WINDOW	
4	NEW WINDOW	
5	EXISTING PARTITION	
6	NEW PARTITION	
7	EXISTING WALL	
8	NEW WALL	
9	EXISTING FLOOR	
10	NEW FLOOR	
11	EXISTING CEILING	
12	NEW CEILING	
13	EXISTING LIGHT FIXTURE	
14	NEW LIGHT FIXTURE	
15	EXISTING VENTILATION	
16	NEW VENTILATION	
17	EXISTING ELECTRICAL	
18	NEW ELECTRICAL	
19	EXISTING MECHANICAL	
20	NEW MECHANICAL	
21	EXISTING FINISH	
22	NEW FINISH	
23	EXISTING FURNITURE	
24	NEW FURNITURE	
25	EXISTING EQUIPMENT	
26	NEW EQUIPMENT	
27	EXISTING SIGNAGE	
28	NEW SIGNAGE	
29	EXISTING ACCESSIBILITY	
30	NEW ACCESSIBILITY	

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/29/13	ISSUE FOR PERMIT

**ENGINEER:** JOSE VENTOCILLA, PE  
24636 CRESTA COURT, LAGUNA HILLS, CA 92653  
TEL 949 910 0942

**CONTRACTOR:** PULSAR COURT HOLDINGS LLC  
9036 PULSAR COURT SUITES C-F CORONA, CA 92883

**PROJECT ADDRESS:** AMBER'S MOBILE PET SALON INC.  
31735 RIVERSIDE DR. #189  
LA JOLLA, CA 92037  
JEFF LEWIN (951) 712-2758  
PHASE 2

**CONSTRUCTION PLAN**

**DOOR HARDWARE**

1. DOOR TYPE
2. DOOR WEIGHT
3. DOOR MATERIAL
4. DOOR FINISH
5. DOOR GLASS TYPE
6. DOOR GLASS FINISH
7. DOOR GLASS TINT
8. DOOR GLASS THICKNESS
9. DOOR GLASS AREA
10. DOOR GLASS WEIGHT
11. DOOR GLASS STRENGTH
12. DOOR GLASS SAFETY
13. DOOR GLASS INSULATION
14. DOOR GLASS SOUND
15. DOOR GLASS VIBRATION
16. DOOR GLASS THERMAL
17. DOOR GLASS OPTICAL
18. DOOR GLASS MECHANICAL
19. DOOR GLASS ELECTRICAL
20. DOOR GLASS CHEMICAL
21. DOOR GLASS BIOLOGICAL
22. DOOR GLASS ENVIRONMENTAL
23. DOOR GLASS HISTORICAL
24. DOOR GLASS ARTISTIC
25. DOOR GLASS SCIENTIFIC
26. DOOR GLASS MEDICAL
27. DOOR GLASS LEGAL
28. DOOR GLASS ETHICAL
29. DOOR GLASS MORAL
30. DOOR GLASS RELIGIOUS

APPROVED EXHIBIT B = Conditional Use Permit No. 3697,  
Exhibit B, dated October 29, 2013



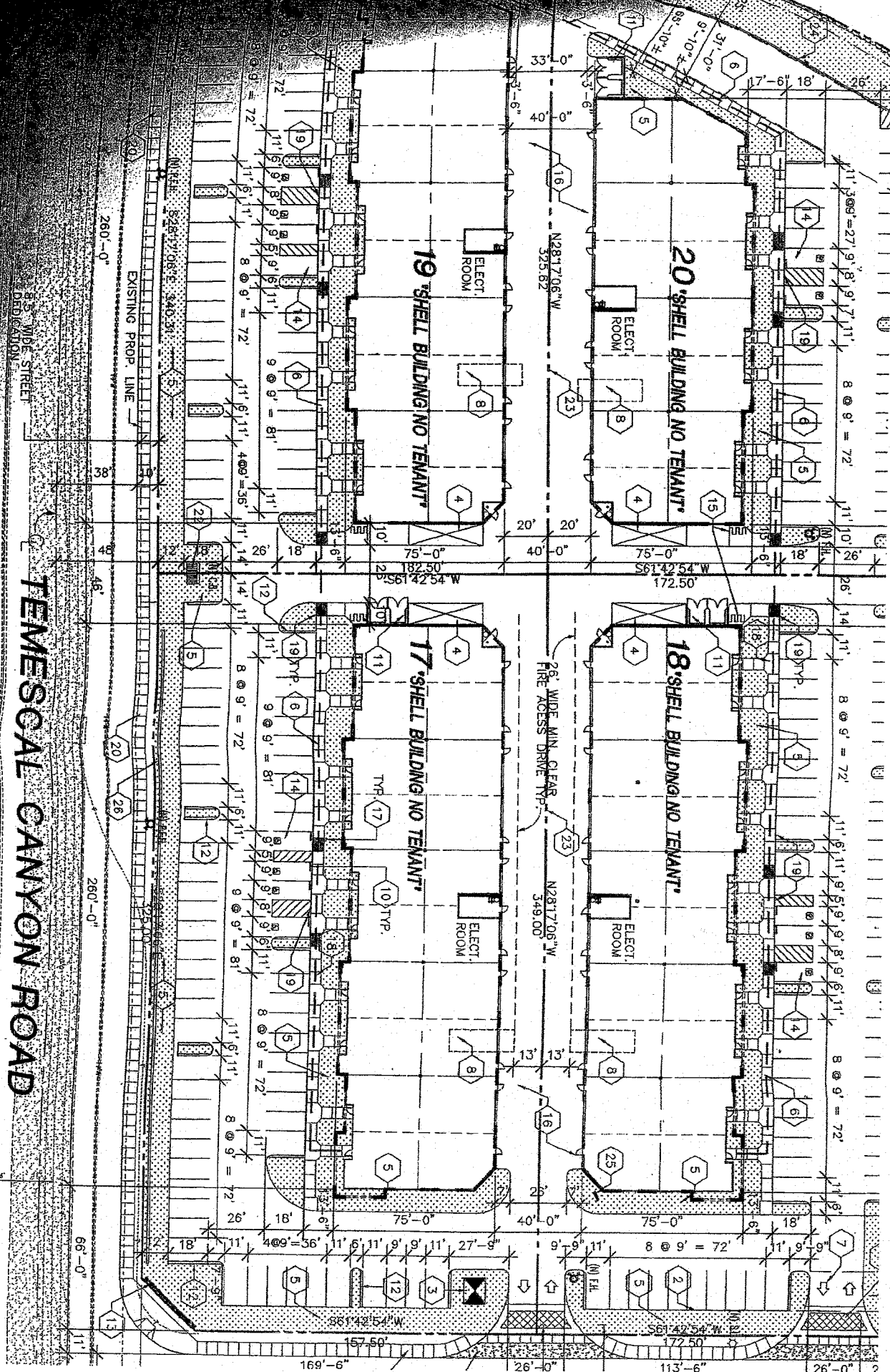
# TEMESCAL CANYON ROAD

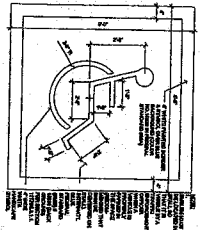
8.5' WIDE STREET  
DRAINAGE

EXISTING PROP. LINE

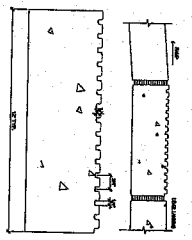
813-11'-4"

66'-0"

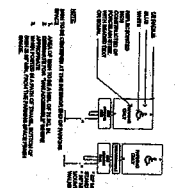




DISABLED SIGN ON PAV. SCALE N.T.S.



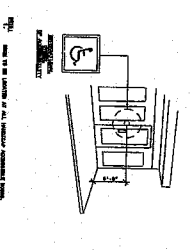
GROOVE BORDER DETAIL SCALE N.T.S.



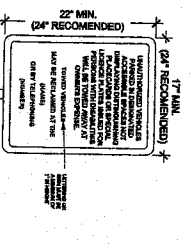
DISABLED SIGN @ STALL SCALE N.T.S.



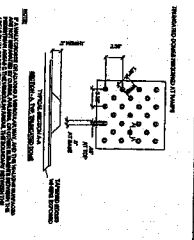
AERIAL MAP



ACCESSIBLE SIGN @ ENTRY SCALE N.T.S.



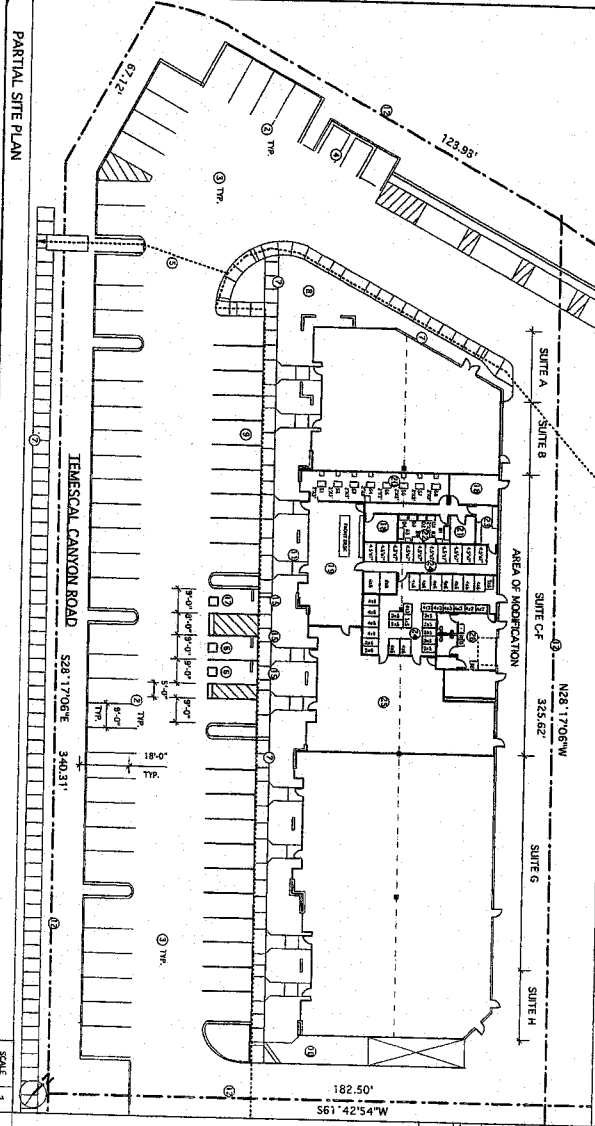
SIGN @ ENTRY DRIVEWAY SCALE N.T.S.



TRUNCATED DOMES SCALE N.T.S.

**PROJECT STATUS**

RELATED PLAN CHECKS FOR REFERENCE ONLY:  
 - TI PLAN CHECK NO. 871020202  
 - ORIGINAL BLDG. PLAN CHECK NO. 19155  
 - ORIGINAL BUILDING DESIGN UNDER 2001 CBC  
 - TITLE 24 CBC, CMC, CEC AND CFC  
 - PHASE 1 STORE IN HERETOBY APPROVED



**ABBREVIATIONS**

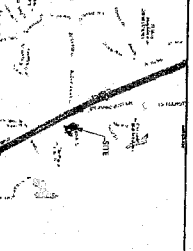
1. ALL DEVICES TO BE REMOVED (TYP)  
 2. FLOOR FINISH (TYP)  
 3. EXISTING AC MECHANICAL  
 4. EXISTING TRASH ENCLOSURE  
 5. EXISTING ACCESSIBLE PARKING SPACES  
 6. EXISTING TRASH ENCLOSURE  
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 26. EXISTING TRASH ENCLOSURE

**PROJECT DATA**

APR: 2013.10.05.04  
 ZONE: S717 (S70 IN/ND B-4)  
 TRACT: M AND S-1  
 OCCUPANCY: FLOOR SPRAWLED  
 SPRINKLER: 1  
 BUILDING HEIGHT: 14'-0"  
 SITE (BUILDING) HEIGHT: 14'-0"  
 BUILDING 17 SQUARE FOOTAGE: 18,977 SQ.FT.  
 SEWER ZONE: ZONE 4  
 ROOF FINISH: HYBRID FRAMING WITH WOOD DECK, STEEL BEAMS AND STEEL TRUSSES.  
 BUILDING FOOTPRINT: 6,842 SQ.FT.  
 BUILDING TOTAL FLOOR AREA: 5,921 SQ.FT.  
 USE: SQUARE FOOTAGE: 5,921 SQ.FT.  
 OFFICE: 1,491 SQ.FT. FACTOR 30  
 KITCHEN: 1,655 SQ.FT. FACTOR 100  
 BREAK ROOM: 450 SQ.FT. FACTOR 100  
 PARKING: 225 SQ.FT. FACTOR 100  
 FLOOD ZONE: (NOT WITHIN 100 YEAR FLOOD PLAIN)  
 WASTE DISPOSAL: (WASTE MANAGEMENT)  
 COMMERCIAL SOLID WASTE MANAGEMENT)

**PROJECT DATA**

APR: 2013.10.05.04  
 ZONE: S717 (S70 IN/ND B-4)  
 TRACT: M AND S-1  
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 PARKING: 225 SQ.FT. FACTOR 100  
 FLOOD ZONE: (NOT WITHIN 100 YEAR FLOOD PLAIN)  
 WASTE DISPOSAL: (WASTE MANAGEMENT)  
 COMMERCIAL SOLID WASTE MANAGEMENT)



**DOOR HARDWARE**

INTERIOR PARTITION: 3-3/4" METAL STUD WALL WITH 5/8" TYPE 'X' GYP. BOARD EACH SIDE. EXISTING ROOF SYSTEM AND HEIGHT 9'-0".

**PARTITION TYPES**

A. INTERIOR PARTITION: 3-3/4" METAL STUD WALL WITH 5/8" TYPE 'X' GYP. BOARD EACH SIDE. EXISTING ROOF SYSTEM AND HEIGHT 9'-0".

B. INTERIOR PARTITION: 3-3/4" METAL STUD WALL WITH 5/8" TYPE 'X' GYP. BOARD EACH SIDE. EXISTING ROOF SYSTEM AND HEIGHT 9'-0".

C. INTERIOR PARTITION: 3-3/4" METAL STUD WALL WITH 5/8" TYPE 'X' GYP. BOARD EACH SIDE. EXISTING ROOF SYSTEM AND HEIGHT 9'-0".

D. INTERIOR PARTITION: 3-3/4" METAL STUD WALL WITH 5/8" TYPE 'X' GYP. BOARD EACH SIDE. EXISTING ROOF SYSTEM AND HEIGHT 9'-0".

E. INTERIOR PARTITION: 3-3/4" METAL STUD WALL WITH 5/8" TYPE 'X' GYP. BOARD EACH SIDE. EXISTING ROOF SYSTEM AND HEIGHT 9'-0".

F. INTERIOR PARTITION: 3-3/4" METAL STUD WALL WITH 5/8" TYPE 'X' GYP. BOARD EACH SIDE. EXISTING ROOF SYSTEM AND HEIGHT 9'-0".

G. INTERIOR PARTITION: 3-3/4" METAL STUD WALL WITH 5/8" TYPE 'X' GYP. BOARD EACH SIDE. EXISTING ROOF SYSTEM AND HEIGHT 9'-0".

**CODES IN EFFECT**

2010 CALIFORNIA BUILDING CODE  
 2010 CALIFORNIA ELECTRICAL CODE  
 2010 CALIFORNIA MECHANICAL CODE  
 2010 CALIFORNIA PLUMBING CODE  
 2010 CALIFORNIA FIRE CODE  
 2010 CALIFORNIA LAND DEVELOPMENT CODE  
 COUNTY OF RIVERSIDE CODES AND ORDINANCES

**PROJECT SCOPE**

ADAPT EXISTING WAREHOUSE SPACE INTO OFFICE SPACE FOR NEW WORKING ADULTS OFFICE SPACE, BATHS AND DAY CARE TRAINING ROOM, OUT ROOM, 4.000 SQ. FT. OFFICE SPACE, BATHS, MEETING ROOMS, VESTIBULE, STAIRS, ELEVATOR AND MECHANICAL SYSTEMS TO NEW LOCATION.

ADAPT EXISTING WAREHOUSE SPACE INTO OFFICE SPACE FOR NEW WORKING ADULTS OFFICE SPACE, BATHS AND DAY CARE TRAINING ROOM, OUT ROOM, 4.000 SQ. FT. OFFICE SPACE, BATHS, MEETING ROOMS, VESTIBULE, STAIRS, ELEVATOR AND MECHANICAL SYSTEMS TO NEW LOCATION.

ADAPT EXISTING WAREHOUSE SPACE INTO OFFICE SPACE FOR NEW WORKING ADULTS OFFICE SPACE, BATHS AND DAY CARE TRAINING ROOM, OUT ROOM, 4.000 SQ. FT. OFFICE SPACE, BATHS, MEETING ROOMS, VESTIBULE, STAIRS, ELEVATOR AND MECHANICAL SYSTEMS TO NEW LOCATION.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/13/13	ISSUE FOR PERMITS
2	10/13/13	ISSUE FOR PERMITS
3	10/13/13	ISSUE FOR PERMITS
4	10/13/13	ISSUE FOR PERMITS
5	10/13/13	ISSUE FOR PERMITS
6	10/13/13	ISSUE FOR PERMITS
7	10/13/13	ISSUE FOR PERMITS
8	10/13/13	ISSUE FOR PERMITS
9	10/13/13	ISSUE FOR PERMITS
10	10/13/13	ISSUE FOR PERMITS

**ENGINEER**

JOSE VENTOCILLA, PE  
 24636 CRESTA COURT  
 LAGUNA HILLS, CA 92653  
 TEL 949 910 0942

**PULSAR COURT HOLDINGS LLC**

9036 PULSAR COURT SUITES C-F  
 COKONA, CA 92683

**AMBER'S MOBILE PET SALON INC.**

31735 RIVERSIDE DR. #189  
 LAGUNA HILLS, CA 92653  
 JEFF LEWIN (951) 712-2756  
 PHASE 2

**SITE PLAN COVER SHEET**

SCALE: 1/8"=1'-0"

DATE: 10/28/2013

PROJECT NO: 13-013

DESIGNER: JAV

CHECKER: JAV

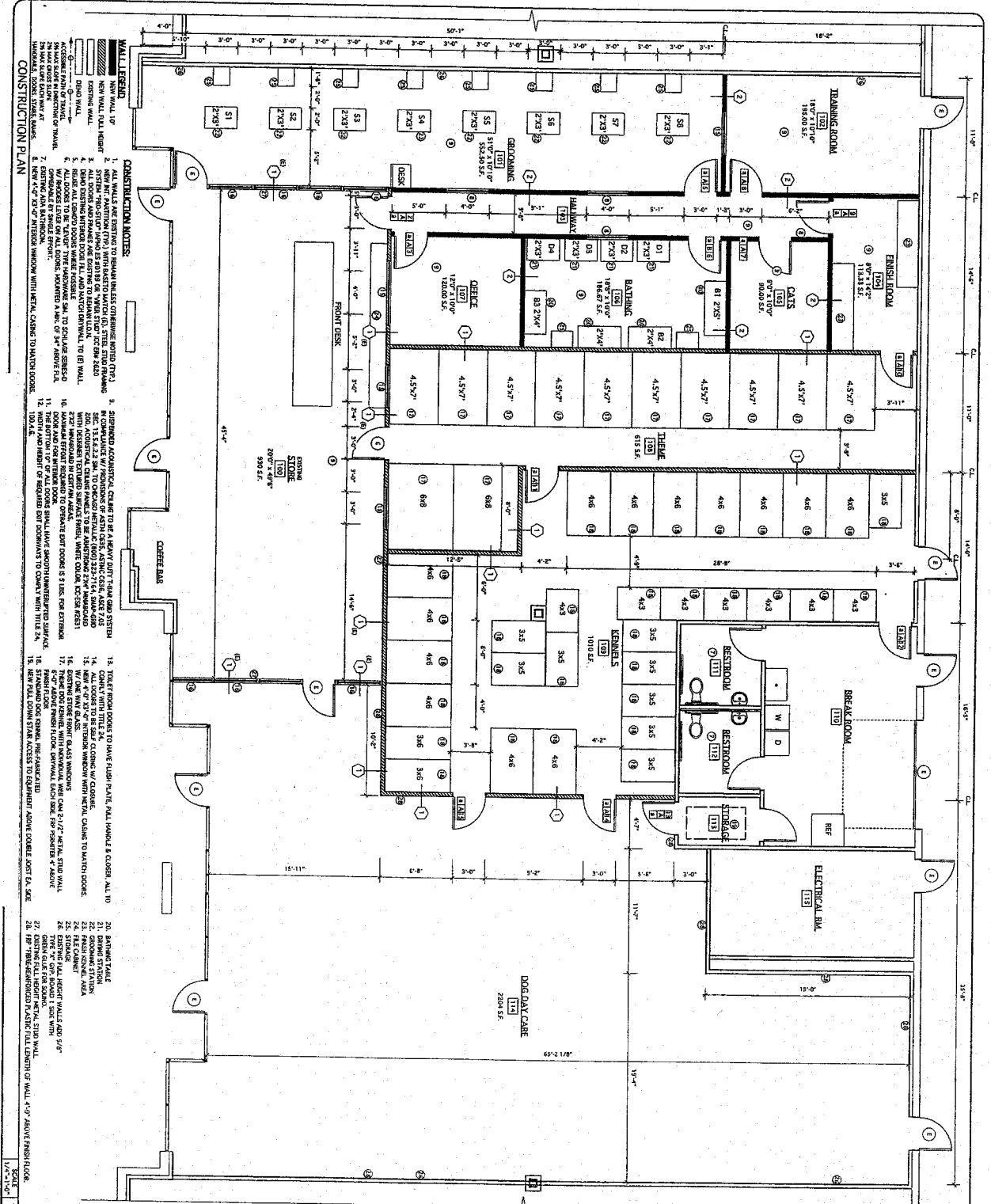
DATE: 10/28/2013

PROJECT NO: 13-013

SCALE: 1/8"=1'-0"

DATE: 10/28/2013

PROJECT NO: 13-013



SYMBOL	DESCRIPTION	NOTES
1	EXISTING DOOR	
2	NEW DOOR	
3	DOOR SCHEDULE	
4	DOOR TYPE	
5	DOOR FINISH	
6	DOOR LOCK	
7	DOOR HANDLE	
8	DOOR SWELLER	
9	DOOR STOP	
10	DOOR THRESHOLD	
11	DOOR SILL	
12	DOOR CASE	
13	DOOR FRAME	
14	DOOR GLASS	
15	DOOR GLASS FINISH	
16	DOOR GLASS TYPE	
17	DOOR GLASS THICKNESS	
18	DOOR GLASS WEIGHT	
19	DOOR GLASS AREA	
20	DOOR GLASS PERCENTAGE	
21	DOOR GLASS LOCATION	
22	DOOR GLASS FINISH	
23	DOOR GLASS TYPE	
24	DOOR GLASS THICKNESS	
25	DOOR GLASS WEIGHT	
26	DOOR GLASS AREA	
27	DOOR GLASS PERCENTAGE	
28	DOOR GLASS LOCATION	
29	DOOR GLASS FINISH	
30	DOOR GLASS TYPE	
31	DOOR GLASS THICKNESS	
32	DOOR GLASS WEIGHT	
33	DOOR GLASS AREA	
34	DOOR GLASS PERCENTAGE	
35	DOOR GLASS LOCATION	
36	DOOR GLASS FINISH	
37	DOOR GLASS TYPE	
38	DOOR GLASS THICKNESS	
39	DOOR GLASS WEIGHT	
40	DOOR GLASS AREA	
41	DOOR GLASS PERCENTAGE	
42	DOOR GLASS LOCATION	
43	DOOR GLASS FINISH	
44	DOOR GLASS TYPE	
45	DOOR GLASS THICKNESS	
46	DOOR GLASS WEIGHT	
47	DOOR GLASS AREA	
48	DOOR GLASS PERCENTAGE	
49	DOOR GLASS LOCATION	
50	DOOR GLASS FINISH	
51	DOOR GLASS TYPE	
52	DOOR GLASS THICKNESS	
53	DOOR GLASS WEIGHT	
54	DOOR GLASS AREA	
55	DOOR GLASS PERCENTAGE	
56	DOOR GLASS LOCATION	
57	DOOR GLASS FINISH	
58	DOOR GLASS TYPE	
59	DOOR GLASS THICKNESS	
60	DOOR GLASS WEIGHT	
61	DOOR GLASS AREA	
62	DOOR GLASS PERCENTAGE	
63	DOOR GLASS LOCATION	
64	DOOR GLASS FINISH	
65	DOOR GLASS TYPE	
66	DOOR GLASS THICKNESS	
67	DOOR GLASS WEIGHT	
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69	DOOR GLASS PERCENTAGE	
70	DOOR GLASS LOCATION	
71	DOOR GLASS FINISH	
72	DOOR GLASS TYPE	
73	DOOR GLASS THICKNESS	
74	DOOR GLASS WEIGHT	
75	DOOR GLASS AREA	
76	DOOR GLASS PERCENTAGE	
77	DOOR GLASS LOCATION	
78	DOOR GLASS FINISH	
79	DOOR GLASS TYPE	
80	DOOR GLASS THICKNESS	
81	DOOR GLASS WEIGHT	
82	DOOR GLASS AREA	
83	DOOR GLASS PERCENTAGE	
84	DOOR GLASS LOCATION	
85	DOOR GLASS FINISH	
86	DOOR GLASS TYPE	
87	DOOR GLASS THICKNESS	
88	DOOR GLASS WEIGHT	
89	DOOR GLASS AREA	
90	DOOR GLASS PERCENTAGE	
91	DOOR GLASS LOCATION	
92	DOOR GLASS FINISH	
93	DOOR GLASS TYPE	
94	DOOR GLASS THICKNESS	
95	DOOR GLASS WEIGHT	
96	DOOR GLASS AREA	
97	DOOR GLASS PERCENTAGE	
98	DOOR GLASS LOCATION	
99	DOOR GLASS FINISH	
100	DOOR GLASS TYPE	

**CONSTRUCTION PLAN**

**PROJECT ADDRESS:** AMBER'S MOBILE PET SALON INC. 31735 RIVERSIDE DR. #189 LAKE ELSHORE, CA 92530 JEFF LEVIN 712-2758

**CLIENT:** PULSAR COURT HOLDINGS LLC 9036 PULSAR COURT SUITES C-F CORONA, CA 92685

**ENGINEER:** JOSE VENTOCILLA, PE 24636 CRESTA COURT, LAGUNA HILLS, CA 92653 TEL 949 510 0942

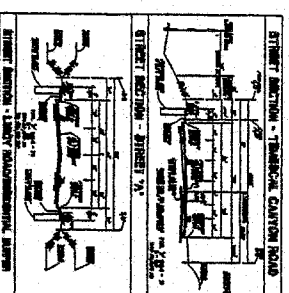
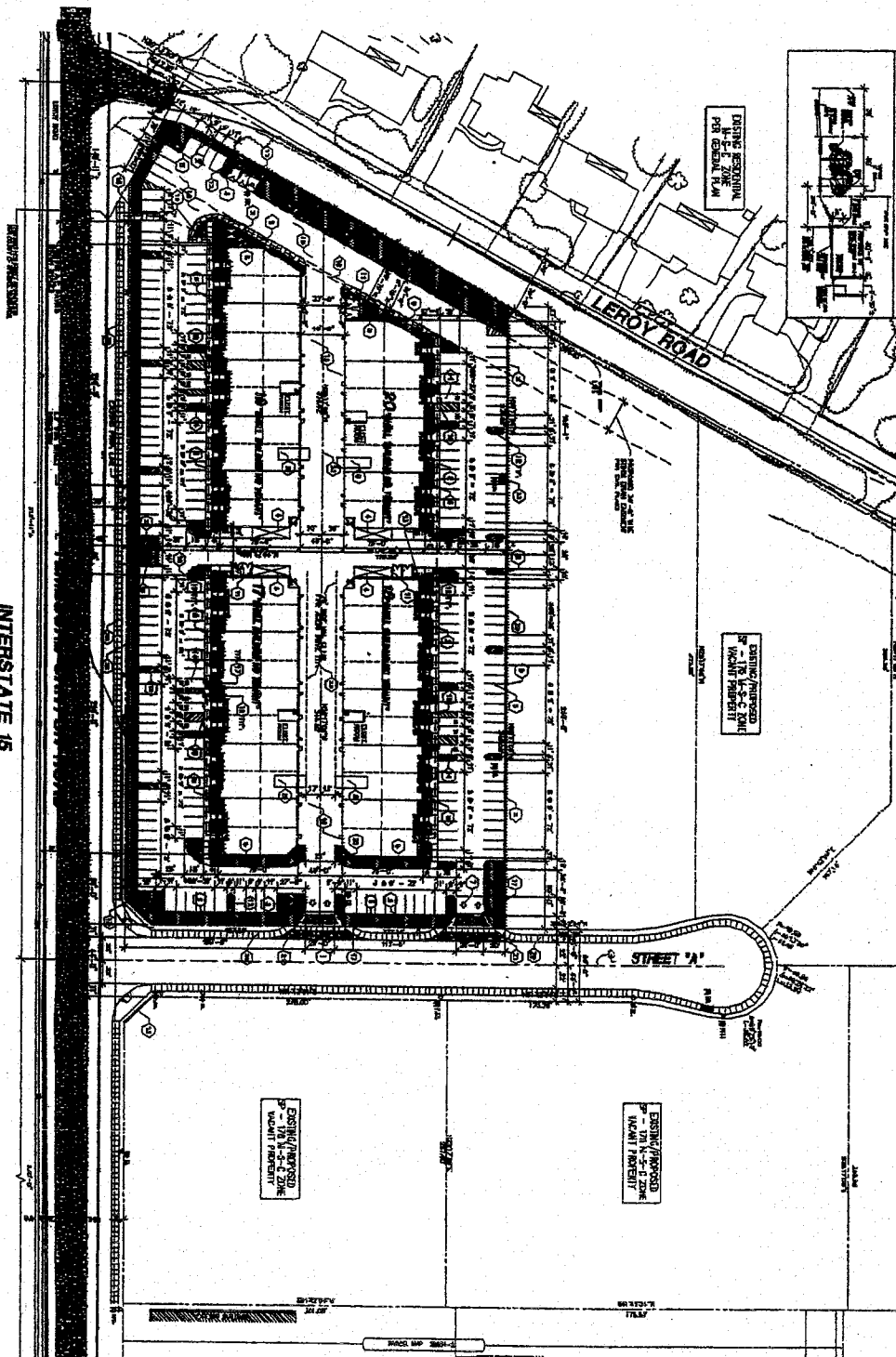
**SCALE:** 1/8" = 1'-0"

**DATE:** 10/29/2013

**PROJECT NO.:** 3697

**CONSTRUCTION PLAN**

APPROVED EXHIBIT B = Conditional Use Permit No. 3697, Exhibit B, dated October 29, 2013



**PROJECT SUMMARY**

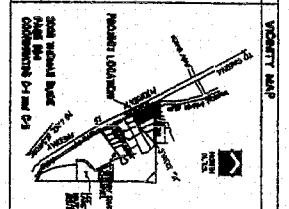
APPROXIMATE PROJECT SUMMARY:  
 ZONING: M-10 (MANUFACTURING)  
 PROJECT NAME: WILD ROSE BUSINESS PARK  
 PROJECT NO.: 2008-18  
 PROJECT AREA: 10.0 ACRES  
 PROJECT TYPE: INDUSTRIAL BUILDINGS  
 PROJECT OWNER: WILD ROSE BUSINESS PARK, LLC  
 PROJECT ADDRESS: 10000 LEROY ROAD, BAKERSFIELD, CA 93311  
 PROJECT CONTACT: [REDACTED]  
 PROJECT PHONE: [REDACTED]  
 PROJECT FAX: [REDACTED]  
 PROJECT EMAIL: [REDACTED]  
 PROJECT WEBSITE: [REDACTED]

**UTILITY INFORMATION**

ELECTRIC: 115KV, 33KV, 15KV, 4KV, 2KV, 1KV, 0.4KV  
 GAS: 36" HIGH PRESSURE, 24" LOW PRESSURE  
 WATER: 36" WATER MAIN, 18" WATER MAIN  
 SEWER: 36" SEWER MAIN, 18" SEWER MAIN  
 TELEPHONE: 4" TELEPHONE MAIN, 2" TELEPHONE MAIN  
 CABLE: 4" CABLE MAIN, 2" CABLE MAIN  
 FIBER: 4" FIBER MAIN, 2" FIBER MAIN  
 RAINWATER: 18" RAINWATER MAIN, 12" RAINWATER MAIN  
 STORMWATER: 36" STORMWATER MAIN, 24" STORMWATER MAIN  
 SANITARY: 36" SANITARY MAIN, 24" SANITARY MAIN  
 FIRE: 4" FIRE MAIN, 2" FIRE MAIN  
 OTHER: [REDACTED]

**GENERAL NOTES**

- SEE ALL NOTES ON SHEETS 17, 18, 19, 20.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
- ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THESE PLANS.
- ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
- ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.
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- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA OTHER CODES AND ALL APPLICABLE ORDINANCES.

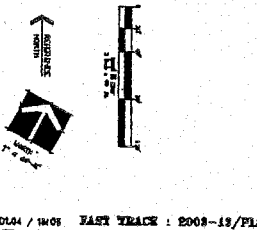


**PROJECT DATA**

NO.	DESCRIPTION	DATE	BY	CHECKED
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100	REVISED	01/10/17	[REDACTED]	[REDACTED]

**LEGEND**

1. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED AS SHOWN ON THESE PLANS.  
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APPROVED EXHIBIT A = Conditional Use Permit No. 3697,  
 Exhibit A, sheets 1-3, dated October 29, 2008.

PLOT PLAN PORTION OF PHASE III  
 BUILDINGS NO. 17, 18, 19, 20

EXHIBIT A / 07.004 / 1406 EAST TRACT : 2008-18 / PLOT PLAN : 10100

NO.	DESCRIPTION	DATE	BY	CHECKED
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76	REVISED	01/10/15	[REDACTED]	[REDACTED]
77				











Amber's Mobile Pet Salon  
31735 Riverside Drive 189  
Lake Elsinore, CA 92530  
CUP03697

Tracy Hodge  
PO Box 6242  
Moreno Valley, CA 92554  
CUP03697

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** ROBERT MABLE

**Address:** 3086 Mibuel St  
(only if follow-up mail response requested)

**City:** Riverside — **Zip:** 92506

**Phone #:** 788-4856

**Date:** 12-10-13      **Agenda #** 1-2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.