

RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

Amin

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

Date: 5/2/17 Agenda #: 17.1 PP25922

SPEAKER'S NAME: ROSA CRUZ
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of Class II Kennel

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.

Power Point Presentations/Printed Material:

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

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Date: 5/2/17 Agenda #: PP25922 ^{17.1}

SPEAKER'S NAME: Brenda Barnett
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - Applicant's Representative
 - A Neighbor
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I wish to speak with a Media Presentation
- I DO NOT wish to speak

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

~~JONATHAN STWARDSON~~ ROSA CRUZ
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of Class II Kennel

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

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Date: 5/21/77 Agenda #: 17-1 025922

SPEAKER'S NAME: SHANE HERTZ (Print Name)

Address: (Only required if follow-up mail response is requested)

City: Zip:

Phone #: Email:

- I AM: [] The Applicant [] A Neighbor [] Applicant's Representative [X] Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- [] I wish to speak [X] I DO NOT wish to speak [] I wish to speak with a Media Presentation [X] I YIELD my 3 minutes to the following speaker: (Maximum 2 Yields per Speaker)

ROSA CRUZ (Name)

- Position on Agenda Item: [X] In Favor [] Neutral [] Opposed

CLASS II KENNELL

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

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Date: 5.2.17 Agenda #: 17-1 PP25922

SPEAKER'S NAME: Ivan Vazquez
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)
City: _____ Zip: _____
Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Rosa Cruz
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of CLASS 11 kernel

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

9. Min.

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

Date: 5/2/17 Agenda #: 171 PP25922

SPEAKER'S NAME: Lisa Merritt
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

Of class II kennel

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Date: 5/2/2017 Agenda # 25922 ^{PP 177}

SPEAKER'S NAME: ALAN MARTIN
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Lisa Merritt
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of CLASS 11 Kennel

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Date: 5/2/17 Agenda #: 17-1 PP25922

SPEAKER'S NAME: Joshua Lopez
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)
City: _____ Zip: _____
Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

LISA Merritt
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of class 11 kennel

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

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171

Date: 5/2/17 Agenda #: PP25922

SPEAKER'S NAME: ARIELLE Howard (Print Name)

Address: (Only required if follow-up mail response is requested)

City: Zip:

Phone #: Email:

- I AM: [] The Applicant [] A Neighbor [] Applicant's Representative [X] Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- [] I wish to speak [] I DO NOT wish to speak [] I wish to speak with a Media Presentation

[X] I YIELD my 3 minutes to the following speaker: (Maximum 2 Yields per Speaker)

LISA MERRITT (Name)

- Position on Agenda Item: [X] In Favor [] Neutral [] Opposed

of Class II Kennel

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Date: 5/2/17 Agenda #: PP25922

SPEAKER'S NAME: Manuel Barnett (Print Name)

Address: (Only required if follow-up mail response is requested)

City: Zip:

Phone #: Email:

- I AM: [] The Applicant [] A Neighbor [] Applicant's Representative [X] Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- [] I wish to speak [] I DO NOT wish to speak [] I wish to speak with a Media Presentation

[X] I YIELD my 3 minutes to the following speaker: (Maximum 2 Yields per Speaker) LISA MERRIT JONATHAN STANFORD (Name)

- Position on Agenda Item: [X] In Favor [] Neutral [] Opposed

of Class II Kennel

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Request to Speak

brlin.

BOARD RULES

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Date: 5/21/17 Agenda #: 17-1 PP 25922

SPEAKER'S NAME: TAMMY MUNGOLU
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

CLASS II KENNEL

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

BOARD RULES

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

Date: 5/2/17 Agenda #: 17-025922

SPEAKER'S NAME: MERCEDES VAZQUEZ
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Tammy Mangola
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

OF CLASS # KENNEL

Requests to Address Board on "Agenda" Items:

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

6min

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

Date: 5/2/17 Agenda #: PR25922
171

SPEAKER'S NAME: ROMA STROMBERG
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant A Neighbor
- Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

- Position on Agenda Item:
- In Favor Neutral Opposed

of class # Kennel

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

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

Date: 5/2/17 Agenda #: 17-1 PR25922

SPEAKER'S NAME: SHILLY ~~DEE~~ TORGERSON
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

ROSA CRAZ Roman Stromberg
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

OF CLASS II KENNEL

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

9 min

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

Date: 5/2/17 Agenda #: PP25922 17.1

SPEAKER'S NAME: SUSAN CRAKER (Print Name)

Address: (Only required if follow-up mail response is requested)

City: Zip:

Phone #: Email:

- I AM: [] The Applicant [] A Neighbor [] Applicant's Representative [X] Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- [X] I wish to speak [] I DO NOT wish to speak [] I wish to speak with a Media Presentation [] I YIELD my 3 minutes to the following speaker: (Maximum 2 Yields per Speaker)

(Name)

- Position on Agenda Item: [X] In Favor [] Neutral [] Opposed

of Class II Kennel

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

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Date: 5/2/17 Agenda #: 17.1 PP25922

SPEAKER'S NAME: Dennis CRAKER
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

SUCAN CRAKER
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of class II Kennel.

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

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Date: 5/2/17 Agenda #: 17.1 PPS 0922

SPEAKER'S NAME: SUSAN MORGAN
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

SUSAN CRAIGER
(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

of class II Kennel

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

3 min
6 min

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Date: 5-2-17 Agenda #: PP25922 17-1

SPEAKER'S NAME: Jeff Rosa
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant A Neighbor
- Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation

I WISH TO SPEAK

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

~~JOAQUIN SHERIDAN~~
ROSA
(Name)

- Position on Agenda Item:
- In Favor Neutral Opposed

OF CLASS II KENNEL

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

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Date: 5/2/17 Agenda #: 17-1

SPEAKER'S NAME: SHEILA YURIC (Print Name)

Address: (Only required if follow-up mail response is requested)

City: Zip:

Phone #: Email:

- I AM: [] The Applicant [] A Neighbor [] Applicant's Representative [x] Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- [] I wish to speak [x] I DO NOT wish to speak [] I wish to speak with a Media Presentation

[x] I YIELD my 3 minutes to the following speaker: (Maximum 2 Yields per Speaker)

JEFF ROZA ROSA (Name)

- Position on Agenda Item: [] In Favor [] Neutral [] Opposed

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

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

Date: 5/2/17 Agenda #: PP25922 ¹⁷⁻¹

SPEAKER'S NAME: CAROLYN BRESSTER
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- DO NOT wish to speak
- I wish to speak with a Media Presentation
- I wish to speak

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of class II Kennel

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

6

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

Date: 5.2.17 Agenda #: PP25922

SPEAKER'S NAME: Alexis Szedlacsek
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Carolyn Bressler
(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

of CLASS 11 Kennel

RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

9 min

17.1

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

Date: 5/2/17 Agenda #: PP25922

SPEAKER'S NAME: Tim McVicker (Print Name)

Address: (Only required if follow-up mail response is requested)

City: Zip:

Phone #: Email:

- I AM: [X] The Applicant [] A Neighbor [] Applicant's Representative [] Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- [X] I wish to speak [] I DO NOT wish to speak [] I wish to speak with a Media Presentation [] I YIELD my 3 minutes to the following speaker: (Maximum 2 Yields per Speaker)

(Name)

- Position on Agenda Item: [X] In Favor [] Neutral [] Opposed

of Class II Kennel

BOARD RULES

Requests to Address Board on "Agenda" Items:

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: PP25922 ^{17.1}

SPEAKER'S NAME: Renee Garza
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Tim McVicker
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of Class II Kennel

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS .
Request to Speak

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

Date: 5/2/17 Agenda #: PP25922 17.1

SPEAKER'S NAME: Norma Garza
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant A Neighbor
- Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Tim McVicker
(Name)

- Position on Agenda Item:
- In Favor Neutral Opposed

of Class # Kennel

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

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

Date: 5/2/17 Agenda #: PP 25922 17.1

SPEAKER'S NAME: Stephanie Villegas (Print Name)

Address: (Only required if follow-up mail response is requested)

City: Zip:

Phone #: Email:

- I AM: [] The Applicant [] A Neighbor [] Applicant's Representative [X] Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- [] I wish to speak [] I DO NOT wish to speak [] I wish to speak with a Media Presentation

[X] I YIELD my 3 minutes to the following speaker: (Maximum 2 Yields per Speaker)

Tim M. Utchen (Name)

- Position on Agenda Item: [X] In Favor [] Neutral [] Opposed

of Class II Kennel

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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Date: 5/2/17 Agenda #: PP25922 ¹⁷⁻¹

SPEAKER'S NAME: Traci Hoffman
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant A Neighbor
- Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Tim McVicker
(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

of Class II Kennel License

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

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

Date: 5/2/17 Agenda #: 17-1 PPA5922

SPEAKER'S NAME: KEVIN BURKHARDT
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

~~YIELD~~ YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

SUSAN CLARK
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

OF CLASS II KENNEL

Did Not Speak

BOARD RULES

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Did Not Speak

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 17-1 PP25922

SPEAKER'S NAME: Joyce Cheng
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

- I AM:
- The Applicant A Neighbor
- Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

~~Frank McVicker~~ Jeff R...
(Name)

- Position on Agenda Item:
- In Favor Neutral Opposed

Of class II Kennel

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Lemin

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5-2-17 Agenda #: 17.1

SPEAKER'S NAME: JAMES Easley
(Print Name)

Address: 22950 Montana Pl.
(Only required if follow-up mail response is requested)

City: Marrieta Zip: 92562

Phone #: 949-813-1983 Email: jameseasley@hotmail.com

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

of appeal

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 17.1

SPEAKER'S NAME: CHRIS AMES
(Print Name)

Address: 289 Cardinal Lane
(Only required if follow-up mail response is requested)

City: Upland Zip: 91786

Phone #: 909-706-2500 Email: ames@becinc.net

I AM:


- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

Did not speak

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)



James Eastley

(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

of appeal

RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

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

Date: 5-2-17 Agenda #: 17.1

SPEAKER'S NAME: Sandra Neftzger
(Print Name)

Address: 36016 Frederic K St.
(Only required if follow-up mail response is requested)

City: Wilderman Zip: 92595

Phone #: 951 970 5526 Email: sandra.neftzger@icloud.com

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Marty Nickerson
(Name)

Position on Agenda Item:
 In Favor Neutral Opposed
of appeal

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5-2-17 Agenda #: 17.1

SPEAKER'S NAME: MELODY VAN AKEN
(Print Name)

Address: 42890 Avenida Perris
(Only required if follow-up mail response is requested)

City: Murrieta Zip: 92562

Phone #: 909-841-9543 Email: MVANAKEN@SBCSOPPL.NET

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Melody Van Aken
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

Of the Appeal

Did Not Speak

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5-2-17 Agenda #: 17.1

SPEAKER'S NAME: DIANE FERGUSON
(Print Name)

Address: 37789 AVENIDA LA CRESTA
(Only required if follow-up mail response is requested)

City: MURRIETA Zip: 92562

Phone #: 951-677-2163 Email: dimfeng@yahoo.com

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Diane Ferguson
(Name)

Position on Agenda Item:

- In Favor Neutral Opposed
OF APPEAL

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 17.1

SPEAKER'S NAME: Robin Lowe
(Print Name)

Address: 31633 Serrato Dr
(Only required if follow-up mail response is requested)

City: Murrieta Zip: 92563

Phone #: 714-381-3498 Email: rlow21@mac.com

I AM:

- The Applicant
- Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Handwritten note:
Please speak

(Name)

Position on Agenda Item:

- In Favor
- Neutral

~~Opposed~~

Handwritten signature:
of the

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 17.1

SPEAKER'S NAME: ANN PALMER
(Print Name)

Address: ~~4189 DAL~~
(Only required if follow-up mail response is requested)

City: MURRIETA Zip: 92562

Phone #: 951-677-5522 Email: palmer.ka@rcsb.net

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

Did not speak

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:
 In Favor Neutral
OF APPEAL

~~Approved~~
~~12-2-2017~~

**RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak**

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

17.1

Date: 5/5/2017 Agenda #: ~~1741~~

SPEAKER'S NAME: Elizabeth Boston
(Print Name)

Property owner
Address: 17171 Calle de Dieta
(Only required if follow-up mail response is requested)

City: Murrieta CA Zip: 92562

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral
of appeal

~~Opposed~~ *opposed to*
erpa EB
project

RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

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

Date: 2 MAY 17 Agenda #: 17.1

SPEAKER'S NAME: RONALD MCDANIEL
(Print Name)

Address: 43017 Tenaja Pl
(Only required if follow-up mail response is requested)

City: MURRIETA Zip: 92562

Phone #: 714.476-3361 Email: _____

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

Did not speak

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

of appeal

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 17.1

SPEAKER'S NAME: JUDITH LEHR
(Print Name)

Address: 17250 VIA ABRIL
(Only required if follow-up mail response is requested)

City: MURRIETA Zip: 92562

Phone #: 951-894-2390 Email: _____

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

Did not speak

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor
- Neutral

~~Opposed~~

of appeal

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5-2 Agenda #: 17-1

SPEAKER'S NAME: Christan Danha
(Print Name)

Address: 18405 Teraja Rd.
(Only required if follow-up mail response is requested)

City: Murrieta Zip: 92562

Phone #: 714-402-6855 Email: christandanha@gmail.com

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Did Not Speak

(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

OF APPEAL

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 17.1

SPEAKER'S NAME: Andrea Smith
(Print Name)

Address: 27804 Point Breeze Dr.
(Only required if follow-up mail response is requested)

City: Menifee Zip: 92585

Phone #: 951-551-0095 Email: Andrea.smith@psra@gmail.com

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Did not speak

Andrea Smith
(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

of appeal

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 171

SPEAKER'S NAME: Debbie Badham
(Print Name)

Address: 33085 Oregon St.
(Only required if follow-up mail response is requested)

City: Lake Elsinore Zip: 92530

Phone #: 9512881869 Email: rdbadham@msn.com

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

In favor of
right to appeal

Did not speak

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5-2-2017 Agenda #: 17.1

SPEAKER'S NAME: Greg Hadwin
(Print Name)

Address: 42582 OTUO CT
(Only required if follow-up mail response is requested)

City: Murrieta Zip: 92562

Phone #: 9516963969 Email: _____

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

[Signature]
(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

of appeal

Did not speak

**RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak**

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

Date: 5/2 Agenda #: 17.1

SPEAKER'S NAME: Jimmy Becker
(Print Name)

Address: 4244 Village Dr. #6
(Only required if follow-up mail response is requested)

City: Chino Hills Zip: 91709

Phone #: 951522-0820 Email: Jxbeck08@smum.edu

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Did not speak

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed
of appeal

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5-2-2017 Agenda #: 17.1

SPEAKER'S NAME: Marilyn Hader
(Print Name)

Address: 42582 OTONO Court
(Only required if follow-up mail response is requested)

City: Murietta Zip: 92562

Phone #: 951-265-8135 Email: _____

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Marilyn Hader
(Name)

Did not speak

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of appeal

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 17.1

SPEAKER'S NAME: JP Tenore
(Print Name)

Address: 20700 Burl Oaks
(Only required if follow-up mail response is requested)

City: Murrieta Zip: 92562

Phone #: 714.317.2838 Email: JP@CapistranoComputers.com

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Did not speak

(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

of the appeal

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 17-1

SPEAKER'S NAME: MIKE MOTHERHEAD
(Print Name)

Address: 18575 VISTA DE MOUNTAIN
(Only required if follow-up mail response is requested)

City: MORRISTA Zip: 92562

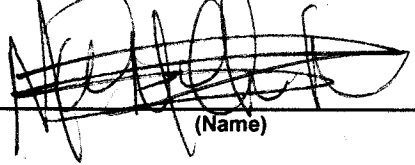
Phone #: _____ Email: _____

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)


(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

OF APPAL

Did not speak

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: MAY 2, 2017 Agenda #: 17.1

SPEAKER'S NAME: BUD BOSTIAN
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: TENAJA Zip: _____

Phone #: 760-500-6301 Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

10 PAUOL OF APPEAL
c/b

~~Opposed~~
c/b

Did not speak

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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

Date: 5/2/17 Agenda #: 171

SPEAKER'S NAME: CAROL PAGE
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: MURRIETA Zip: 92562

Phone #: _____ Email: cpag777@gmail.com

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

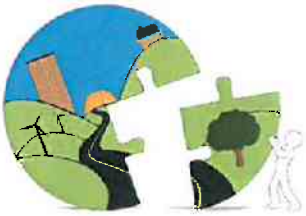
PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Did not speak

(Name)

- Position on Agenda Item:
- In Favor of Appeal
 - Neutral
 - Opposed cp



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Memorandum

Date: March 23, 2017

To: The County of Riverside Board of Supervisors

From: Riverside County Planning Department, Tim Wheeler

RE: PLOT PLAN NO. 25922 (Class II Kennel) Appeal to Board of Supervisors

Dear Board of Supervisors,

Due to the large size of this project's Planning Commission and Director's Hearing reports, they are not included online. However, the reports are available on CD and may be requested at the Riverside County Planning Department.

Sincerely,

Charissa Leach P.E.,
Assistant TLMA Director

Tim Wheeler, Urban Regional Planner III



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JANUARY 18, 2017**

I. AGENDA ITEM 4.1

APPEAL of PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25922 – CEQA Exempt per Section 15301 and 15303 – Applicant: Timothy & Elizabeth McVicker – Engineer/Representative: Southland Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of Via Abril, westerly of Tenaja Rd., and southerly & easterly of Calle Cielo – 6.20 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5).

II. PROJECT DESCRIPTION:

This appeal is being brought forward to the Planning Commission by the surrounding neighbor(s) who have concerns regarding the Planning Director's approval of Plot Plan No. 25922, which proposes to establish a Class II Kennel to house and care for the property owners' own personal dogs. There are currently 18 dogs at this location. A Class II Kennel allows between 11 to 25 dogs. As shown on Exhibit A, the project includes a proposed 480 sq. ft. accessory structure for kennel use; an existing 80 sq. ft. accessory structure for kennel use; an existing dog playground area which is enclosed by an existing six foot high chain link fence; an existing patio cover (attached to the existing dwelling); and food and water troughs under the patio cover. The proposed Class II Kennel will not be open to the public. Plot Plan No. 25922 was approved by the Planning Director on September 26, 2016.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Spoke in a neutral position:

Roma Stromberg, Interested Party, 31093 Ruidosa Street, Temecula, 92592 (951) 544-3170

Spoke in favor:

Robert Tyler, Applicant's Representative, 24910 Las Brisas Road Ste. 110, Murrieta, 92562 (951) 600-2733

Tina Clippinger, Neighbor, 20670 Avenida de Arboles, Murrieta, 92562

Shelby Taylor, Neighbor, 17540 Equestre Court, Murrieta, 92562

Scott Becker, Neighbor, 17250 Via Abril, Murrieta, 92562

Tiffany McDaniel, Neighbor, 43017 Tenaja Road, Murrieta, 92562

Marty Nicholson, Applicant's Representative, 24910 Las Brisas Road St. 110, Murrieta, 92562 (951) 600-2733

Donated time:

Terry Minnameyer, Neighbor, 17402 Via Abril, Murrieta, 92562

Frank Minnameyers, Neighbor, 17402 Via Abril, Murrieta, 92562

Sarina Becker, Neighbor, 17250 Via Abril, Murrieta, 92562 (951) 894-2390

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.



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 18, 2017**

Gregory Haden, Neighbor, 42582 Otono Court, Murrieta, 92562
Marilyn Haden, Neighbor, 42582 Otono Court, Murrieta, 92562
Kenneth Miskam, Neighbor, P.O. Box 1077, Murrieta, 92564
Sashell Becker, Neighbor, 17250 Via Abril, Murrieta, 92562
Roxane Miskam, Neighbor, 42360 Fig Street, Murrieta, 92562

Spoke in opposition:

Larry Myers, Applicant's Attorney, 400 S. Ramona Avenue Ste. 213, Corona, 92879 (951) 735-8064
Lisa Merritt, Applicant's Representative, 2200 Business Way, Riverside, 92501 (951) 534-7128
Tim McVicker, Applicant, 17370 Via April, Murrieta, 92562 (949) 290-3217
Elizabeth McVicker, Applicant, 17370 Via Abril, Murrieta, 92562 (310) 270-8222

Donated time:

Dennis Craker, Interested Party, 27213 Comwell Street, Sun City, 92586 (951) 746-2679
Susan Craker, Interested Party, 27213 Comwell Street, Sun City, 92586 (951) 746-2679
Rosa Cruz, Interested Party, 194 Olive Street, Lake Elsinore, 92530 (951) 355-4826
Allen Martin, Applicant's Representative, 2200 Business Way, Riverside, 92501 (951) 788-8488
Katelyn Sanderson, Interested Party, 29710 Longhorn Drive, Canyon Lake, 92587 (951) 423-1202
Dante Coz, Interested Party, 925 Diane Way, Lake Elsinore, 92530
Joyce, Interested Party
Shelley Delaney, Interested Party, 39415 Ardenwood Way #222, Lake Elsinore, 92532 (951) 442-5401
Leslie Guglielmetti, Interested Party, 27701 Murrieta Road #111, Menifee, 92586 (951) 679-1369
Yamile Vasquez, Interested Party, (213) 864-4534
Susanne Morgan, Interested Party

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Leach, 2nd by Commissioner Taylor-Berger

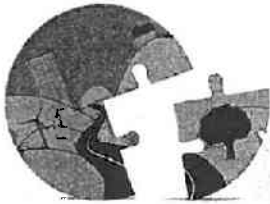
A vote of 5-0

DENIED the Appeal of the Planning Director's decision on September 26, 2016, to approve Plot Plan No. 25922; and,

UPHELD the Planning Director's Finding that Plot Plan No. 25922 is exempt from CEQA; and,

UPHELD the Planning Director's Approval of Plot Plan No. 25922, as modified at hearing.

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.



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

RIVERSIDE COUNTY
CLERK OF THE BOARD
OF SUPERVISORS

PAID

DATE: 01-27-2017

AMOUNT: 983.28

REC'D BY: *[Signature]*

APPLICATION FOR APPEAL

Appeal of Application Case No(s): Plot Plan No. 25922 (Class II Kennel for 11 to 25 dogs)

Name of Advisory Agency: County of Riverside Planning Commission

Date of the decision or action: January 18, 2017

Appellant's Name: Tenaja Environ. Concerns Assn. E-Mail: tenajaeca@gmail.com

Contact Person: Marty Nicholson E-Mail: mnicholson@tylerbursch.com

Mailing Address: 24910 Las Brisas Road, Suite 110

Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 600-2733 Fax No: (951) 600-4996

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. • County Hearing Officer for: Reasonable Accommodation Request 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission and County Hearing Officer.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

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

2017-1-134005

APPLICATION FOR APPEAL

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS Permit • Surface Mining and Reclamation Permit 	<p>Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.</p>
<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> • Plot Plan • Temporary Use Permit • Accessory WECS Permit 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit • Reasonable Accommodation Request 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

STATE THE REASONS FOR APPEAL.

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE,

APPLICATION FOR APPEAL

AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

The approval of a Class II Kennel Plot Plan is appealed based upon the following:

- (1) A Class II Kennel is in direct conflict with the General Plan policies for the Santa Rosa Plateau which should guide land use decisions, specifically, but not limited to, impacts to environmentally sensitive lands and equestrian use.
- (2) The Project was incorrectly categorically exempt from CEQA under Section 15301 and 15303.

Section 15301 allows for an exemption for "existing uses" and the Class II Kennel is not an existing use; and Section 15303 does not apply to environmentally sensitive lands.

(3) The County failed to recognize the authority of the Tenaja Community Services District approval as a condition of approval for the project and the County has done in the past. Tenaja Community Services

District has already denied the project.

(SEE ATTACHMENT "A" FOR ADDITIONAL INFORMATION)

Use additional sheets if necessary.

Marty J. Nicholson for Tenaja Env. Concerns Assn.
PRINTED NAME OF APPELLANT

Marty J. Nicholson
SIGNATURE OF APPELLANT

January 26, 2017
DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed Appeal application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.¹
3. All appropriate filing fees.
(The Base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1013 Appeal Form.docx
Created: 07/08/2015 Revised: 06/21/2016

¹ Comply with the Public Hearing Notice Label Requirements (Form 295-1051)

Continued from Page 3 of the Application for Appeal

(2) **CEQA Categorical Exemptions, Section 15301 (continued)**: While applicants have illegally housed 18 dogs in violation of the County's ordinances which only allows a maximum of 4 dogs as personal pets, illegal use of the property cannot be properly classified as an "existing use" under the California Environmental Quality Act ("CEQA").

Section 15303(e) categorical exemption should not have been applied. Under Section 15303(e), projects may be exempt from CEQA if they are "accessory" projects to residential use. CEQA Guidelines provides examples of garages, swimming pools, carports and fences. A Class II Kennel is not an "accessory" to residential use but a completely new use of the property and therefore, the CEQA Section 15303(e) exemption should not have been applied. Staff's analysis totally disregarded the use being approved and only considered the structure.

Section 15303(c) is also not applicable in this project because under subsection (c) this exemption is only applied to commercial structures. The applicants insist this is "personal use" and therefore subsection (c) should not be applied. However, even if it were to be applied, subsection (c) expressly states that this exemption is NOT to be applied to projects located in "environmentally sensitive area." The project description fails to properly describe the project because it only determines the square footage of the kennel and fails to consider the dog playground area. There is no information on the square footage of the playground which is a part of the project.

Section 15303.2 does apply and has been incorrectly analyzed. If there is a significant effect on the environment, cumulative impact or unusual circumstances, then the above categorical exemptions should not be applied. In this case, the project is located next door to Cleveland National Forest and in close proximity to the Santa Rosa Plateau, both of which are environmentally sensitive areas. None of those agencies were contacted and no biological studies were done to determine the impact of a Class II Kennel to these areas.

This project is not exempt from CEQA and should have been properly studied prior to approval. CEQA issues include noise, public safety, traffic, air quality, hydrology, biological resources and cumulative impacts.

(a). **Noise Issues** – The residents of this area all testified as to problems with noise and the dogs howling. An abundance of information was presented as to the propensity of these animals to howl including neighbor testimony and sound clips of the howling.

(b). **Public Safety** – The type of dog proposed for this project has been classified as the fourth most dangerous animal based upon actual deaths and injuries to humans. Testimony from residents provided evidence that the dogs have already escaped from the property and killed chickens and attacked a horse. According to the General Plan, the Santa Rosa Plateau is an equestrian community. Placing a

Class II Kennel, with dogs known to attack full grown cows, into an equestrian community is a public safety issue, especially in light of how far away medical facilities are.

(c) **Hydrology** – The project site has a blue line stream running through it. While a condition of approval is to fence off the blue line stream, there has been no study or mitigation measures to address fecal and urine matter that will flow into the blue stream when it rains. The hazardous waste may have a significant impact to the water quality downstream from this project but no study was required.

(d) **Biological Resources** – The project is located in an area of Riverside County that has preserves and reserves for the protection of wildlife. Placing a kennel full of predatory, large dogs in the midst of these environmentally sensitive lands has not been properly studied. The decisions made were made without necessary information as to the impact on the native species that this area was reserved to protect.

(4) **Class II Kennel** – The intent of the County Board of Supervisors in adopting ordinances related to “kennels” is for commercial use; not personal use. This is evidenced by the developmental standards, more specifically the plot plan must show “[f]eatures such as kennels, exercise runs, **areas open to the general public** and noise control measures shall be shown.” (Ord. 348.1845 (D)(3)(d).) A Class II Kennel for personal use should not be applied. If a Class II Kennel is to have areas “open to the general public” then it was not intended for “personal use”. The sporadic noise generated by 25 howling dogs should not be endured in this community, especially in light of the fact that the valley is surrounded by mountains exacerbating the problem.

(5) **Misrepresentation by Applicants** – The project applicants are running a dog rescue operation under the guise of personal use in order to avoid complying with the County’s requirements for dog rescue operations. One of the limitations of a dog rescue operation is that only four personal dogs may be allowed. The applicants misrepresented the project to Tenaja Community Services District claiming they were building a shed, they have misrepresented the project to the County Planning Department claiming only personal use when they have a website showing the property as their dog rescue operation. As soon as a rescue animal becomes available, the applicants pick up the dog and it becomes their “personal” pet until they can find it a home. While they continue to claim the use of “foster” homes, there is no reason why a limit on their personal pets should not have been a condition of use except it would inhibit their rescue operations.

(6) **Failure to Limit Personal Dogs** – The Conditions of Approval fail to limit the number of dogs as a condition to the plot plan leaving the applicants the ability to add to their dogs increasing the noise and nuisances.

(7) **Failure to seek Tenaja Community Services District approval on the design of the fence that is a condition of approval.** The Planning Commission failed to add a standard condition of approval for the Tenaja Valley, namely requiring approval of the Tenaja

Community Services District, because it would have validated the original request of Tenaja Environmental Concerns Association. The request is to get the entire project approved by the Tenaja Community Services District prior to providing County approval.

ASMT: 932050010, APN: 932050010
PATRICIA CONTRERAS, ETAL
17249 MARIPOSA AVE
RIVERSIDE CA 92504

ASMT: 932050040, APN: 932050040
JOHN CARTER, ETAL
PMB 289
23905 CLINTON KETTH RD 114
WILDOMAR CA 92595

ASMT: 932050031, APN: 932050031
KATHLEEN WORTHEY, ETAL
13455 CALLE COLLADO
MURRIETA, CA. 92562

ASMT: 932050041, APN: 932050041
DOMENICK ALDELLIZI
PO BOX 752
MURRIETA CA 92564

ASMT: 932050032, APN: 932050032
ROSANNA NOVAK, ETAL
30831 AVENIDA BUENA SUERTE
TEMECULA CA 92591

ASMT: 932050043, APN: 932050043
JO ANN COKER, ETAL
43930 ANITRA ST
MURRIETA CA 92562

ASMT: 932050034, APN: 932050034
ALICIA BAUSLEY, ETAL
17520 EQUESTRE CJ
MURRIETA, CA. 92562

ASMT: 932050044, APN: 932050044
SHUKUEIHAYASHI, ETAL
32452 AZORES RD
DANA POINT CA 92629

ASMT: 932050045, APN: 932050045
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O ECONOMIC DEV AGENCY
3043 IOTH ST STE 500
RIVERSIDE CA 92501

ASMT: 932390014, APN: 932390014
GAME WILDLIFE CONSERV, ETAL
C/O BILL GALLUP
1807 13TH ST
SACRAMENTO CA 95814

County of Riverside Animal Services
Attn: Chris Mayer
3851 Van Buren Blvd
Jurupa Valley, CA 92509

County of Riverside Animal Services
Attn: Chris Mayer
6851 Van Buren Blvd
Jurupa Valley, CA 92509

Southland Engineering
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Riverside, CA 92501

Southland Engineering
Attn: Lisa Merritt
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Riverside, CA 92501

McVicker's Family Law Mediation Ctr.
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Lake Elsinore, CA 92532

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Murrieta, CA 92562

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Murrieta, CA 92562

ASMT: 932020003, APN: 932020003
 TIFFANY NELSON MCDANIEL, ETAL
 43017 TENAJA RD
 MURRIETA, CA.92562

ASMT: 932020027, APN: 932020027
 PETER MCGOWEN
 42991 TENEJA RD
 MURRIETA, CA.92562

ASMT: 932020011, APN: 932020019
 FRANK MINNAMEYER, ETAL
 17402 VIA ABRIL
 MURRIETA, CA:92562

ASMT: 932030022, APN: 932030022
 T CLIPPINGER, ETAL
 20670 AVD DE ARBOLES
 MURRIETA CA 92562

ASMT: 932020022, APN : 932020022
 LUISA VILLATORO, ETAL
 14761 ATHEL AVE
 RVTNE CA 92606

ASMT: 932030027, APN : 932030027
 LUIGIVERNOLA
 12218 BOMBARDIER ST
 NORWALK CA 90650

ASMT: 932020023, APN : 932020023
 SARINA BECKER, ETAL
 17250 VIA ABRIL
 MURRIETA CA 92562

ASMT: 932040010, APN: 932040010
 PHYLISS SUNINS, ETAL
 P O BOX 907
 MURRIETA CA 92564

ASMT: 932020024, APN : 932020024
 TAMARA MCVICKER, ETAL
 17370 VIA ABRIL
 MURRIETA, CA.92562

ASMT: 932040011, APN: 932040011
 NANCY FLEMING, ETAL
 43870 ANITRA ST
 MURRIETA, CA.92562

ASMT: 932020025, APN : 932020025
 WESTERN RIVERSIDE CO REGIONAL CON AU'
 3525 14TH ST
 RIVERSIDE CA 92501

ASMT: 932040013, APN: 932040013
 CATHERINE KAZMARK, ETAL
 43905 ANITRA ST
 MURRIETA, CA.92562

ASMT: 932020026, APN : 932020026
 WESTERN RIVERSIDE CO REG CONSERV
 C/O DEPT OF FAC MANAGEMENT
 3133 MISSION INT AVE
 RIVERSIDE CA 92507

ASMT: 932040015, APN: 932040015
 TERI LAIDLAW, ETAL
 29642 NOVACELLA
 LAGUNA NIGUEL CA 92677

ASMT: 932040018, APN: 932040018
 MARY SCHMIT, ETAL
 17020 CALLE DE LINA
 MURRIETA, CA.92561

ASMT: 932050035, APN: 932050035
 CATHERINE BACA, ETAL
 43200 TENAJA RD
 MURRIETA, CA.92562

ASMT: 932040011, APN: 932040019
 KENNETH MISKAM
 P O BOX 1077
 MURRIETA CA 92564

ASMT: 932050036, APN: 932050036
 SHELLEY TAYLOR, ETAL
 17540 EQUESTRE CT
 MURRIETA, CA.92562

ASMT: 932040021, APN: 932040021
 LEYDA BEQUER, ETAL
 4980 HIDDEN GLEN LN
 YORBA LINDA CA 92887

ASMT: 932050037, APN: 932050037
 FRANCES JOHNSON
 17545 EQUESTRE CT
 MURRIETA, CA.92562

PLOT PLAN 25922

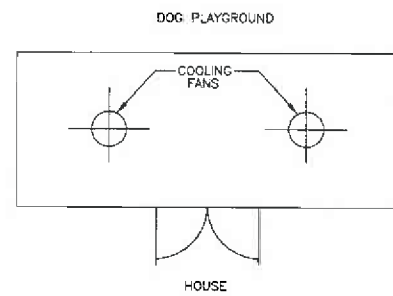
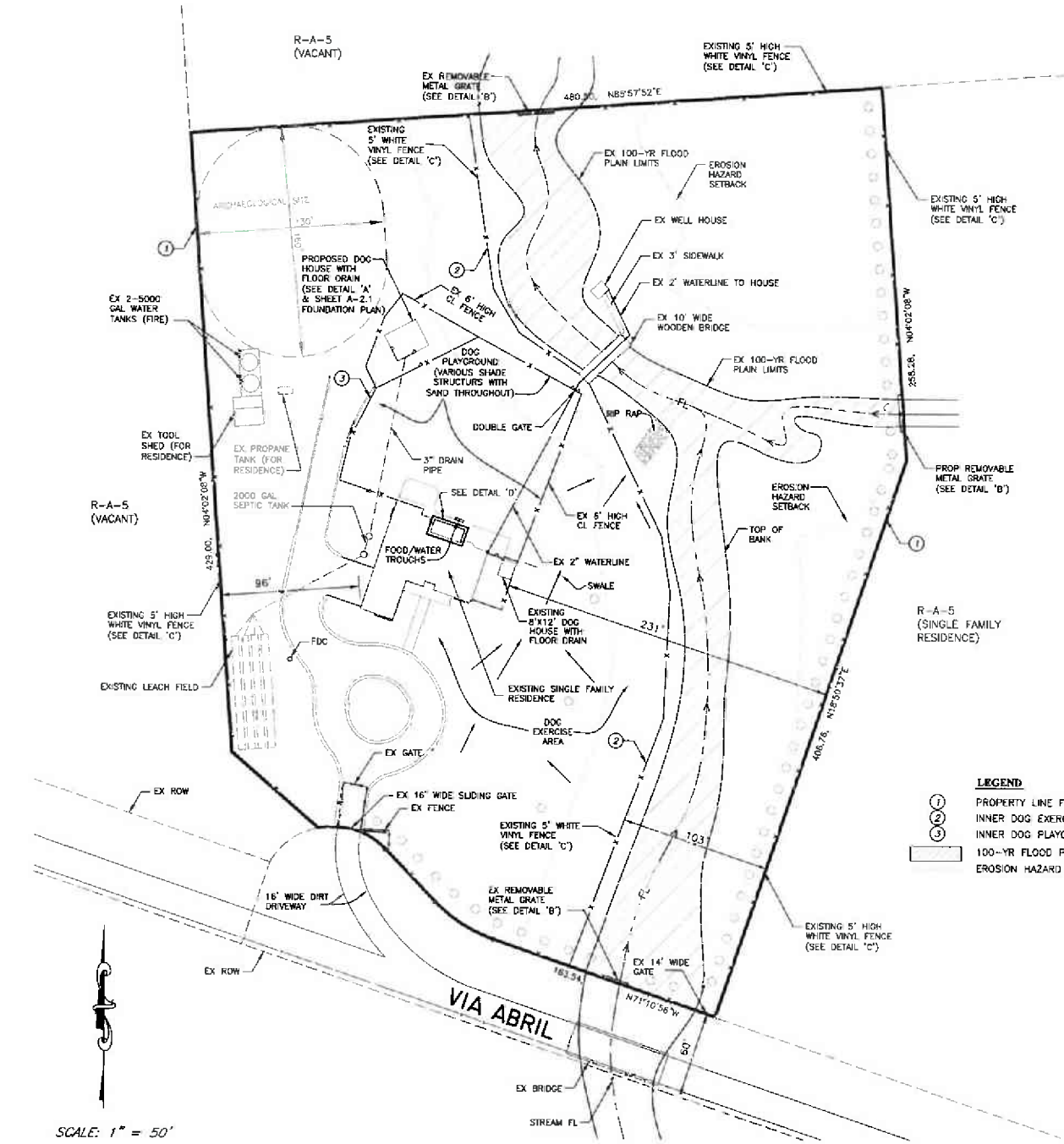
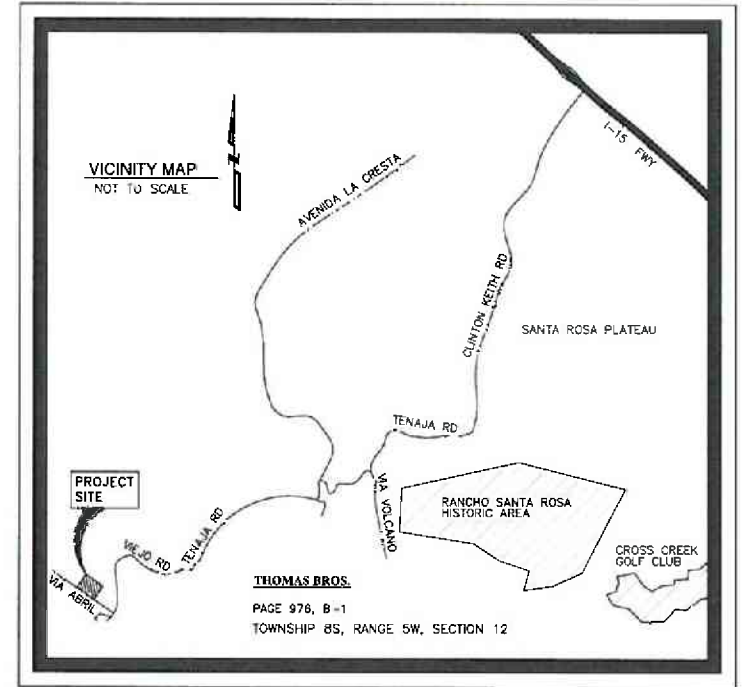
SHADOW HUSKY RANCH CLASS II DOG KENNEL

17370 VIA ABRIL, MURRIETA, CA 92562

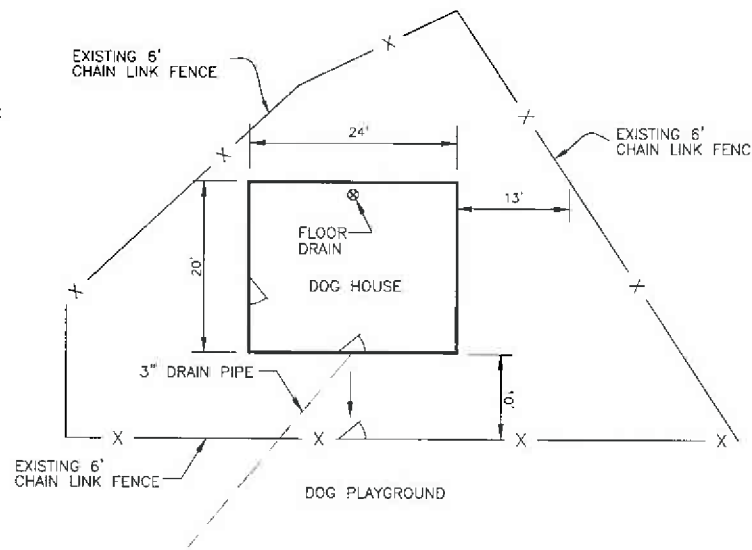
CASE PP25922 AMD NO.1
 EXHIBIT A
 DATE: 5-16-2016
 PLANNER: T. Wheeler

LEGEND

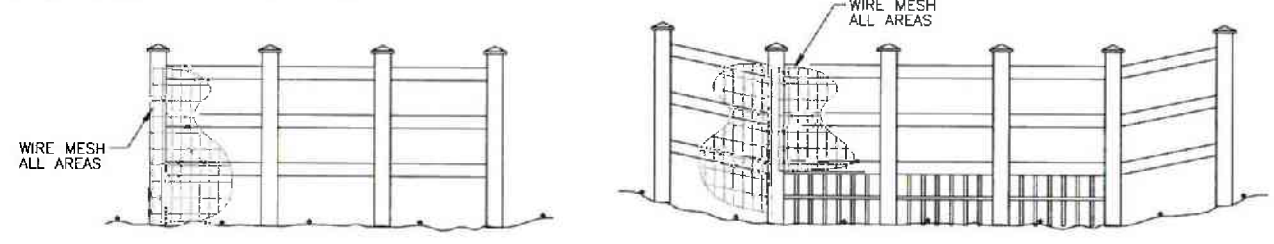
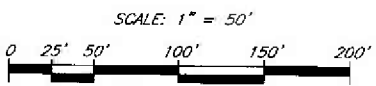
Property Line Fence
Inner Dog Exercise/Run Fence
Inner Dog Playground Fence
100-yr Flood Plain Limits
Erosion Hazard Setback



DETAIL 'D'
COVERED DOG SHELTER
 SCALE: 1" = 5'



DETAIL 'A'
DOG HOUSE/KENNEL
 SCALE: 1" = 5'



DETAIL 'C'
WHITE VINYL FENCE (TYP)
 NOT TO SCALE

DETAIL 'B'
METAL GRATE DETAIL
 NOT TO SCALE

UTILITY PURVEYORS:

SEWER:
 INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL/SEPTIC SYSTEM

WATER:
 INDIVIDUAL WELL WATER

GAS:
 PROPANE TANK

ELECTRICITY:
 SOUTHERN CALIFORNIA EDISON
 7951 REDWOOD AVE
 FONTANA, CA 92338
 (909) 850-8591

SCHOOL DISTRICT:

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

APPLICANT/OWNER:

TIMOTHY & TAMARA MCVICKER
 2997 CANYON HILLS RD, STE 1603
 LAKE ELSINORE, CA 92532
 PHONE (951) 244-8759

ENGINEER:

SOUTHLAND ENGINEERING
 2200 BUSINESS WAY, STE. 100
 RIVERSIDE, CA 92504
 PHONE (951) 788-8488
 FAX (951) 788-8538

ASSESSOR'S PARCEL NUMBER:

932-020-024

SITE ADDRESS:

17370 VIA ABRIL
 MURRIETA, CA 92562

LEGAL DESCRIPTION:

PARCEL 4 OF PM 32083, RECORDED NOVEMBER 2, 2005 IN PARCEL MAP BOOK 215, PAGES 21-24, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ACREAGE:

6.20 GROSS
 5.67 NET

THOMAS BROTHERS:

976, B1, 2015 EDITION

ZONING & GENERAL PLAN DESIGNATION:

R-A-5 (EXISTING - NO CHANGE REQUESTED)
 GENERAL PLAN DESIGNATION: RM/RURAL MOUNTAIN, (EXISTING - NO CHANGE REQUESTED)

PROJECT DESCRIPTION:

TO ESTABLISH A CLASS II KENNEL FOR THE OWNERS' PERSONAL DOGS

GENERAL NOTES:

1. THERE IS NO PROPOSED GRADING.
2. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
3. THERE ARE NO EASEMENTS OF RECORD.
4. NO ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED.

Southland Engineering 2200 BUSINESS WAY, Ste. 100 RIVERSIDE, CA. 92501 (951) 788-8488	RECORD RCE			REVISION BLOCK		P.E. ENGINEER		COUNTY OF RIVERSIDE PLOT PLAN 25922 FOR THE MCVICKER CLASS II DOG KENNEL 17370 VIA ABRIL, MURRIETA, CA.
	REV#	APPR	DATE			APPR	DATE	
DRAWN BY:	DATE:							W.D. NUMBER: 15117
M. RIDDLE	MAY 2016							

DRAWING FILE: G:\Cad Drawings\2015 Suba\Proposals\MeVicker\MeVicker_Plot_Plan_Sht. 1.dwg

PLOT PLAN 25922

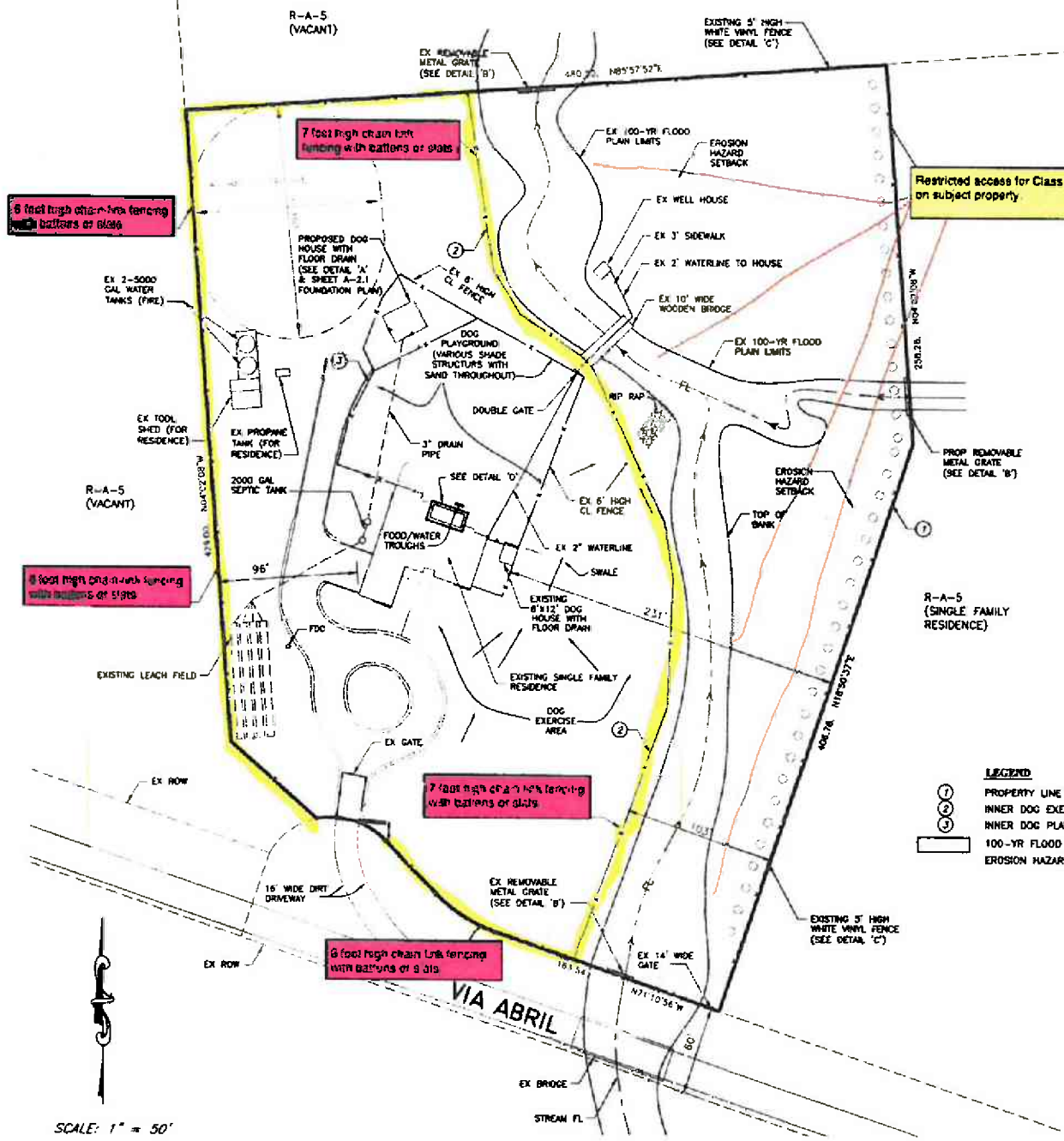
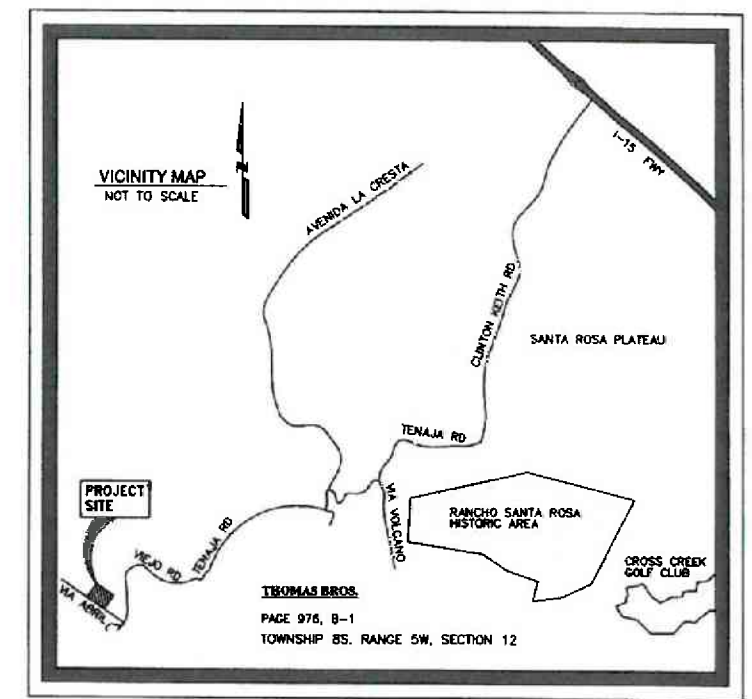
SHADOW HUSKY RANCH CLASS II DOG KENNEL

17370 VIA ABRIL, MURRIETA, CA 92562

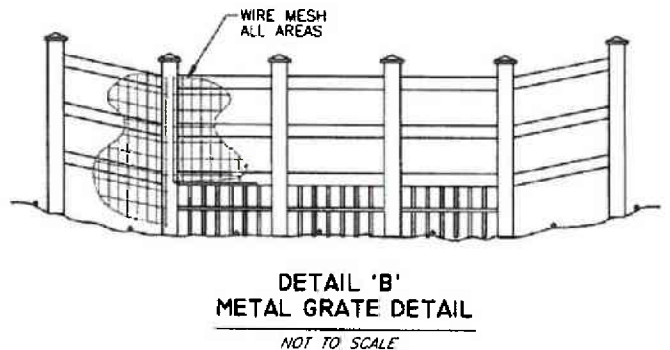
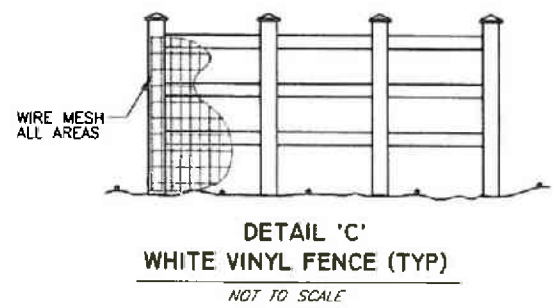
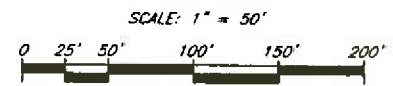
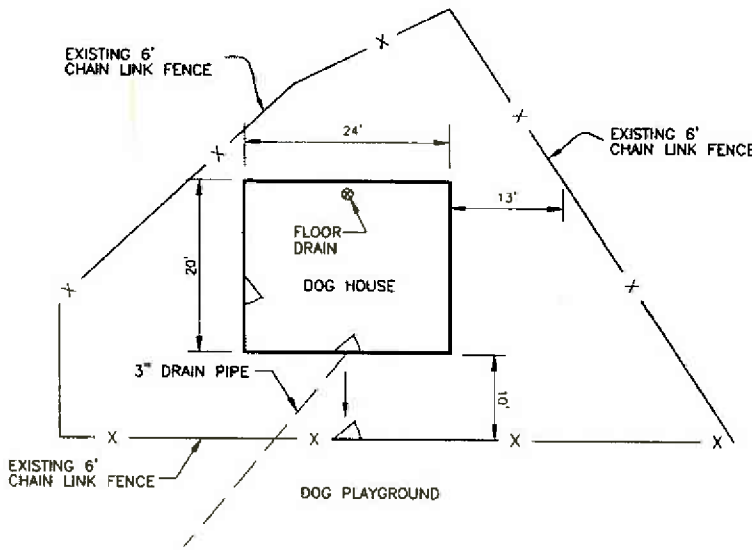
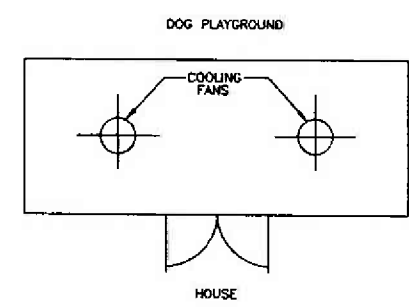
CASE: PP25922 AMD. NO. 1
 EXHIBIT: A
 DATE: 5-16-2016
 PLANNER: T. Wheeler

LEGEND

(1)	PROPERTY LINE FENCE
(2)	INNER DOG EXERCISE/RUN FENCE
(3)	INNER DOG PLAYGROUND FENCE
(4)	100-YR FLOOD PLAN LIMITS
(5)	EROSION HAZARD SETBACK



Restricted access for Class II Kennel use on east side of blue-line stream on subject property.



UTILITY SURVEYORS:
 SEWER: INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL/SEPTIC SYSTEM
 WATER: INDIVIDUAL WELL WATER
 GAS: PROPANE TANK
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 7951 REDWOOD AVE
 FONTANA CA 92338
 (909) 930-8591

SCHOOL DISTRICT:
 MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

APPLICANT/OWNER:
 TIMOTHY & TAMARA MCVICKER
 2997 CANYON HILLS RD, STE 1603
 LAKE ELSHORE, CA 92532
 PHONE (951) 244-8759

ENGINEER:
 SOUTHLAND ENGINEERING
 2200 BUSINESS WAY, STE. 100
 RIVERSIDE, CA 92504
 PHONE (951) 788-8488
 FAX (951) 788-8538

ASSESSOR'S PARCEL NUMBER:
 932-020-024

SITE ADDRESS:
 17370 VIA ABRIL
 MURRIETA, CA 92562

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 PARCEL 4 OF PM 32083, RECORDED NOVEMBER 2, 2005 IN PARCEL MAP BOOK 215, PAGES 21-24, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 6.20 GROSS
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THOMAS BROTHERS:
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 R-A-5 (EXISTING - NO CHANGE REQUESTED)
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PROJECT DESCRIPTION:
 TO ESTABLISH A CLASS II KENNEL FOR THE OWNERS' PERSONAL DOGS.

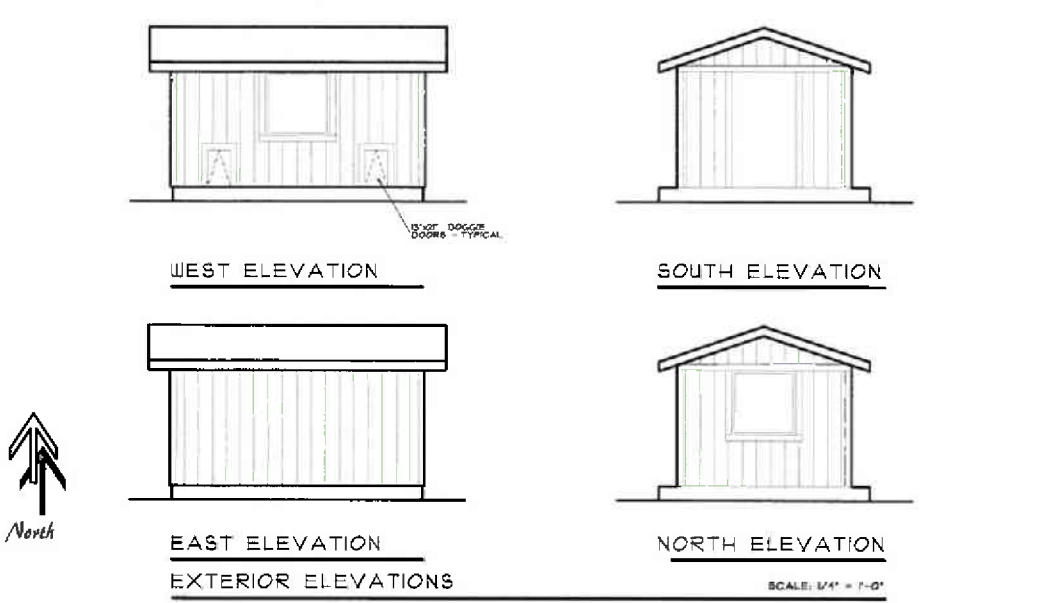
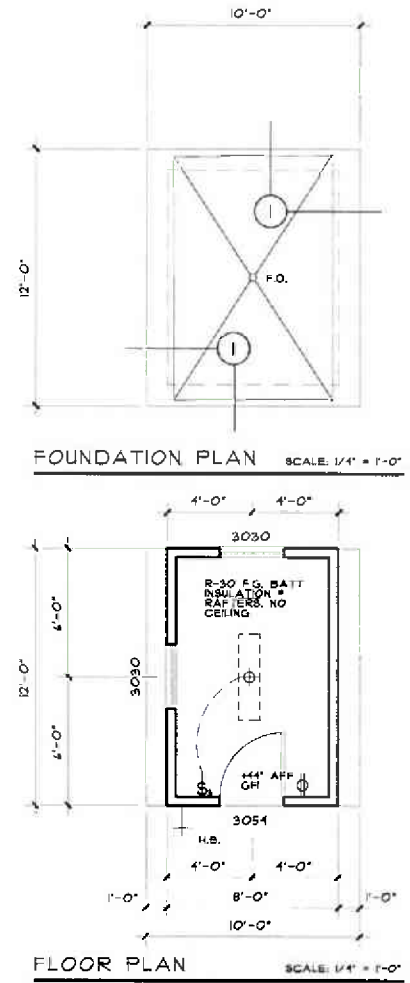
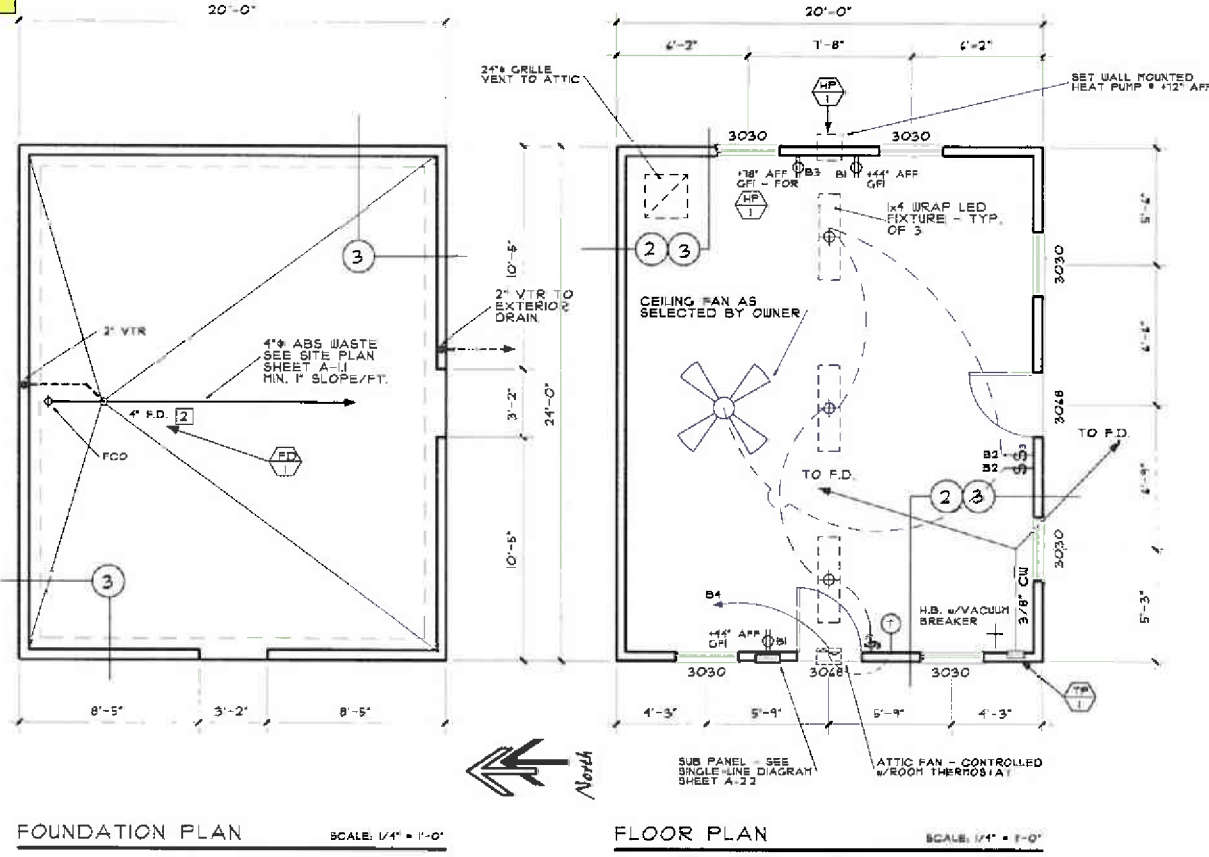
GENERAL NOTES:
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Southland Engineering 2200 BUSINESS WAY, Ste. 100 RIVERSIDE, CA 92501 (951) 788-8488	RECORD RCE		REVISION BLOCK	P.E. ENGINEER		COUNTY OF RIVERSIDE PLOT PLAN 25922 FOR THE MCVICKER CLASS II DOG KENNEL 17370 VIA ABRIL, MURRIETA, CA.
	REV#	DATE		APPR	DATE	
DRAWN BY: M. RIDDLE	DATE: MAY 2016					W.D. NUMBER 15117

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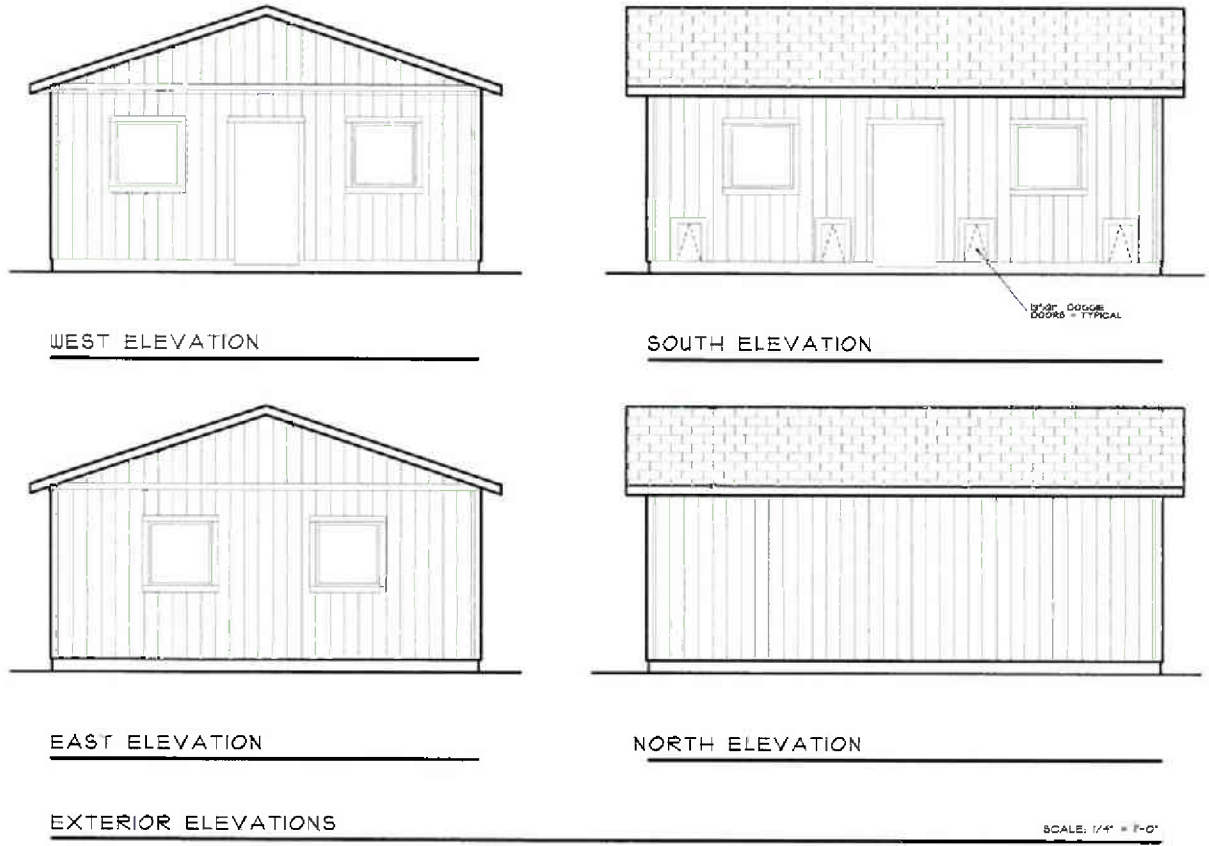
LEGEND

AC	AIR CONDITIONER - FRIEDRICH SSION 10B w/WALL SLEEVE - 125V / 15A 1700 BTUH COOLING COOLING AMPS EER - 11.3
FD	FLOOR DRAIN - J. R. SMITH MODEL RUBY D / 5" TOP DRAIN NO HUB OUTLET AND TRAP PRIMER CONNECTION
TP	TRAP PRIMER SHALL BE PRECISION PRODUCT P-2
REV	TO BE SPECIFIED



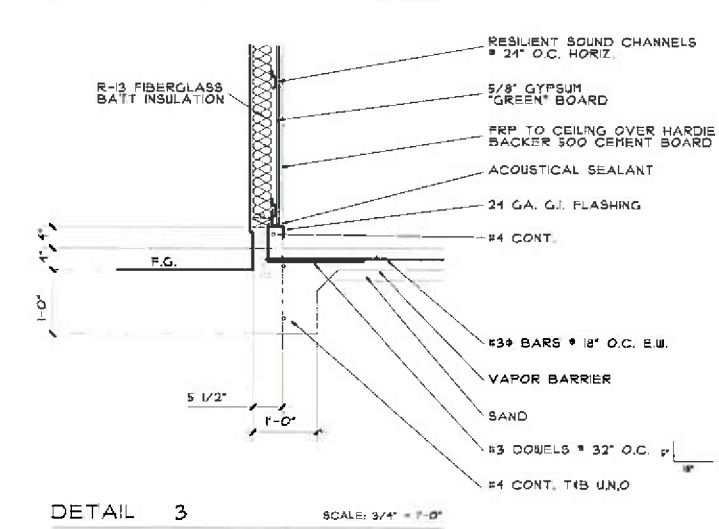
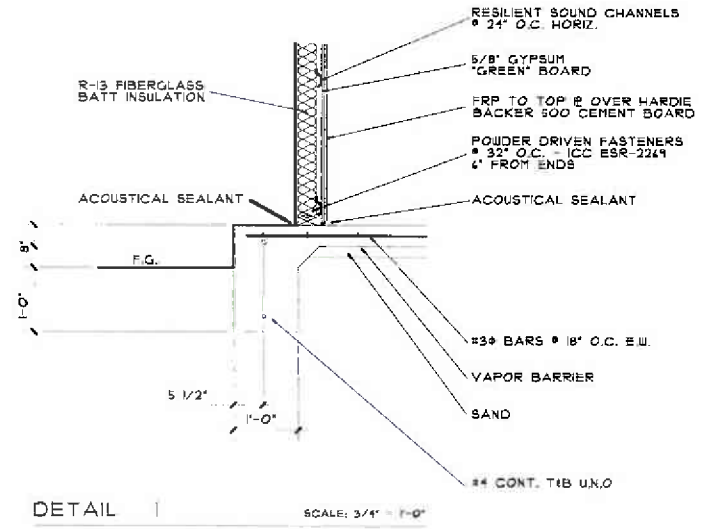
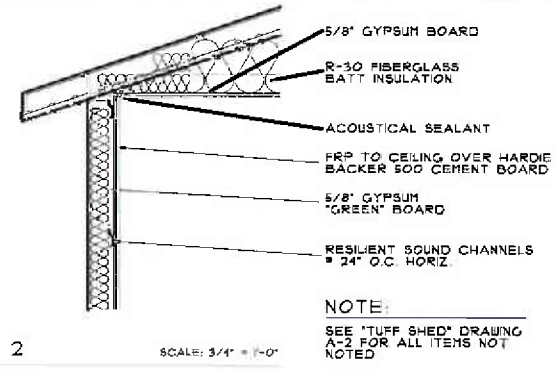
NOTE:

SYMBOL	DESCRIPTION
AC	AIR CONDITIONER - FRIEDRICH SSION 10B w/WALL SLEEVE - 125V / 15A 1700 BTUH COOLING COOLING AMPS EER - 11.3
FD	FLOOR DRAIN - J. R. SMITH MODEL RUBY D / 5" TOP DRAIN NO HUB OUTLET AND TRAP PRIMER CONNECTION
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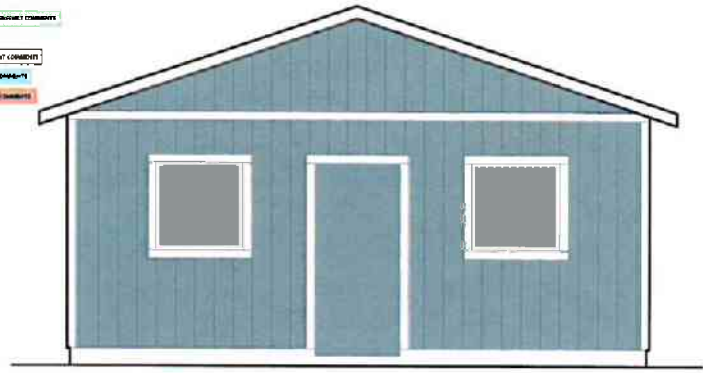


NOTE:
 4" CONCRETE SLAB ON GRADE
 w/13# REBARS # 18" O.C. E.W.
 MID DEPTH OF SLAB OVER 10 MIL
 VAPOR BARRIER OVER 2" SAND
 OVER COMPACTED SUB-GRADE.
 PROVIDE CONTROL JOINTS # 12'-0"
 O.C. E.W. MAXIMUM

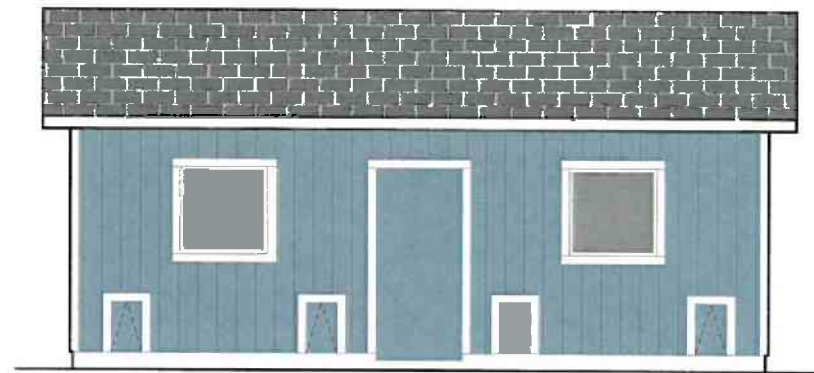
NOTE:
 PROVIDE AN APPROVED ACOUSTICAL SEALANT AT
 ALL EDGES, JOINTS AND PENETRATIONS OF GYPSUM
 "GREEN" BOARD AND HARDIE 500 BACKER BOARD.
 PENETRATIONS SHALL INCLUDE ALL ELECTRICAL,
 PLUMBING, MECHANICAL EQUIPMENT, VENTS, WINDOW
 FRAMES AND DOOR FRAMES.



- LEGEND
- EXISTING CONCRETE FOUNDATION
 - EXISTING CONCRETE FOUNDATION
 - EXISTING CONCRETE FOUNDATION
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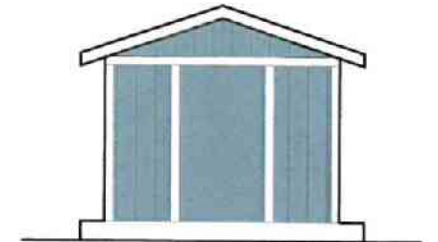
WEST ELEVATION



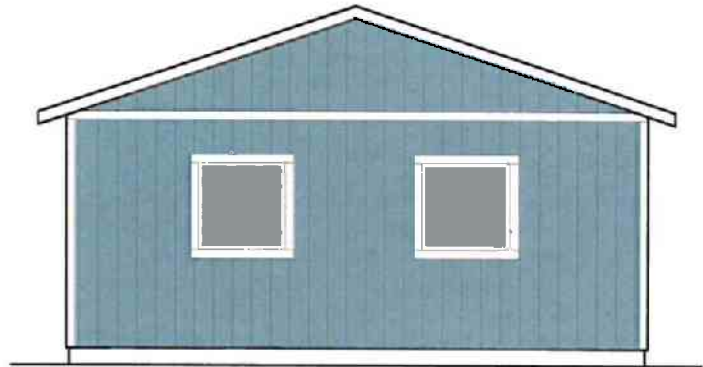
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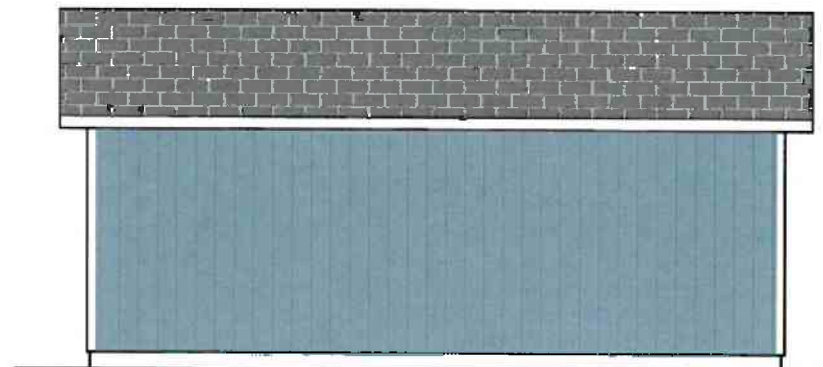
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

NOT TO SCALE

EXTERIOR ELEVATIONS

NOT TO SCALE

NOTE:
 COLORS TO MATCH EXISTING RESIDENCE AND OTHER STRUCTURES ON SITE

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

This use hereby permitted proposes to establish a Class II Kennel to house and care for the property owners' own personal dogs. There are currently 18 dogs at this location. A Class II Kennel allows between 11 to 25 dogs. As shown on Exhibit A, the project includes a proposed 480-square-foot accessory structure for kennel use; an existing 80-square-foot accessory structure for kennel use; an existing dog playground area which is enclosed by an existing 6-foot-high chain-link fence; an existing patio cover (attached to the existing dwelling); and food and water troughs under the patio cover. The proposed Class II kennel will not be open to the public.

10. EVERY. 2 PPA - 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 PLOT PLAN; 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 PLOT PLAN, 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 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,

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

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

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 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25922, Exhibit A dated May 16, 2016.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental Phone: (951)544-3170

Noise Study:"Noise Impact Analysis for Shadow Hysky Ranch, County of Riverside, California," February 23, 2016

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study,

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - NOISE STUDY (cont.) RECOMMND

PP25922 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated June 14, 2016 c/o Steve Uhlman (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 2 USE - KENNEL FOR PERSONAL USE RECOMMND

This review was for a Class II Kennel to house and care for the property owners personal dogs. If in the future this becomes any type of commercial operation, additional evaluation of the water source (a well) and the onsite wastewater treatment system will be required. Please contact (951)955-8980 for additional details.

10.E HEALTH. 3 USE - EXISTING OWTS RECOMMND

Under the review of PP25922, an existing dog house is being permitted to connect to the existing onsite wastewater treatment system (OWTS). Any additional structures will require further evaluation from this department. Please call (951)955-8980 for any additional details.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 758-082-423
Plot Plan (PP) 25922 is a proposal to establish a Class II Kennel on a 6.2-acre site in the Rancho California Area. The site is located on the north side of Via Abril approximately 500 feet west of Tenaja Road. The site is Parcel 4 of Parcel Map 32083.

There is a natural watercourse that traverses the site and exits to the north. According to the Hydrology and Hydraulics Report dated October 3, 2005 for Parcel Map 32083 the natural watercourse has a tributary drainage area of 272 acres from the hills to south and east and a 100-year flowrate of 563 cubic feet per second. The 100-year floodplain limits for this watercourse along with a 50-foot erosion hazard setback from the limits from the floodplain limits are shown on the environmental constraint sheet that accompanied the final recorded map. The

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT (cont.) RECOMMND

floodplain shall be kept free of any buildings and obstructions including fill slopes in order to maintain the natural drainage patterns of the area. In order to comply with the requirements of the Parcel Map 32083, any fencing inside the floodplain limits shall be of a "rail" type as stated on the environmental constraint sheet. Chain-link or mesh-type fencing will not be allowed within the floodplain limits as they block debris laden flows. The setback shall be kept free of all buildings in order to prevent flood damage to new structures. A tubular-steel, metal grate fencing for the bottom 24 inches is acceptable within the delineated floodplain limits. The proposed wire-mesh covering for the fence is only acceptable for areas outside the floodplain limits or above the bottom 24-inch elevation within the floodplain limits.

The existing improvements to the parcel are outside and setback from this watercourse. The kennel is intended to house and care for the property owners own personal dogs. The kennel will not be open to the public. There is an existing pre-manufactured shed that will be used as a dog house that is part of this proposal. No grading is proposed with this project.

10.FLOOD RI. 2 USE - FENCING REQUIREMENT RECOMMND

The site is Parcel 4 of Parcel Map 32083. The floodplain for the natural watercourse traversing the site is delineated on environmental constraint sheet that was recorded with the final Parcel Map 32083. The natural watercourse and its associated floodplain must be kept clear of any obstructions in order to perpetuate the natural drainage patterns. Any fencing inside the floodplain limits shall be of a "rail" type and no chain-link fencing will be allowed as stated on the environmental constraint sheet. Chain-link or mesh-type fencing will not be allowed within the floodplain limits as they block debris laden flows that are characteristic of natural watercourses. A tubular-steel, metal grate fencing for the bottom 24 inches is acceptable within the delineated floodplain limits. Wire-mesh covering for the fence is only acceptable for areas outside the floodplain or above the bottom 24-inch elevation within the floodplain.

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

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

The development of these premises shall comply with the standards of Ordinance No. 348 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 A, unless otherwise amended by these conditions of approval.

Plot Plan No. 25922 has been approved for the establishment of a Class II Kennel (11 to 25 dogs). However, this entitlement does not limit the Director of Animal Control Services or the Riverside County Planning Director from further reducing the number of dogs kept or maintained pursuant to Section 5.c. of Ordinance No. 630. This section provides the following: the Director of Animal Control Services or the Riverside County Planning Director may, in their respective discretion, limit the number of dogs or cats over the age of four (4) months which are kept or maintained in any kennel or cattery, and such limitation may be imposed at such time as an application for an initial kennel or cattery license is considered or at such time as an application for renewal of a kennel or cattery license is considered.

MODIFIED AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

10.PLANNING. 2 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.

10.PLANNING. 3 PPA - EXERCISE SPACE/SHELTER RECOMMND

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

10.PLANNING. 4 PPA - 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.

PLOT PLAN:TRANSMITTED Case #: PP25922

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10. GENERAL CONDITIONS

10.PLANNING. 5 PPA - 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 shall contain a water basin for cleaning of food and water receptacles.

10.PLANNING. 6 PPA - ANIMAL CONFINEMENT RECOMMND

All dogs shall be maintained and confined in a house-type enclosure (the 480 square foot accessory structure) or the private residence between the hours of 8:00 p.m. and 7:00 a.m., except that the dogs may be allowed to relieve themselves with a supervised caretaker at 3:30 am per the site plans Exhibit A.

10.PLANNING. 7 PPA - CARETAKER RECOMMND

A caretaker or hired employee per the requirements as stated in the operations plan are required to be on the kennel premises twenty-four (24) hours a day, seven (7) days a weeks.

REVISED CONDITION AT DIRECTOR'S HEARING PER PLANNING DIRECTOR ON SEPTEMBER 26, 2016.

10.PLANNING. 8 PPA - THE KENNEL RECOMMND

The dogs shall be not housed or maintained in any area which is less than twenty feet from any property line and no closer than five feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises any number of dogs may be taken in to said dwelling house. The term dwelling house shall also include a barn, garage, or similar appurtenant structure or outbuilding.

10.PLANNING. 10 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

PLOT PLAN:TRANSMITTED Case #: PP25922

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

shall be subject to the revocation procedures.

10.PLANNING. 11 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

10.PLANNING. 12

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 13

PPA - REQUIRED KENNEL FENCING

RECOMMND

In accordance with Exhibit F, the applicant shall install a seven (7) foot high chain-link fence or comparable fence, as approved by the Planning Director, with opaque battens or wooden slats which will provide visual screening as well as security, preventing all dogs from entering the Blue Line stream area.

In accordance with Exhibit F, the applicant shall install a six (6) foot high chain-link fence or comparable fence, as approved by the Planning Director, with opaque battens or wooden slats along the perimeter of the west side of the property, running south to north, returning inward to the

PLOT PLAN:TRANSMITTED Case #: PP25922

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10. GENERAL CONDITIONS

10.PLANNING. 13 PPA - REQUIRED KENNEL FENCING (cont.) RECOMMND

east, connecting to the internal seven (7) foot high fence.

Final design of the proposed fencing shall be provided to the Planning Director or his designee for review and approval within sixty (60) days of the final approval of this plot plan. Within one hundred and eighty (180) days from the Planning Director's approval of the fencing, the applicant/property owner shall construct or install said fencing.

All fencing shall be designed to not block or restrict the water flow of the subject property.

MODIFIED AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

10.PLANNING. 14 PPA - BI-ANNUAL INSPECTION/RPT RECOMMND

The property owner(s) of the Class II Kennel shall allow for a bi-annual inspection by the Department of Animal Control Services and Code Enforcement Division to ensure said kennel is maintained and operational per the conditions of approval. The applicant/property owner(s) shall further provide an update and detailed operations report at the time of these inspections for Animal Control Services and Code Enforcement. Said report, at a minimum shall provide compliance updates in relation to the conditions of approval for the plot plan. The report shall be submitted and inspection completed bi-annually of each calendar year for the operational life of the Class II Kennel.

MODIFIED AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

10.PLANNING. 15 PPA - ANIMAL WASTE RECOMMND

All animal waste shall be disposed of daily, in a water tight and fly proof disposal bag or container and placed into the trash bins for the local waste service provider to haul away weekly.

ADDED CONDITION AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

10.PLANNING. 16 PPA - UNATTENDED DOGS ON SITE RECOMMND

No more than four (4) dogs may be outside the 480 square foot kennel enclosure or private residence when unattended. If the dogs are accompanied by the property owner(s) or designated caregiver(s), then there are no restrictions on the number of dogs that may be allowed outside on the subject property at the same time.

ADDED CONDITION AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Via Abril since adequate right-of-way exists, per

PLOT PLAN:TRANSMITTED Case #: PP25922

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W (cont.) RECOMMND
PM 215/21-24.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - REQUIRED KENNEL FENCING RECOMMND

The required fencing shall be installed prior to final inspection of the 480 square foot kennel accessory structure.

03/23/17
15:59

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1


PPA - REQUIRED KENNEL FENCING (cont.)

RECOMMND

MODIFIED AT THE PLANNING COMMISSIONERS HEARING ON JANUARY
18, 2017

Agenda Item No.: 4.1
Area Plan: Southwest
Zoning District: Rancho California
Supervisorial District: First
Project Planner: Tim Wheeler
Planning Commission: January 18, 2017

APPEAL OF PLOT PLAN NO. 25922
CEQA Exempt
Applicant: Timothy and Elizabeth McVicker
Engineer/Representative: Lisa Merritt



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This appeal concerns the Planning Director's approval of Plot Plan No. 25922, which proposes to establish a Class II Kennel to house and care for the property owners' own personal dogs. There are currently 18 dogs at this location. A Class II Kennel allows between 11 to 25 dogs. As shown on Exhibit A, the project includes a proposed 480-square-foot accessory structure for kennel use; an existing 80-square-foot accessory structure for kennel use; an existing dog playground area which is enclosed by an existing 6-foot-high chain-link fence; an existing patio cover (attached to the existing dwelling); and food and water troughs under the patio cover. The proposed Class II kennel will not be open to the public.

The project is proposed to be located on a 6.20-gross-acre lot with an existing single-family residential home on the north side of Via Abril, south and east of Calle Cielo, and west of Tenaja Road at 17370 Via Abril. There is a blue-line stream that runs through the middle of the property. To the west of the blue-line stream is an existing 6-foot-high chain link fence. The entire property is surrounded by a 5-foot-high white vinyl fence with wire mesh that includes grates for water flow at the north and south sections of the blue-line stream. Additionally, there are double entry gates.

The appeal application, staff reports, and memorandum documents provided at the Planning Director's hearings are attached hereto and incorporated herein by reference.

ISSUES OF POTENTIAL CONCERN:

The project was heard at the Planning Director's hearing on August 29, 2016. The Planning Director heard staff's recommendation of approval of the plot plan for a Class II Kennel. The applicant and speakers in favor of or in opposition to the project were heard and presentations given. The Planning Director kept the public hearing open and continued the project to September 26, 2016, to correct the CEQA noticing and provide further review of the project.

At the September 26th Planning Director's hearing, additional public comments and presentations were given by both the applicant and parties in favor of or in opposition to the project. The Planning Director heard testimony from the public and the applicant regarding fencing to ensure the dogs remain on the applicant's property. Based on the public testimony, the Planning Director modified the conditions of approval by changing one condition regarding caretaker or hired employee(s) and added three (3) new conditions of approval regarding additional fencing and yearly inspections by Code Enforcement and reports provided to Code Enforcement. With these modifications and additions, the Planning Director approved the project at the hearing. A Notice of Decision was provided to the applicant and appellant on

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

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10. EVERY. 2 PPA - 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 PLOT PLAN; 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 PLOT PLAN, 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 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,

PLOT PLAN:TRANSMITTED Case #: PP25922

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10. GENERAL CONDITIONS

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

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 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25922, Exhibit A dated May 16, 2016.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

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10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental Phone: (951)544-3170

Noise Study:"Noise Impact Analysis for Shadow Hysky Ranch, County of Riverside, California," February 23, 2016

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study,

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - NOISE STUDY (cont.) RECOMMND

PP25922 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated June 14, 2016 c/o Steve Uhlman (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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FLOOD RI DEPARTMENT

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Bluebeam Session ID: 758-082-423
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There is a natural watercourse that traverses the site and exits to the north. According to the Hydrology and Hydraulics Report dated October 3, 2005 for Parcel Map 32083 the natural watercourse has a tributary drainage area of 272 acres from the hills to south and east and a 100-year flowrate of 563 cubic feet per second. The 100-year floodplain limits for this watercourse along with a 50-foot erosion hazard setback from the limits from the floodplain limits are shown on the environmental constraint sheet that accompanied the final recorded map. The

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT (cont.) RECOMMND

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The existing improvements to the parcel are outside and setback from this watercourse. The kennel is intended to house and care for the property owners own personal dogs. The kennel will not be open to the public. There is an existing pre-manufactured shed that will be used as a dog house that is part of this proposal. No grading is proposed with this project.

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PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - COMPLY WITH ORD./CODES

RECOMMND

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MODIFIED AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

10.PLANNING. 2 PPA - COMPLY BUILDING & SAFETY

RECOMMND

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

10.PLANNING. 3 PPA - EXERCISE SPACE/SHELTER

RECOMMND

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

10.PLANNING. 4 PPA - 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.

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

10. PLANNING. 5 PPA - 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 shall contain a water basin for cleaning of food and water receptacles.

10. PLANNING. 6 PPA - ANIMAL CONFINEMENT RECOMMND

All dogs shall be maintained and confined in a house-type enclosure (the 480 square foot accessory structure) or the private residence between the hours of 8:00 p.m. and 7:00 a.m., except that the dogs may be allowed to relieve themselves with a supervised caretaker at 3:30 am per the site plans Exhibit A.

10. PLANNING. 7 PPA - CARETAKER RECOMMND

A caretaker or hired employee per the requirements as stated in the operations plan are required to be on the kennel premises twenty-four (24) hours a day, seven (7) days a weeks.

REVISED CONDITION AT DIRECTOR'S HEARING PER PLANNING DIRECTOR ON SEPTEMBER 26, 2016.

10. PLANNING. 8 PPA - THE KENNEL RECOMMND

The dogs shall be not housed or maintained in any area which is less than twenty feet from any property line and no closer than five feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises any number of dogs may be taken in to said dwelling house. The term dwelling house shall also include a barn, garage, or similar appurtenant structure or outbuilding.

10. PLANNING. 10 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

PLOT PLAN:TRANSMITTED Case #: PP25922

Parcel: 932-020-024

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

shall be subject to the revocation procedures.

10.PLANNING. 11 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

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10. GENERAL CONDITIONS

10.PLANNING. 12

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 13

PPA - REQUIRED KENNEL FENCING

RECOMMND

In accordance with Exhibit F, the applicant shall install a seven (7) foot high chain-link fence or comparable fence, as approved by the Planning Director, with opaque battens or wooden slats which will provide visual screening as well as security, preventing all dogs from entering the Blue Line stream area.

In accordance with Exhibit F, the applicant shall install a six (6) foot high chain-link fence or comparable fence, as approved by the Planning Director, with opaque battens or wooden slats along the perimeter of the west side of the property, running south to north, returning inward to the

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10. GENERAL CONDITIONS

10.PLANNING. 13 PPA - REQUIRED KENNEL FENCING (cont.) RECOMMND

east, connecting to the internal seven (7) foot high fence.

Final design of the proposed fencing shall be provided to the Planning Director or his designee for review and approval within sixty (60) days of the final approval of this plot plan. Within one hundred and eighty (180) days from the Planning Director's approval of the fencing, the applicant/property owner shall construct or install said fencing.

All fencing shall be designed to not block or restrict the water flow of the subject property.

MODIFIED AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

10.PLANNING. 14 PPA - BI-ANNUAL INSPECTION/RPT RECOMMND

The property owner(s) of the Class II Kennel shall allow for a bi-annual inspection by the Department of Animal Control Services and Code Enforcement Division to ensure said kennel is maintained and operational per the conditions of approval. The applicant/property owner(s) shall further provide an update and detailed operations report at the time of these inspections for Animal Control Services and Code Enforcement. Said report, at a minimum shall provide compliance updates in relation to the conditions of approval for the plot plan. The report shall be submitted and inspection completed bi-annually of each calendar year for the operational life of the Class II Kennel.

MODIFIED AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

10.PLANNING. 15 PPA - ANIMAL WASTE RECOMMND

All animal waste shall be disposed of daily, in a water tight and fly proof disposal bag or container and placed into the trash bins for the local waste service provider to haul away weekly.

ADDED CONDITION AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

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10. GENERAL CONDITIONS

10.PLANNING. 16 PPA - UNATTENDED DOGS ON SITE RECOMMND

No more than four (4) dogs may be outside the 480 square foot kennel enclosure or private residence when unattended. If the dogs are accompanied by the property owner(s) or designated caregiver(s), then there are no restrictions on the number of dogs that may be allowed outside on the subject property at the same time.

ADDED CONDITION AT THE PLANNING COMMISSIONERS HEARING ON JANUARY 18, 2017

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Via Abril since adequate right-of-way exists, per

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W (cont.) RECOMMND
PM 215/21-24.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

01/30/17
11:33

Riverside County LMS
CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

Otherwise, please submit required grading plan to the
Transportation Department, Plan Check Section, 8th Floor,
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant
shall comply with the County of Riverside Department of
Building and Safety "NO GRADING VERIFICATION" requirements.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - REQUIRED KENNEL FENCING RECOMMND

The required fencing shall be installed prior to final
inspection of the 480 square foot kennel accessory
structure.

MODIFIED AT THE PLANNING COMMISSIONERS HEARING ON JANUARY
18, 2017

September 29, 2016. The 10 day period for the Notice of Decision was between September 30, 2016 to October 11, 2016. On October 7, 2016, Scott Becker (the appellant) submitted an appeal.

The appeal application submitted by the appellant in opposition of the Class II Kennel approval cited the following reasons for the appeal:

1. The conditions of approval failed to require clearance from the Tenaja Community Services District which has already denied the application for violations of the property's Covenants, Conditions and Restrictions (CC&Rs).
2. A Class II Kennel is in direct conflict with the General Plan policies for the Santa Rosa Plateau which should guide land use decisions.
3. The Project was incorrectly categorically exempt from CEQA under Section 15301 and 15303. Section 15301 allows for an exemption for "existing uses" and the Class II Kennel is not an existing use.
4. Residents in the area testified as to problems with noise and the dogs howling.
5. Public safety regarding the type of dogs in the care of the applicants (huskies) deemed the fourth most dangerous animal based upon injuries or deaths to humans.
6. No hydrology studies regarding mitigation measures to address fecal and urine matter that will flow into the blue line stream that runs through the project property.
7. The definition of a Class II Kennel has been incorrectly applied to "personal dogs" which circumvents the County's limitation of four (4) per residential property.
8. Misrepresentation by the applicant of the project being a dog rescue operation under the guise of it being their own personal dogs so as to avoid complying with the County's requirements for a dog rescue operation.

Staff has the following responses to the reasons provided by the appellant:

1. The Tenaja Community Services District (TCSD) has no authority over land use determinations on properties within the County of Riverside, per Declaration of CC&Rs (parcels); TCSD Ordinance No. 1 of TCSD Establishing a Committee for the Enforcement of CC&Rs for Tracts within District Boundaries; and Memorandum dated April 16, 2001 regarding TCSD Basic Powers. The District has jurisdiction only over road improvements within their service area and workmanship or materials for structures per their Architectural Control Committee, per TCSD Architectural Control Committee (ACC) Plan Submittal requirements. Project opponents expressed concerns that the proposed Class II Kennel does not comply with applicable CC&Rs. The Project opponent referenced Section 18.1 of Ordinance No. 348, which provides that if any section of Ordinance No. 348 is in conflict with any other section thereof, or another County ordinance, then the more stringent requirements apply. Section 18.1 is not applicable to CC&Rs because private CC&Rs are not a County ordinance. CC&Rs are between private parties rather than between a governmental entity and a private party, and the County is not a party to the CC&Rs. Therefore, consistency with these private CC&Rs is a private property issue, and enforcement is done by the homeowners association, not the County of Riverside.

2. The General Plan's Rural Mountainous land use designation allows limited animal keeping and agricultural activities. Additionally, the Southwest Area Plan of the General Plan reiterates these uses in the Area Plan's Table 1: Land Use Designations Summary. A Class II Kennel is limited animal keeping, therefore, consistent with the subject site's land use designation.
3. As stated in the previous Planning Director's Staff Reports and this Appeal Staff Report for the Planning Commission, the project meets the requirements of the CEQA exemptions under State CEQA Guidelines sections 15301 & 15303. Also, that the Planning Director made findings that none of the exceptions in States CEQA Guidelines section 15300.2 apply. Please refer to items 15 thru 21 in this Appeal of Plot Plan No. 25922 Staff Report in regards to staff's finding for CEQA exemptions.

Note that the previous notice for the first Planning Director's hearing dated August 29, 2016 incorrectly stated the environmental determination sent out to property owners within a 1,600-foot-radius of the project site, as well as to those who requested notification by mail regarding the project. The original notice stated that a Mitigated Negative Declaration was being prepared. When the Planning Director's hearing was kept open for public comments and continued until September 26, 2016; noticing for that hearing was corrected to reflect an exemption from CEQA per sections 15301 and 15303. Noticing for this Appeal of Plot Plan No. 25922 was noticed for the same exemptions per CEQA.

4. The proposed project is located within the vicinity of a small number of other single family residences and vacant properties. There is an adjacent residential property directly to the east that is approximately 210 feet from the subject property and 380 feet northeast from the closest dog run and exercise area. This adjacent residence has equestrian-related activities on their property. To the south of Via Abril is another residence with equestrian-related activities (approximately 330 feet from the closest area of the subject property to which dogs have access). To the west there is a vacant parcel with permits issued for a dwelling to be constructed (approximately 960 feet from the closest are of the subject property to which dogs have access). And the parcel to the north is vacant. The project has been conditioned to include fencing with battens or wooden slats to assist in visual restriction and noise reduction. Also, Exhibit F (for fencing) denotes the area on the project site where the Class II Kennel will be located. Since Exhibit F shows no reason for kennel activity on the east side of the blue line stream, this restricts the kennel activity to just around the existing residence and the dog exercise and play areas on the west side of the blue line stream. This will restrict the dogs from interfacing with the existing equestrian property and provide a greater distance for any noise to travel.

The project must comply with Ordinance No. 847, which establishes countywide standards regulating noise. The project must also comply with Ordinance No. 878, which provides complaint procedures for noisy animals. In the past, one complaint has been made by a neighbor (case A15-036506 by Scott Becker), and an Animal Control hearing occurred on March 17, 2016. Based on the documented information provided by the Department of Animal Services and provided by the parties, as well as information presented by the testifying witnesses, Animal Control found that the owner's dogs should not be classified at this time as a public nuisance. It was emphasized that the hearing was strictly to determine whether the owner's dogs qualified as "noisy animals" as defined in Section 5 of Ordinance No. 878. A copy of the Animal Control hearing is provided within this Appeal Staff Report packet.

Included in the previous Planning Director's Staff Report and this Appeal Staff Report are the Noise Impact Analysis prepared by Roma Stromberg dated February 23, 2016 and a revised Noise Impact Analysis dated August 19, 2016.

To further address noise concerns, the following conditions of approval have been imposed on the project: (10 E. Health 1 and 10. Planning 6). The Environmental Health condition of approval requires the project to comply with Industrial Hygiene's recommendation that the dogs be kept indoors between the hours of 10 p.m. and 7 a.m. 7 days a week. The condition of approval (10 Planning 6) requires the dogs to be confined in a house-type enclosure between the hours of 8 p.m. and 7 a.m., except that the dogs may be allowed to relieve themselves with a supervised caretaker at 3:30 am. The applicant proposes to house the dogs within their private residence or within the 480 square foot accessory structure.

5. An existing double entry gate to the project site has been installed and, with the inclusion of the 6 or 7 foot high fencing with battens or wooden slats to be installed, further provides a restricted area for the kennel, and the height of the fencing should prevent the dogs from exiting the area perimeter of the kennel.
6. The California Department of Fish and Wildlife-Inland Desert Region (CFG) previously reviewed the Exhibit A for this project and had no further comments or concerns regarding the blue line stream and the kennel project. Further contact with the California Department of Fish and Wildlife regarding the restricted area on the west side of the blue line steam for the kennel and additional fencing resulted in no further comments from California Department of Fish and Wildlife regarding these revised conditions.
7. Ordinance No. 348 states that five (5) dogs or more requires a Class I Kennel, which allows up to 10 dogs on the project site. A Class II Kennel allows from 11 to 25 dogs on the project site. The term "personal dogs" as it pertains to this project is denoting that the project site is not being operated as a commercial dog kennel. There is no commercial parking for customers and no required road improvements for a commercial operation. Applicant states the dogs they have and want are for their own personal enjoyment.
8. The term rescue does not factor into the approval of this project since it is not a commercial operation being sought by the applicant. The applicant has stated previously that they assist people in inquiring dogs (huskies) for themselves by their non-profit organization. The non-profit organization is not run from the subject project site. The office location of the non-profit organization is 29997 Canyon Hills Suite 1603, Lake Elsinore, CA.

As of the date of both Planning Director hearings, the Planning Department received numerous inquiries, in writing, by email and by phone. All written correspondence provided for both hearings are included in this Appealed Staff Report packet. Staff will provide an update at the January 18th public hearing if additional correspondences are submitted regarding the project.

Planning Staff is recommending the Planning Commission deny the appeal and uphold the Planning Director's approval of Plot Plan No. 25922 based on the findings below:

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural: Rural Mountainous (R: RM) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Mountainous (R: RM) to the north, east, west, and south. |
| 3. Existing Zoning: | Residential Agricultural – 5 Acre Minimum (R-A-5) |
| 4. Surrounding Zoning: | Residential Agricultural – 5 Acre Minimum (R-A-5) to the north and east, Rural Residential (R-R) to |

- | | |
|----------------------------|--|
| | the south, and Residential Agricultural – 10 Acre Minimum (R-A-10) to the west. |
| 5. Existing Land Use: | Single family residence. |
| 6. Surrounding Land Use: | Single family residence with equestrian related activities to the east and south, vacant properties to the north and west; with said property to the west currently under construction for a dwelling. |
| 7. Project Data: | Total Acreage: 6.20 gross |
| 8. Environmental Concerns: | CEQA Exempt per State CEQA Guidelines sections 15301 and 15303 |

RECOMMENDATIONS:

DENY THE APPEAL of the Planning Director's decision on September 26, 2016, to approve Plot Plan No. 25922; and,

UPHOLD THE PLANNING DIRECTOR'S FINDING THAT PLOT PLAN NO. 25922 is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), based on the findings set forth in this staff report; and,

UPHOLD THE PLANNING DIRECTOR'S APPROVAL OF PLOT PLAN NO. 25922, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in this staff report.

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 has a General Plan Land Use designation of Rural: Rural Mountainous (R: RM), and it is located within the Southwest Area Plan within the First Supervisorial District.
2. The project site is surrounded by properties that have a General Plan Land Use designation of Rural: Rural Mountainous (R: RM).
3. The project site is surrounded by properties with a zoning classification of Residential Agricultural – 5 Acre Minimum (R-A-5) to the north and east, Rural Residential (R-R) to the south, and Residential Agricultural – 10 Acre Minimum (R-A-10) to the west.
4. The project site has a zoning classification of Residential Agricultural – 5 Acre Minimum (R-A-5).
5. Pursuant to Section 18.45.b.2. of Ordinance No. 348, a Class II Kennel (11 to 25 dogs) is allowed in the Residential Agricultural (R-A) zoning classification with an approved plot plan.
6. Section 18.45.c. of Ordinance No. 348 establishes the following development standards for Class II Kennels:
 - a. Class II Kennels must include a single family dwelling to be used by a live-in caretaker.
 - b. No parcel with a kennel may contain more than the maximum number of detached single family dwelling units permitted by the existing zoning on the property.

- c. Multi-family dwelling units and attached single family dwelling units are not permitted in conjunction with kennels.
 - d. The minimum lot size for a kennel in an agricultural, residential, rural or open space zone is one acre (gross).
 - e. The applicant must obtain and continuously maintain all necessary licenses from the Riverside County Health Department.
 - f. All kennels are subject to Ordinance No. 630 (Regulating the Keeping and Control of Dogs, Cats, and Other Animals and Providing for the Control and Suppression of Rabies), which requires dogs to have currently valid license tags and be vaccinated against rabies, among other requirements.
7. The project is consistent with the above-referenced development standards for the following reasons:
- a. The project site has a permitted residence (dwelling) on site that is used by a live-in caretaker (either by the applicants or two caregivers of the dogs).
 - b. There is only one detached single family dwelling unit onsite, within the maximum number allowed in the R-A zone. Three (3) type of dwelling units shall be allowed on a property that has a Class II Kennel; a single family dwelling, a second unit, and a guest quarters (with no cooking kitchen).
 - c. There are no multi-family dwelling units, attached single family dwelling units, or additional single family dwelling units on the project site.
 - d. The lot size of the project site is 6.20 gross acres, which well exceeds the minimum required 1-acre gross lot size.
 - e. Pursuant to Ordinance No. 630, the applicant has the ongoing requirement that all dogs must have obtained and continuously maintain all licensing necessary from the Riverside County Health Department, be vaccinated against rabies, and otherwise comply with all other provisions of that ordinance. All dogs onsite currently meet these requirements. Included in the staff report are copies of Vaccinations and Microchipping of the dogs from the applicants.
8. Section 18.30.c of Ordinance No. 348 provides that no plot plan shall be approved unless it complies with the following standards:
- a. The proposed use conforms to all requirements of the General Plan, with applicable State Law and Riverside County Ordinances.
 - b. The overall development of the land is designed for protection of the public health, safety, and general welfare. It conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties.
 - c. For all plot plans which permit the construction of more than one structure on a single legally divided parcel shall be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in such a manner that each building is located on a separate legally divided parcel.
9. The proposed project meets all of the requirements of Ordinance No. 348 section 18.30.c. in that:
- a. The proposed project involves a Class II Kennel for the keeping of 11-25 dogs which is consistent with the Rural: Rural Mountainous General Plan land use designation which allows, among others, single family residential uses and limited animal keeping. Therefore, the project is consistent with the General Plan.
 - b. The proposed project design includes an insulated 480 square foot accessory structure with sound proofing materials. There is an existing 6 foot high chain-link fence surrounding the rear of the residential dwelling and along the west bank of the blue-line stream that runs

through the middle of the property. Additionally, the property is surrounded by an existing 5 foot high white vinyl fence with mesh and includes a double entry gate to prevent the dogs from escaping the property. Per the added conditions from the Planning Director's hearing dated September 26, 2016; Exhibit F (for fencing) included in this Appeal Staff Report packet states that the chain-link fencing along the west bank of the existing blue-line stream will be increased in height to 7 feet tall with opaque battens or wooden slats and a 6 foot high chain-link fence will be constructed with opaque battens or wooden slats along the north section of the property line, west of the blue-line stream; down the east section of the property line and concluding to the south of the property line section until it meets with the 7 foot high chain-link fence at the west bank of the blue-line stream. The Exhibit F (for fencing) also restricts the location of the Class II Kennel to within said chain-link fence area and no use of the kennel will occur through or on the east bank of the blue-line stream. Condition of Approval (10 Planning 1) also requires compliance with all applicable County ordinances, State and Federal laws. Therefore, the project is designed for the protection of the public health, safety and general welfare. There are two Class I Kennels within the Tenaja area. Plot Plan No. 24937 was approved October 18, 2011 and Plot Plan No. 25921 was approved March 4, 2016. The latter, a Class I Kennel is 600 feet from the subject property. No complaints have been brought against that said kennel. The applicants have had up to 18 dogs on the proposed subject site since December of 2015 and only one (1) noise complaint filed (copies of the Animal Control hearing included in this report package). Therefore, the proposed project is compatible with the present and future logical development of the surrounding properties.

- c. Only one (1) accessory structure is to be constructed for this proposed use.
-
10. This project site is located within Criteria Cell No. 7101 of the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP") Boundary, and, as a result, is subject to Western Riverside County Regional Conservation Authority ("RCA") review. A Habitat Evaluation and Acquisition Negotiation Strategy ("HANS") application (No. HANS00413) was submitted to the County in accordance with Resolution No. 2013-111 and was reviewed by the County and RCA. The project site and Criteria Cell No. 7101 are located in Cell Group 'O.' The MSHCP criteria calls for 30-40% conservation in the northern portion of Cell Group 'O.' This parcel is located in the southern portion of Cell Group 'O'. For that reason, the County has determined, and RCA has confirmed, that no portion of the project site is required to be conserved. The project site does however have a blue-line stream that runs through the middle of the parcel, which was delineated in 2004. The riparian drainage must be avoided, as indicated in the Environmental Constraint Sheet (ECS) on the property. This project fulfills those requirements. The riparian drainage area is fenced off by a 5 foot high white vinyl fence with wire mesh running parallel to the blue-line stream, and none of the uses proposed under this project are within the riparian drainage area.
 11. Existing on the project site are two (2), 5000 gallon water tanks for fire protection and suppression, and the proposed project has received clearance through the Riverside County Fire Department.
 12. All persons within the County of Riverside that keep and control dogs, including those with Class II Kennels, are required to comply with Ordinance No. 630, including Section 14 (Stray or Barking Dogs) and Section 23 (Public Nuisance). Among other provisions, Ordinance No. 630 forbids persons in charge of dogs from allowing stray or barking dogs. To the extent problems arise from any of the dogs that are housed at the proposed Class II Kennel, Ordinance No. 630 provides procedures and remedies for ameliorating such problems. The dogs located at the proposed

project location are current in their licensing and vaccinations. Copies of licensing and vaccinations have been included in the Staff Report package.

13. The Environmental Health Department review of the Noise Impact Analysis submitted for this project recommends that all dogs be housed indoors between the hours of 10:00 p.m. and 7:00 a.m. Planning has conditioned the project regarding Animal Confinement (10 Planning 6) to further address the noise concerns by requiring that all dogs shall be maintained and confined in a house-type enclosure (the 480 square foot accessory structure) or the private residence between the hours of 8:00 p.m. and 7:00 a.m., except that the dogs may be allowed to relieve themselves with a supervised caretaker at 3:30 am per the site plans Exhibit A. Included in the staff report package is a copy of the daily schedule and mission statement for the proposed project.
14. A Determination made by Animal Control Services per a hearing dated March 17, 2016 cited at this time the existing dogs owned by the applicants are not a public nuisance. It was emphasized that the hearing was strictly to determine whether the dogs are “noisy animals” as defined in Section 5 of Ordinance 878.
15. This project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.
 - a. Section 15301 under State CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing 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. Under subsection (e), this includes additions to existing structures that will not result in an increase of 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less.
 - b. The proposed Class II Kennel includes the permitting of an existing 80-square-foot accessory structure for kennel use; an existing dog playground area which is enclosed by an existing 6-foot-high chain-link fence; an existing 520 square-foot patio cover attached to the existing 2,818 square-foot dwelling; and food and water troughs under the patio cover. There are no alterations proposed to the existing 80-square-foot accessory structure, the existing dog playground area including fence, existing patio cover, or the food and water troughs. These will continue to be used as they are currently being used, they would merely be permitted upon approval of Plot Plan No. 25922. Therefore, they are covered by the Class 1 exemption.
 - c. Section 15303(e) under State CEQA Guidelines exempts the 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.
 - d. The project also proposes new construction and location of a single, new 480-square-foot accessory structure for kennel uses. The 480-square-foot structure is appurtenant to the existing single family residence. The proposed 480-square-foot accessory structure is approximately the same size as a two-car garage, an explicitly exempt structure under State CEQA Guidelines section 15303(e). It is much smaller in square footage than other uses that are also explicitly exempt under State CEQA Guidelines section 15303(c). Therefore, it is exempt under the Class 3 exemption.

-
- e. None of the exceptions under State CEQA Guidelines section 15300.2 apply. There is no designated, precisely mapped, or officially adopted environmental resource of hazardous or critical concern on the project site or in the project area. Because of its distance from other uses and the few other projects in the area, there are no cumulative impacts that would result from this project. There are no unusual circumstances that will lead the project to have a significant impact on the environment in terms of land use and zoning compatibility. The R:RM land use designation encourages preserving large lots and limited animal keeping. Additionally, the zoning ordinance allows the keeping of horses, farm or establishments for the selective or experimental breeding and raising of farm stock or animals and the keeping or raising of mature female crowing fowl. As a result, it is not unusual for this area to see a variety of animals being kept on properties. In addition, kennels and catteries, including Class II kennels, are a permitted use in the relevant zone with a plot plan on lots larger than one acre. At over 6 acres, the lot in question is significantly larger than the minimum required for this use.
 - f. There are no scenic resources onsite that will be damaged or that are within a highway officially designated as a state scenic highway. The project site has not been designated a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.
16. There are no impacts as a result of this project that could affect the Santa Rosa Plateau Ecological Reserve as the kennel property is fully fenced, located approximately four (4) miles away and located over 200 feet way from a conservation area which is not an established wildlife corridor. The added condition of approval by the Planning Director regarding additional fencing of 6 feet in height along the north perimeter property line of the subject property and 7 feet in height east of the blue-line stream running through the subject property; all including the insert of wooden slats or battens will help prevent the dogs from climbing over the fences and keep them secluded in the project area of the kennel.
 17. The 480-square-foot accessory structure for kennel use is in concurrent processing with the Building Department under building permit BAS150253.

CONCLUSIONS:

1. The proposed project is consistent with the General Plan land use designation of Rural: Rural Mountainous (R: RM) and the Residential Agricultural – 5 Acre Minimum (R-A-5) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
2. The public's health, safety, and general welfare are protected through project design.
3. The proposed project is compatible with the present and future logical development of the area.
4. The proposed project will not have a significant effect on the environment.
5. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

1. Attached to this report are emails, letters, and other documents in opposition to and in support of this proposed Class II Kennel project.
2. The project site is **not** located within:

- a. A city sphere of influence; or
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
 - d. A Parks and Recreation District; or
 - e. A liquefaction area; or
 - f. Half-mile of a fault line or zone.
3. The project site is located within:
- a. The Southwest Area Plan; and
 - b. The Tenaja Community Service District; and
 - c. The WRCMSHCP; and
 - d. The boundaries of Murrieta Valley Unified School District; and
 - e. San Juan Watershed; and
 - f. A high fire and State Responsibility Area.
4. The subject site is currently designated as Assessor's Parcel Number 932-020-024



DIRECTOR'S HEARING REPORT OF ACTIONS SEPTEMBER 26, 2016

1.0 CONSENT CALENDAR:

1.1 NONE

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

- 2.1 **PLOT PLAN NO. 25779** – Intent to Adopt a Mitigated Negative Declaration – Applicant/Engineer Representative: SAC Wireless – Owner: Wildrose Ridge, Roland Clark – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25–0.60 FAR), Community Development: Light Industrial (CD:LI) (0.25–0.60 FAR), and Open Space: Mineral Resources (OS-MIN) – Location: Southeasterly of Stellar Court, northwesterly of Dawson Canyon and easterly of Interstate 15 and Knabe Road – Zoning: Wildrose Specific Plan, Planning Area III-4 (SP176 PAIII-4) – **REQUEST:** Propose to permit a wireless telecommunication facility that will be disguised as a pine tree consisting of a 60 foot tall monopole, twelve (12) panel antennas, one (1) microwave dish, two (2) fiber demarcation boxes, twelve (12) RRUs, two (2) equipment cabinets, one (1) DC generator, and two (2) GPS antennas within an enclosed 576 sq. ft. lease area. Continued from August 22, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rctlma.org.
- Staff Report Recommendation:
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and,
APPROVAL OF THE PLOT PLAN.**
- Staff's Recommendation:
**ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and,
APPROVAL OF THE PLOT PLAN.**
- Planning Director's Action:
**ADOPTED A MITIGATED NEGATIVE DECLARATION; and,
APPROVED THE PLOT PLAN.**
- 2.2 **PLOT PLAN NO. 25922** – CEQA Exempt per Section 15301 and 15303 – Applicant: Timothy & Elizabeth McVicker – Engineer/Representative: Southland Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountain (R:RM) (10 Acre Minimum) – Location: Northerly of Via Abril, westerly of Tenaja Rd., and southerly and easterly of Calle Cielo – 6.20 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) **REQUEST:** Propose to establish a Class II Kennel to house and care for the property owners' own personal dogs. There are currently 18 dogs at this location. A Class II Kennel allows between 11 to 25 dogs. The project includes a proposed 480 sq. ft. accessory structure for kennel use; an existing
- Staff Report Recommendation:
**FIND THE PLOT PLAN EXEMPT FROM CEQA EXEMPT; and,
APPROVAL OF THE PLOT PLAN.**
- Staff's Recommendation:
**FIND THE PLOT PLAN EXEMPT FROM CEQA EXEMPT; and,
APPROVAL OF THE PLOT PLAN.**
- Planning Director's Action:
**FOUND THE PLOT PLAN EXEMPT FROM CEQA EXEMPT; and,
APPROVED THE PLOT PLAN with modifications and additions to the Conditions of Approval.**

80 sq. ft. accessory structure for kennel use; an existing dog playground area which is enclosed by an existing 6-foot-high chain-link fence; an existing patio cover (attached to the existing dwelling); and food and water troughs under the patio cover. The proposed Class II Kennel will not be open to the public. Continued from August 29, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 PLOT PLAN NO. 25796** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Garner Valley Property Owners Association – Third Supervisorial District – Garner Valley Zoning District – REMAP Area Plan – Land Use Designation: Open Space: Conservation (OS:C) – Location: Southerly of Pathfinder Road, northerly of San Vito Circle, and easterly of Devil’s Ladder Road – Zoning: Open Area Combining Zone – Residential Developments (R-5) – **REQUEST:** Permit the construction of a wireless facility disguised as a pine tree that will include eight (8) panel antennas, eight (8) Radio Repeating Units, one (1) microwave dish, and two (2) surge protectors attached to a 50 foot tall monopole. The proposed project also includes two (2) equipment cabinets, one (1) backup generator, and two (2) Global Positioning System antennas within an enclosed 675 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

Staff Report Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Staff’s Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Planning Director’s Action:
ADOPTED A MITIGATED NEGATIVE DECLARATION; and APPROVED THE PLOT PLAN.

- 3.2 PLOT PLAN NO. 25878** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (0.5 Acre Minimum) – Location: Southerly of Blackburn Road, westerly of Vista del Lago Road, northerly of El Sobrante Road, and easterly of McAllister Street – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Proposes to permit the construction of a wireless facility disguised as a palm tree that will include twelve (12) panel antennas, twelve (12) Radio Repeating Units, two (2)

Staff Report Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Staff’s Recommendation:
ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and APPROVAL OF THE PLOT PLAN.

Planning Director’s Action:
CONTINUED TO OCTOBER 24, 2016.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, ACIP
Planning Director

September 29, 2016

Timothy & Elizabeth McVicker
17370 Via Abril
Murrieta, CA 92562

Southland Engineering
2200 Business Way Suite 100
Riverside, CA 92501
Attn: Lisa Merritt

RE: Plot Plan No. 25922 (Class II Kennel for 11 to 25 dogs)
CEQA Exempt
Regional Team: Riverside

On September 26, 2016, the **Riverside County Planning Director** approved the above referenced case.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Final Conditions will be sent following the close of the appeal period, if no appeal is filed.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss, AICP, Planning Director



Tim Wheeler, Urban Regional Planner III

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

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 16-323836

State Clearinghouse # (if applicable): _____

Lead Agency: COUNTY PLANNING Date: 09/28/2016

County Agency of Filing: RIVERSIDE Document No: E-201601082

Project Title: PLOT PLAN 25922 / EA 42860

Project Applicant Name: RIVERSIDE COUNTY PLANNING Phone Number: (951) 955-6060

Project Applicant Address: 4080 LEMON STREET, RIVERSIDE, CA 92502

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee _____ \$50.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
 - Project that is exempt from fees (Notice of Exemption)

Total Received _____ \$50.00

Signature and title of person receiving payment:



Deputy _____

Notes: