

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



ITEM
21.3
(ID # 9282)

MEETING DATE:
Tuesday, June 4, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 1800011, CONDITIONAL USE PERMIT NO. 02565 REVISION NO. 3, and finding of CEQA EXEMPT PURSUANT TO SECTIONS 15301 (EXISTING FACILITIES) AND 15061(b)(3) (COMMON SENSE EXEMPTION). Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc., Marten Anderson – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R: RR) – Zoning: Mineral Resources (MR) Location: North of La Huerta Road, south of Ruth Lane, east of Juniper Flats Road, and West of Minton Road – 1.56 Acres — Request: The Change of Zone No. 1800011 proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone, Conditional Use Permit No. 02565R3 is a proposal to renew the existing Conditional Use Permit for the Homeland Pet Hotel located at 24750 Juniper Flats Road. The Conditional Use Permit was originally approved in 1982 and has been renewed every ten years. The expiration date of the current conditional use permit was July 1, 2018. There are no code violations existing on the site. APN: 457-030-013. District 5. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on page 2


ACTION:Policy


Charissa Leach, Assistant TLMA Director 5/24/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4910 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 4, 2019
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions set forth herein;

APPROVE CHANGE OF ZONE NO. 1800011 based upon the findings and conclusions provided in this staff report;

ADOPT ORDINANCE NO. 348.4910 amending the zoning in the Homeland Area shown on Map No. 2.2440 Change of Zone No. 1800011 attached hereto and incorporated herein by reference; and

APPROVE CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Change of Zone No. 1800011 proposes to modify the existing zoning classification of Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone and Conditional Use Permit No. 2565R3 is revision No. 3 to CUP No. 2565 which will remove Conditions of Approval 20. Planning. 2, eliminating the life of the CUP (herein identified as the "project" or "Project"). The Conditional Use Permit allows for limited veterinarian services and the keeping of no more than 56 dogs and no more than 50 cats. No construction or grading are proposed; the Project site will not be expanded; and the use of the site will not increase in intensity and will remain as it has been for approximately 36 years.

This proposed Project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 since the Project is an ongoing facility and Project approval will not expand the use of the site beyond existing operations. The Project is also exempt pursuant to State CEQA Guidelines Section 15061(b)(3), as this Project is subject to the general rule that CEQA applies only to those projects that have the potential for causing a significant effect on the environment.

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

The Project site is located north of La Huerta Road, south of Ruth Lane, east of Juniper Flats Road, and west of Minton Road and is comprised of 1.57 acres.

The Planning Commission heard the project on February 20, 2019. There was no public testimony speaking in favor of or in opposition to the Project. The Planning Commission closed the public hearing and recommended approval with a 4-0 vote (Commissioner Ruthanne Taylor Berger was absent).

Impact on Residents and Businesses

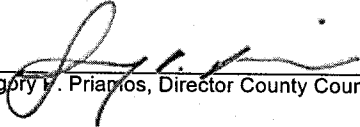
The impacts of this project have been evaluated through the environmental review and public hearing process. Approval of the project will not result in impacts to residents or businesses.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. ORDINANCE NO. 348.4910**
- B. PLANNING COMMISSION STAFF REPORT**
- C. PLANNING COMMISSION MINUTES**



Gregory V. Priamos, Director County Counsel 5/24/2019

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 4, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

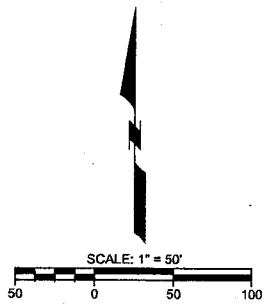
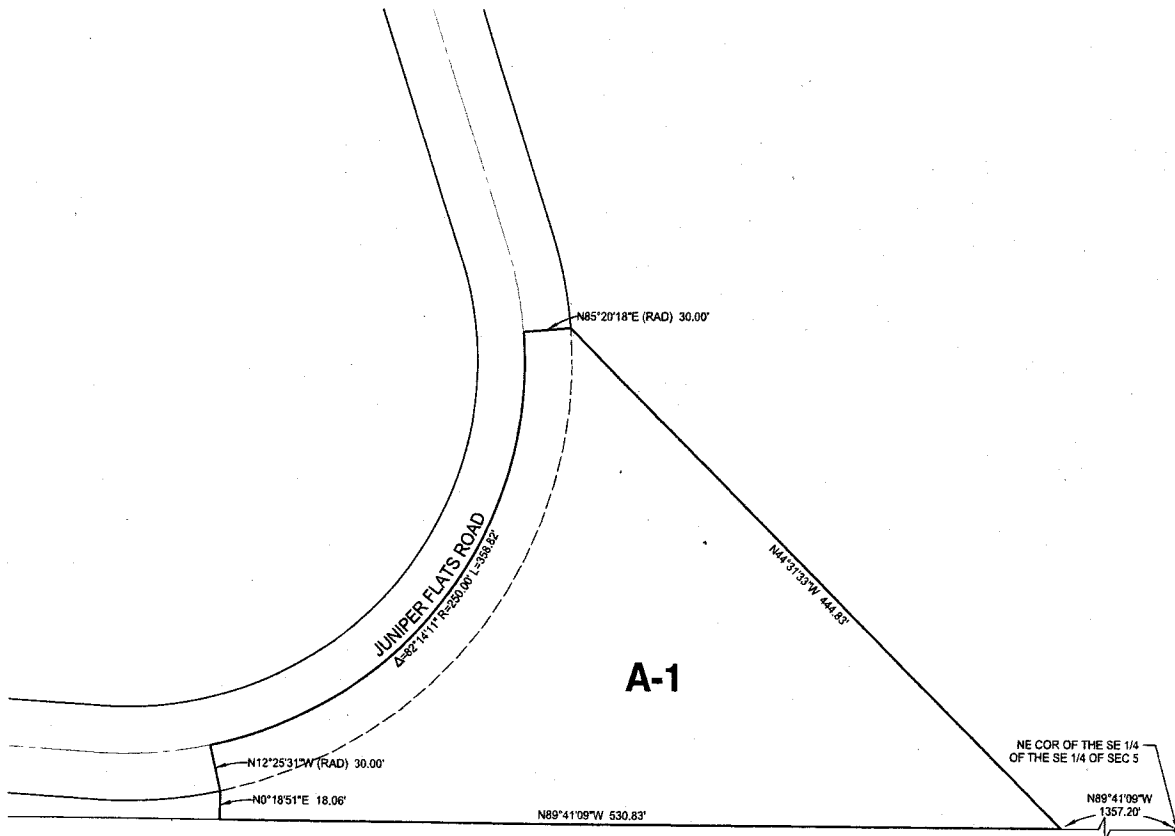
AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: June 4, 2019

KECIA R. HARPER
Clerk of the Board
BY: *Karen Dayton*
Deputy

SEAL

**HOMELAND AREA
SEC. 5, T.5S., R.2W., S.B.B.&M.**



A-1 LIGHT AGRICULTURE

MAP NO. 2.2440
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE 348
CHANGE OF ZONE CASE NO. 1800011
ADOPTED BY ORDINANCE NO. 348.4910
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

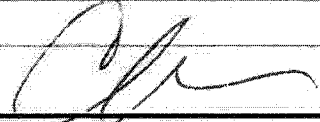
Agenda Item No.

4.4

Planning Commission Hearing: February 20, 2019

PROPOSED PROJECT

Case Number(s):	CZ 1800011 and CUP No. 2565R03	Applicant(s):	Al Stollenberg
CEQA Exempt	15061(b)(3) and 15301		
Area Plan:	Lakeview/Nuevo	Representative(s):	MTHE Engineering Inc., Marten Anderson
Zoning Area/District:	Homeland Area		
Supervisory District:	Fifth District		
Project Planner:	Deborah Bradford		
Project APN(s):	457-030-013		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The **Change of Zone No. 1800011** proposes to modify the existing zoning classification of Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone and **Conditional Use Permit No. 2565R3** is revision No. 3 to CUP No. 2565 which will remove Conditions of Approval 20. Planning, 2, eliminating the life of the CUP (herein identified as the "project" or "Project").

The Project site is located north of La Huerta Road, south of Ruth Lane, east of Juniper Flats Road, and west of Minton Road and is comprised of 1.57 acres. APN's: 457-030-013.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b) (3) (Common Sense Exemption) based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800011 based upon the findings and conclusions provided in this staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3., subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural: Rural Residential, (R: RR)
East:	Open Space: Mineral Resources (OS: MR)
South:	Open Space: Mineral Resources (OS: MR)
West:	Rural: Rural Residential, (R: RR)
Existing Zoning Classification:	Mineral Resources (M-R)
Proposed Zoning Classification:	Light Agriculture (A-1)
Surrounding Zoning Classifications	
North:	Mineral Resources (M-R) and Residential Agricultural, 5-acre lot minimum (R-A-5)
East:	Mineral Resources (M-R)
South:	Mineral Resources (M-R)
West:	Residential Agricultural, 5-acre lot minimum (R-A-5)
Existing Use:	Homeland Pet Hotel
Surrounding Uses	
North:	Vacant land, scattered residential uses, and gravel quarry
South:	Vacant land and gravel quarry
East:	Gravel quarry
West:	Scattered residential and vacant land.

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	1.57 acres	
Floor Area Ratio:	N/A	
Building Height (FT):	Pet Hotel – 12 feet Mobile Home – 11 feet	

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Pet Hotel	3,328 square feet	1space/300 sq. ft. of gross floor area	11	17
Mobile Home	1,938 square feet	2 spaces	2	2
TOTAL:				19

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland, #146, Lighting and Library
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High in an SRA.
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially in SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

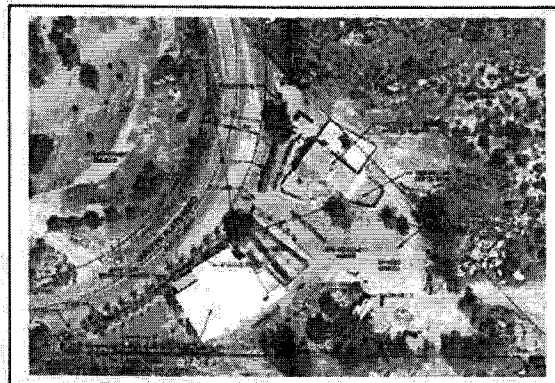


Figure 1: Aerial of Project Site

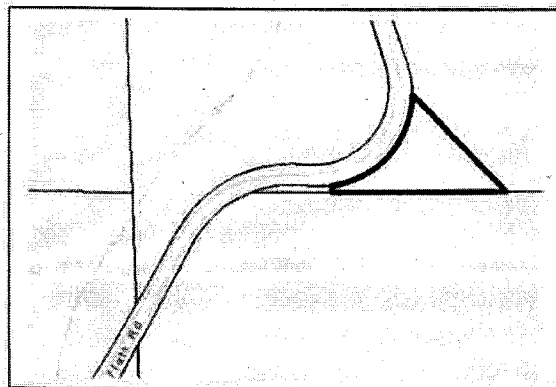


Figure 2: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Conditional Use Permit No. 2565 was approved on April 13, 1982 by the Board of Supervisors. The Conditional Use Permit was to allow for the operation of a dog kennel and cattery, a caretakers living unit and the performance of limited veterinarian functions. The life of the permit was for ten (10) years.

On September 29, 1992 the Board of Supervisors extended the life of the CUP Revision No. 1 for ten (10) years, to September 29, 2002.

On April 8, 2003 the Board of Supervisors extended the life of Conditional Use Permit No. 2 for fifteen (15) years to expire on July 1, 2018.

Applications for Conditional Use Permit (CUP) No. 2565R03 were submitted to the County of Riverside on April 23, 2018. The conditional use permit is revision No. 3 to CUP No. 2565 which will remove Conditions of Approval 20. Planning. 2, eliminating the life of the CUP. The applicant submitted the application for renewal prior to the expiration date of July 1, 2018.

The applicant is proposing a change of zone from the Mineral-Resources (M-R) zoning classification to Light Agriculture (A-1). The A-1 zoning classification allows for Class IV kennels/catteries subject to a Conditional Use Permit and will result in the existing facility to no longer be considered a non-conforming use.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed Project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 since the Project is an ongoing facility and Project approval will not expand the use of the site beyond existing operations. The Project is also exempt pursuant to State CEQA Guidelines Section 15061 (b)(3), as this Project is subject to the general rule that CEQA applies

only to those projects that have the potential for causing a significant effect on the environment. The proposed Project is for the renewal of a conditional use permit that has been in effect since 1982 and for a Change of Zone from Mineral Resources (M-R) to Light Agriculture (A-1). No construction or grading are proposed; the Project site will not be expanded; and the use of the site will not increase in intensity and will remain as it has been for approximately 36 years.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR).
2. The Project site has a Zoning Classification of Mineral Resources (M-R), which does not allow for the operation of kennels or catteries. Therefore, the applicant is proposing a Change of Zone to Light Agriculture (A-1) which will be consistent with the General Plan's land use designation of Rural Residential which allows for limited animal keeping.
3. The proposed use, a Class IV kennel and cattery (Homeland Pet Hotel) is a non-conforming use within the M-R zoning classification. However, the applicant is requesting a change of zone from the Mineral Resources (M-R) to Light Agriculture (A-1) which allows for a Class IV kennels or cattery subject to a Conditional Use Permit. The change of zone will result in the existing facility to no longer be considered a non-conforming use.

Change of Zone Findings:

4. Change of Zone No. 1800011 is a proposal to change the Project site's Zoning Classification from Mineral Resources (M-R) to Light Agriculture (A-1) and is consistent with the General Plan for the following reasons:
5. The proposed change of zone to the Light Agriculture (A-1) zoning classification allows for the operation of Class IV kennel and catteries subject to a conditional use permit. The General Plan Land Use Designation of Rural: Rural Residential (R: RR) allows for limited animal keeping, agriculture uses, recreational uses, compatible resource development, and associated uses and governmental uses. The Project site is located within the special community of Juniper Flats which is a rural residential community tucked away close to the Lakeview Mountains. The continued use of the Project site as a class IV dog kennel and cattery, which does not include new construction or an increase in the existing use fits in with the rural lifestyle and environmental setting of the community due to the single-story non-view obstructing structure. As you approach the Homeland Pet Hotel traveling east or west along Juniper Flats Road, the building is difficult to see due to the wooden fencing and palm trees located along the frontage of the site further enhancing the "unique community identity" as stated in Community Design Principle IV B-1 as well as the Vision Statement of the Riverside County General Plan that the County is a "family of special communities in a remarkable environmental setting".

6. The proposed Project is compatible with surrounding land uses, as the surrounding land use consist of a gravel quarry and scattered residential development on large lots with limited agricultural uses and animal keeping. Therefore, the continued operation of the dog kennel and cattery will not result in an incompatibility of uses within the Project vicinity.

Conditional Use Permit Findings:

7. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
8. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because, conditions of approval have been applied to the Project to ensure that any potential violations in regards to noise standards, fire safety, flood hazards, building code requirements, licensing requirements, and animal health and safety will be adhered to and monitored. Riverside County Animal Services has stated no issues have ever been reported and the facility is very clean and organized.
9. The proposed use conforms to the logical development of the land because the General Plan, specifically the Lakeview/Nuevo Area Plan encourages a variety of uses within the Rural Residential land use designation which are considered compatible with the existing and future development of the area. Development in the Project vicinity is comprised of scattered residential development on large lots, a quarry and the Homeland Pet Hotel. Because residential uses are scattered throughout the area and animal keeping is encouraged, the continued use would conform to the existing and future development of the area.

Development Standards Findings:

10. The proposed zoning classification for the subject site is Light Agriculture (A-1) which allows for the operation of Class IV kennels and catteries subject to a conditional use permit as stated in Section 18.45 of Ordinance No. 348. The proposed Project as existing is consistent with the Development Standards of the A-1 zoning classification stated below:
 - a. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use, except for uses listed in Section 13.1.B.1, 2, 3, 4, and 5. Because the Project is for a Class IV kennel and cattery the lot size is required to be one gross acre in size. The Project site is located on 1.56 acre. Therefore, the proposed Project is consistent with the lot size development standard.
 - b. Minimum setback requirements are, 20 feet for the front yard, five feet for the side yard, and ten feet for the rear yard. Currently, the front yard setback in not in conformance with the required 20 foot setback and encroaches approximately 4 feet into the required setback. To obtain consistency with the A-1 zoning classification the applicant obtained a Setback Adjustment from the Planning Director on January 15, 2019 to allow for this encroachment. Therefore, with the approved Setback Adjustment, the Project now complies with this front yard setback development standard. The Project complies with all other setback requirements.

- c. No building or structures shall exceed fifty (50') in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. The Homeland Pet Hotel is approximately twelve feet (12') in height and the caretaker's residence is approximately eleven feet (11') in height. Therefore, the Project complies with this development standard.
- d. Animals on existing lots less than 100 feet in width shall be kept a minimum of 100 feet from the principal street frontage. The Project's lot is triangular in shape, and the width taken from the center of the lot exceeds 100 feet. Therefore, the Project complies with this development standard.
- e. Parking has been provided and is consistent with Section 18.12 of Ordinance No. 348. Thirteen (13) parking spaces are required. Eleven (11) spaces for the facility and two (2) spaces for the caretaker's residence. Nineteen (19) spaces have been provided. Therefore, the Project complies with this development standard.

Class IV kennels and catteries are permitted in the A-1 zone subject to the following Development Standards as stated in Section 18.45 of Ordinance No. 348:

- a. A Class IV kennel is allowed to keep 41 or more dogs and a Class IV cattery is allowed to keep 41 or more cats. The number of dogs permitted pursuant to the subject conditional use permit is no more than 56 dogs and no more than 50 cats. The Project complies with this development standard.
- b. No parcel with a kennel or cattery shall contain more than the maximum number of detached single family units permitted by the existing zoning on the property. One caretaker's residence (mobile home) is located on the Project site. The A-1 zoning classification allows for the development of one-single family residence. Therefore, the Project complies with this development standard.
- c. The minimum lot size of a kennel/cattery in an agricultural zone is one acre (gross). The Project site is comprised of 1.56 acres. Therefore, the Project complies with this development standard.
- d. The applicant shall obtain and continuously maintain all necessary licenses from the Riverside County Health Department. Condition of approval 10. E. Health 1 and 2 already in effect, states that no permit is required from the Hazardous Material Division and that the Hazardous Material Division has the right to regulate the business in accordance with applicable County Ordinances. Therefore, the Project complies with this development standard.
- e. All kennels and catteries are subject to the provisions of County Ordinance No. 630, which requires the licensing and vaccination of dogs and cats as well as the licensing of the kennel/cattery facility. Condition of approval 10. Planning 38 already in effect requires compliance with Ordinance No. 630. In addition, email correspondence on July 23, 2018 with staff from Animal Services stated that they have never had any issues with this kennel and that it is always clean and organized. Therefore, the Project complies with this development standard.

Other Findings:

11. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

Fire Findings:

12. The Project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. The proposed Project has been designed so that continued operation of the existing facility is in compliance with sections 4290 and 4291 of the Public Resources Code by the incorporation of requirements as they pertain to fire flow, fire hydrants, installation of portable fire extinguishers, blue retroreflective markers, rapid entry gate system, fire lanes, and turning radius dimensions.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the Project site is located adjacent to Juniper Flats Road. Adequate accessibility to the Project site will be available for all emergency service vehicles.

Conclusion:

13. The proposed change of zone would not be detrimental to the health, safety or general welfare of the community because the Project is not an expansion of the existing facility or a change in use. No new construction will occur. The change of zone will result in the existing facility to no longer be considered a nonconforming use. Conditions of approval such as, available access for emergency vehicles, location of fire hydrants, blue retroreflective markers, set back requirements and compliance with the California building code will ensure that the health, safety and general welfare of the occupants of the Project site and surrounding residents will be maintained. The Project will not result in any environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no new construction or expansion of the existing facility is proposed. The proposed Project has been found to be exempt from State CEQA Guidelines Section 15061 (b)(3), under the Common Sense exemption, with the determination that there is no possibility that the activity in question may have a significant effect on the environment as the Project will merely continue to operate as it has since its

original approval in 1982. Additionally, the Project is also exempt from CEQA Guidelines Section 15301 since the Project is an ongoing facility and Project approval will not expand the use of the site beyond existing operations. Therefore, the change of zone will not result in any damage to the environment or the injury to any fish, wildlife, or habitat.

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed Project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800011 CUP02565R03
VICINITY/POLICY AREAS**

Supervisor: Ashley
District 5

Date Drawn: 05/25/2018
Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2009, the County of Riverside stopped a prior General Plan and replaced it with the 2009 General Plan. The 2009 General Plan may contain different uses of land than those provided for under existing zoning. For further information, please contact the Riverside County Planning Department at Riverside at (951) 940-1100. (Riverside County) or in San Bern Co at (760) 340-4477 (San Bern County) or website: www.riversidecounty.net

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800011 CUP02565R03

Supervisor: Ashley
District 5

Date Drawn: 05/25/2018

LAND USE

Exhibit 1



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)925-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.usdnet.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

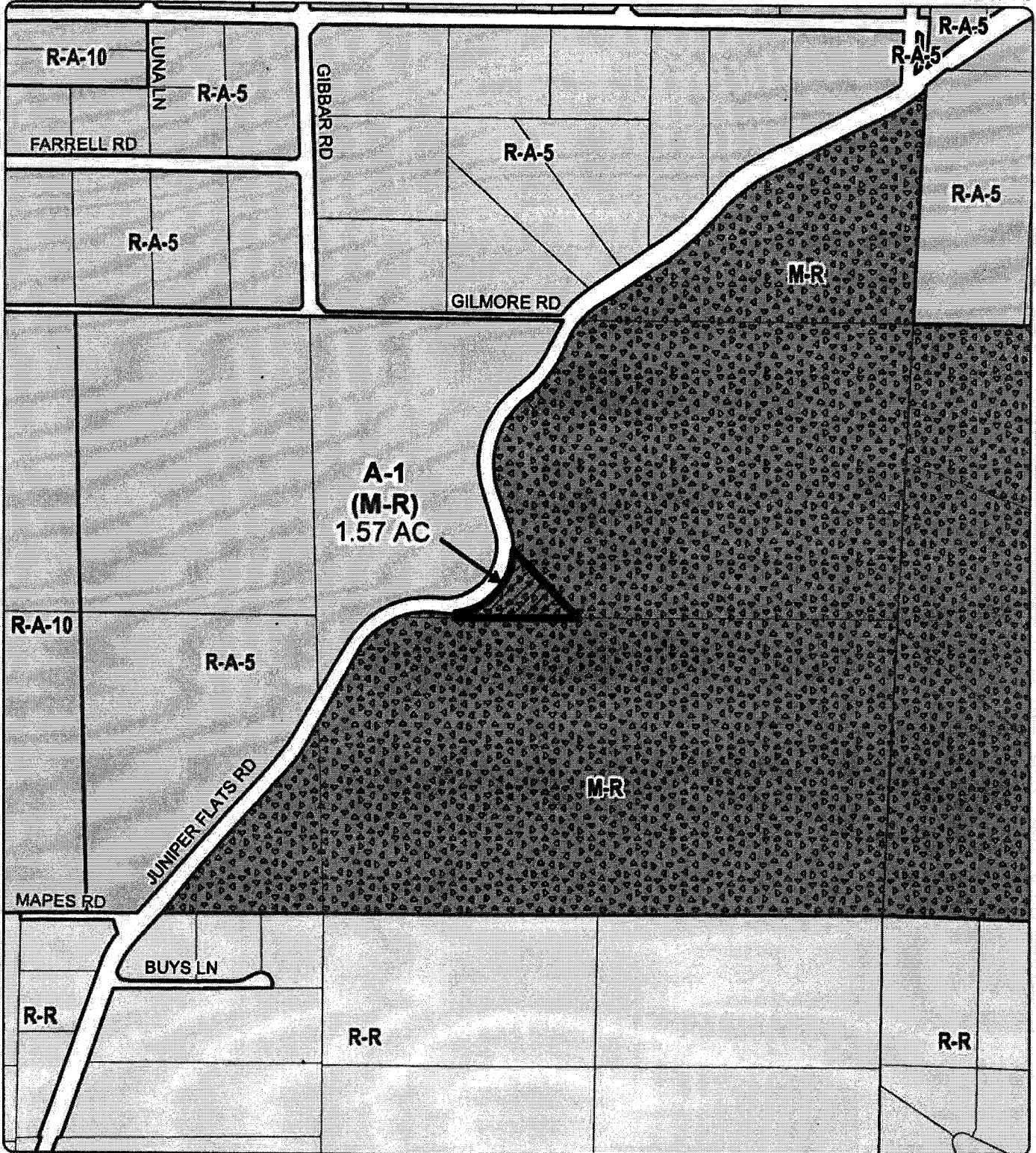
CZ1800011 CUP02565R03

PROPOSED ZONING

Date Drawn: 05/25/2018

Exhibit 3

Supervisor: Ashley
District 5



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)953-6277 (Eastern County) or Website <http://planning.ctba.ca.gov>

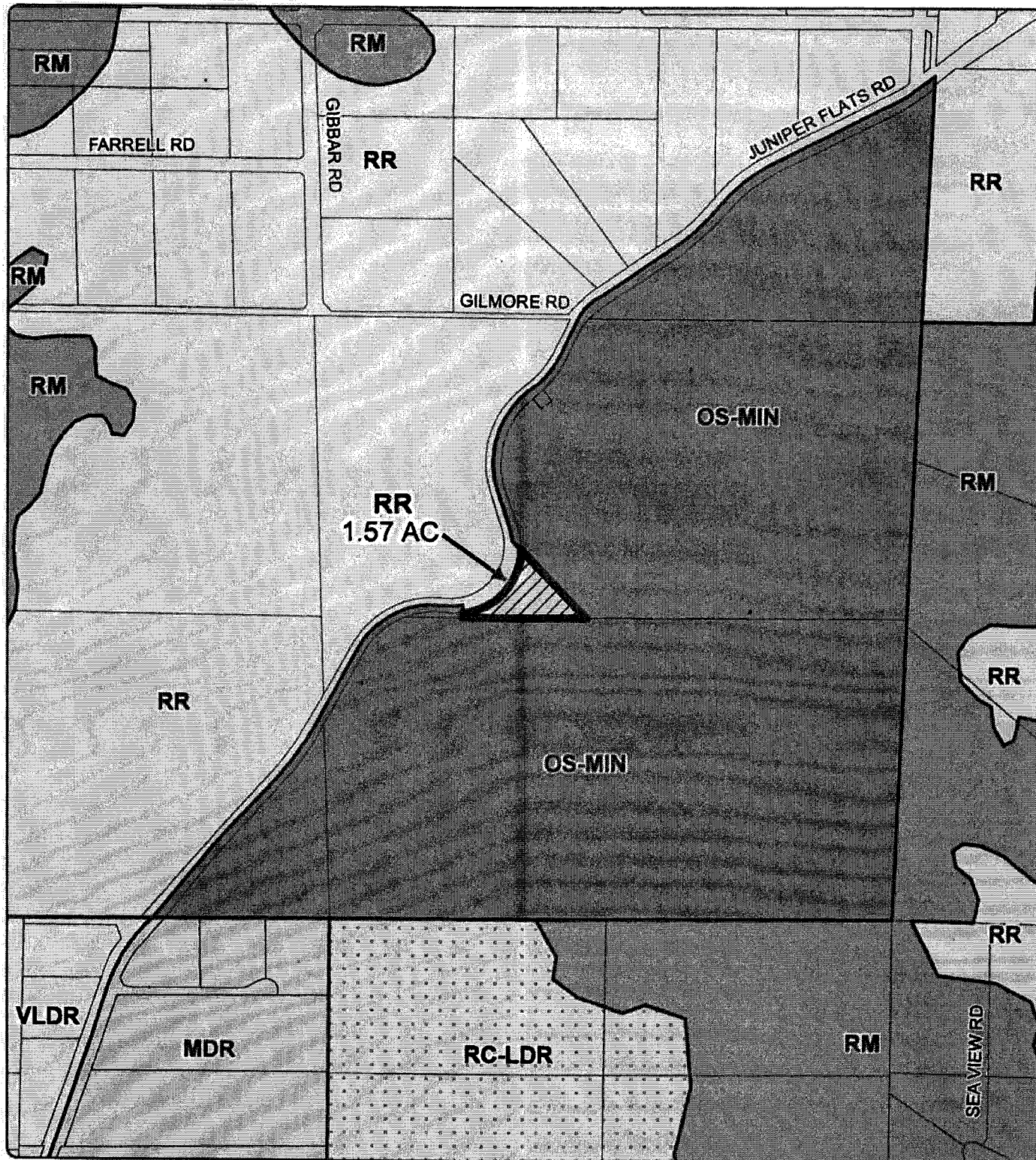
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800011 CUP02565R03

EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 05/25/2018
Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)860-5277 (Eastern County) or Website <http://rjplanning.org/eng.htm>

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
CUP 2565 RENEWAL NO. 3
 HOMELAND FERT HOTEL



OWNER/APPLICANT
 ALTA CONSULTING
 2070 JAMES BLVD SUITE 200
 COSTA MESA, CA 92626
 (714) 440-1000
 ALTA.CA@altaconsulting.com

ENGINEER/CONTACT PERSON
 TUD PALM WAS PREPARED UNDER THE SUPERVISION OF MARTIN L. ANDERSON, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

APRIL 11, 2019
 DATE

SITE ADDRESS
 2070 JAMES BLVD SUITE 200
 COSTA MESA, CA 92626

ASSESSOR'S PARCEL NUMBER
 42-284-913

LEGAL DESCRIPTION
 TRACT 1000 OF SCHEDULE 'C', SECTION 7, T.2N., R.2E., S.24N., CALIFORNIA STATE LANDS, BEING PART OF THE SOUTH 1/4 OF JAMES BLVD WITH THE NEARLY 1/2 ACRES OF LAND SHOWN BY MAP RECORDED IN BOOK 31, PAGE 21, OF RECORDS OF SALES.

ACREAGE
 THESE SURVEY PLANS SHOW A DISTANCE OF 468.0 FEET, THENCE S 89° 57' 14" W 468.0 FEET TO THE TRUE POINT OF BEGINNING, AND THENCE S 89° 57' 14" W 468.0 FEET TO THE TRUE POINT OF BEGINNING.

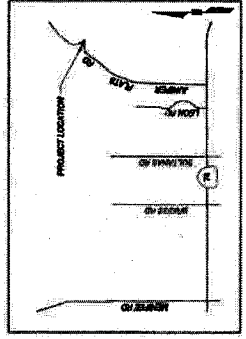
ZONING AND LAND USE DESIGNATION
 EXISTING AND PROPOSED ZONING AND EXISTING AND PROPOSED LAND USE DESIGNATION PER

UTILITY PURVEYORS
 UTILITIES SHOWN ARE: CALIFORNIA WATER SERVICE, CALIFORNIA GAS COMPANY, SOUTHERN CALIFORNIA Edison, FRANCIS YOUNG

SCHOOL DISTRICTS
 POWER LINE WEST

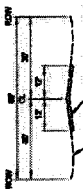
SOURCE OF TOPOGRAPHY AND AERIAL PHOTO
 AIRPHOTO COURTESY OF CALIFORNIA COUNTY FLOOD CONTROL DISTRICT

NOTES
 1. PROPERTY IS WITHIN THE LAKE RENEWAL OVERSIGHT DISTRICTS AND IS IN THE RENEWAL ZONE OF THE COUNTY OF RIVERSIDE.
 2. PROPERTY IS NOT SUBJECT TO A SUBDIVISION.
 3. FROM A FLOOD ZONE OF THE COUNTY OF RIVERSIDE.
 4. ALL EXISTING UTILITIES TO REMAIN.
 5. THE EXISTING SERVICE SYSTEMS ARE EXISTING AND OPERATIONAL.

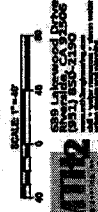


DENSITY CALCULATIONS

TOTAL AREA - BLUM OF PLANT 10	4.68
NET AREA	4.68
PERMITTED AREA	4.68
CURRENTLY PERMITTED	4.68



TYPICAL SECTION
 JAMES BLVD SUITE 200



MTI2
 680 Lakeside Drive
 Costa Mesa, CA 92626
 (714) 440-1000
 www.mti2.com

DATE	BY	REVISIONS

FLOOR PLAN

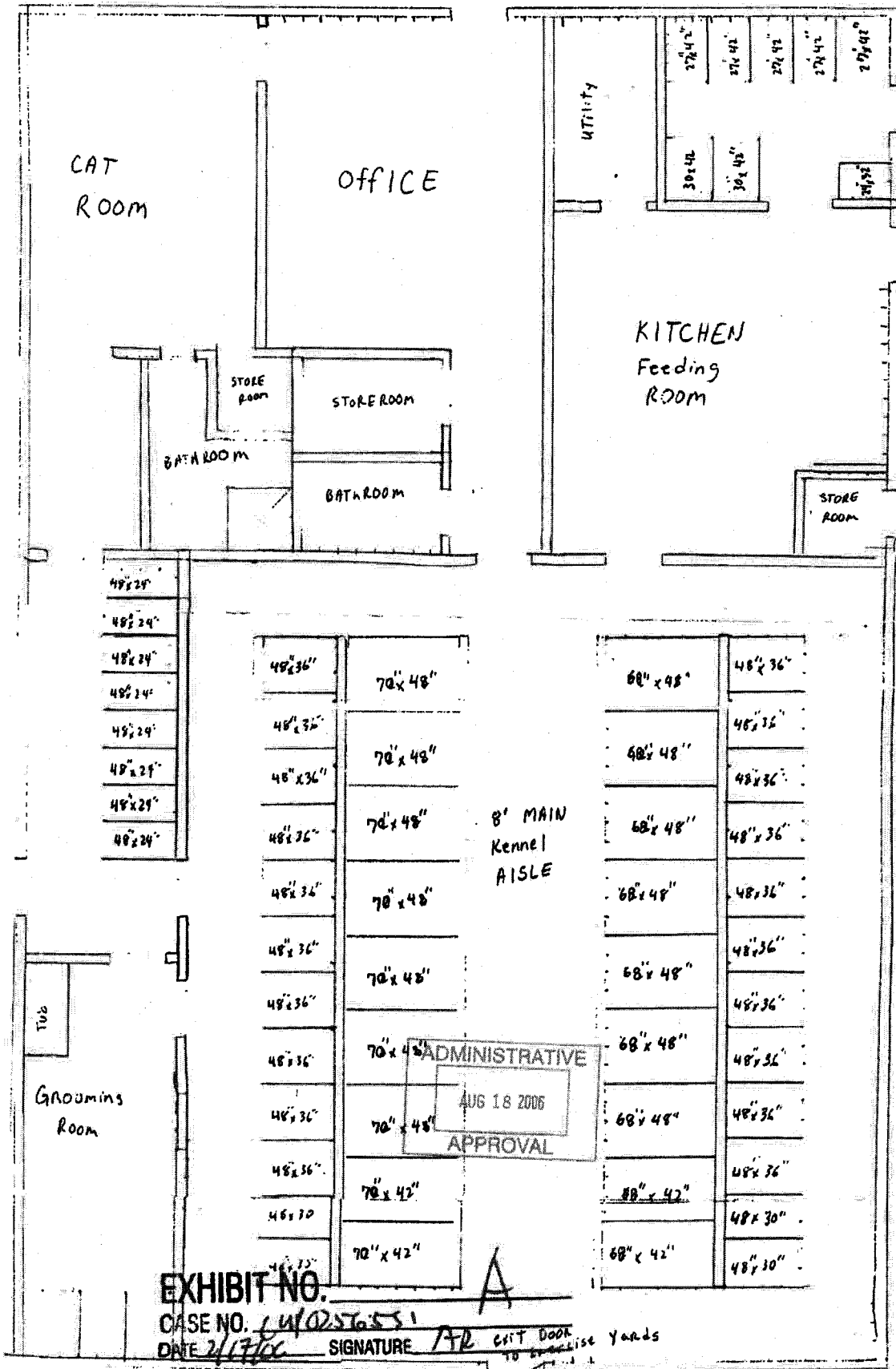


EXHIBIT NO.

CASE NO. 1410256551

DATE 2/17/06

SIGNATURE AR

EXIT DOOR TO exercise yards

ADMINISTRATIVE
AUG 18 2006
APPROVAL

A

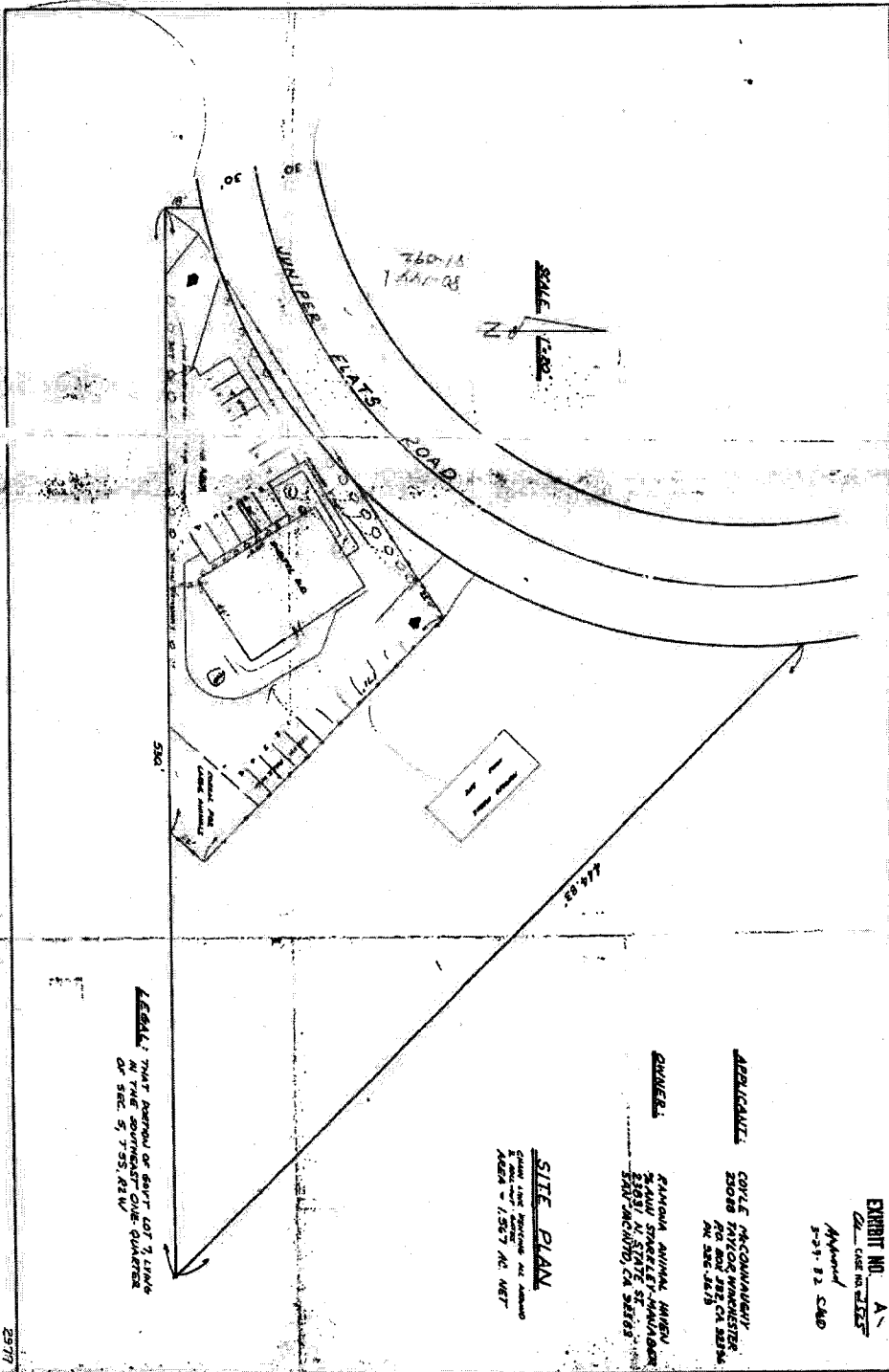


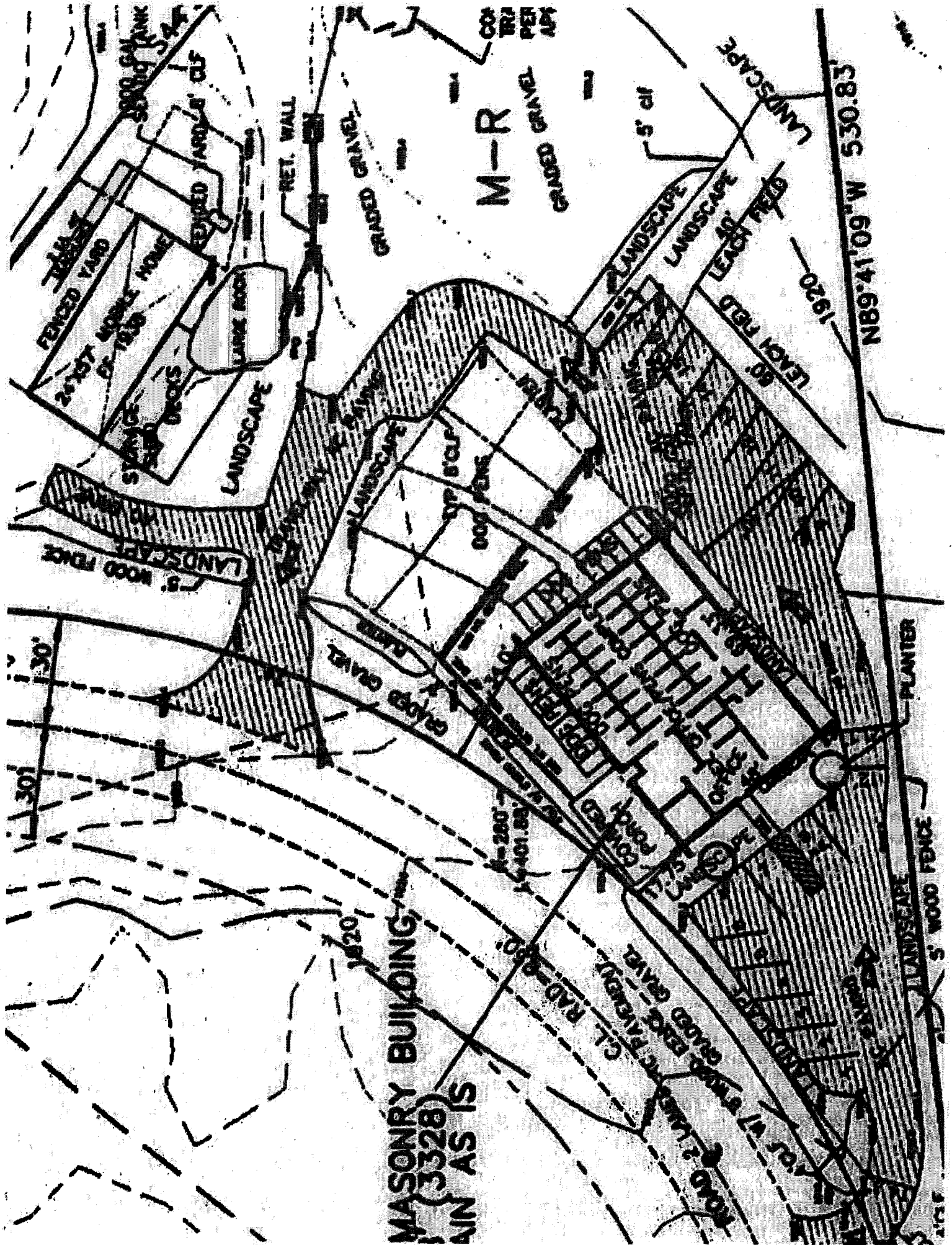
EXHIBIT NO. A
 OF CASE NO. 2157
 Approved
 5-21-72 CABD

APPLICANT:
 CURLE MCGOWAN/HEAT
 2308B
 2400 N STATE ST
 SAN FRANCISCO, CA 94133
 PH 556-3615

OWNER:
 RAYMOND ARNOLD HANSEN
 2400 N STATE ST
 SAN FRANCISCO, CA 94133

SITE PLAN
 CIVIL AND SURVEYING AND ARCHITECT
 AREA - 1.567 AC. NET

LEGEND: THAT PORTION OF SOUTH LOT 7 LINDS
 IN THE SOUTHWEST QUARTER
 OF SEC. 5, T.9S, R.1W



MASONRY BUILDING
(3328)
MAIN AS IS

M-R

N89°41'09"W 530.83'

1" = 30'

PLANTER

LANDSCAPE

5' WOOD FENCE

1920

1920

CON
TR
PER
AP

GRADED GRAVEL

5' dif

LANDSCAPE

LANDSCAPE

LANDSCAPE

LEACH FIELD

LEACH FIELD

LANDSCAPE

LANDSCAPE

LANDSCAPE

LANDSCAPE

LANDSCAPE

LANDSCAPE

LANDSCAPE

LANDSCAPE

5' WOOD FENCE

GRADED GRAVEL

GRADED GRAVEL

GRADED GRAVEL

GRADED GRAVEL

GRADED GRAVEL

GRADED GRAVEL

GRADED GRAVEL

1920

1920

1920

1920

1920

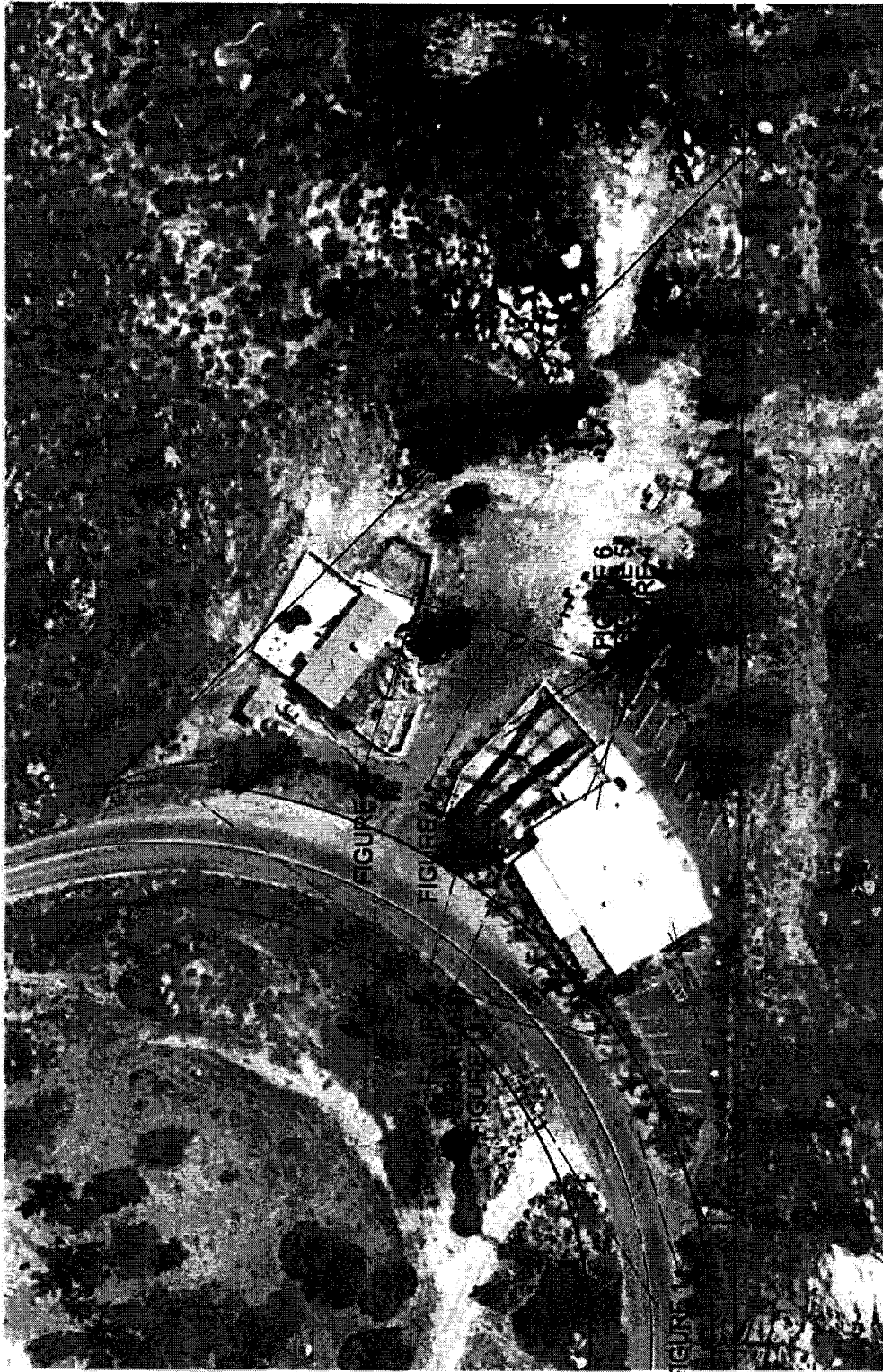
1920

301

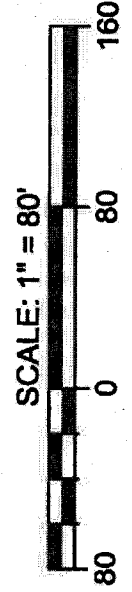
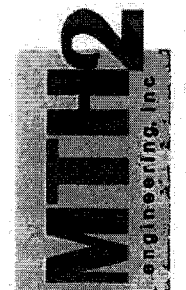
30'

1920

SITE PHOTO LOCATION MAP



639 Lakewood Drive
Riverside, CA 92506
(951) 850-2190
www.mth2engineering.com
civil • water resources • storm water
urban design and planning



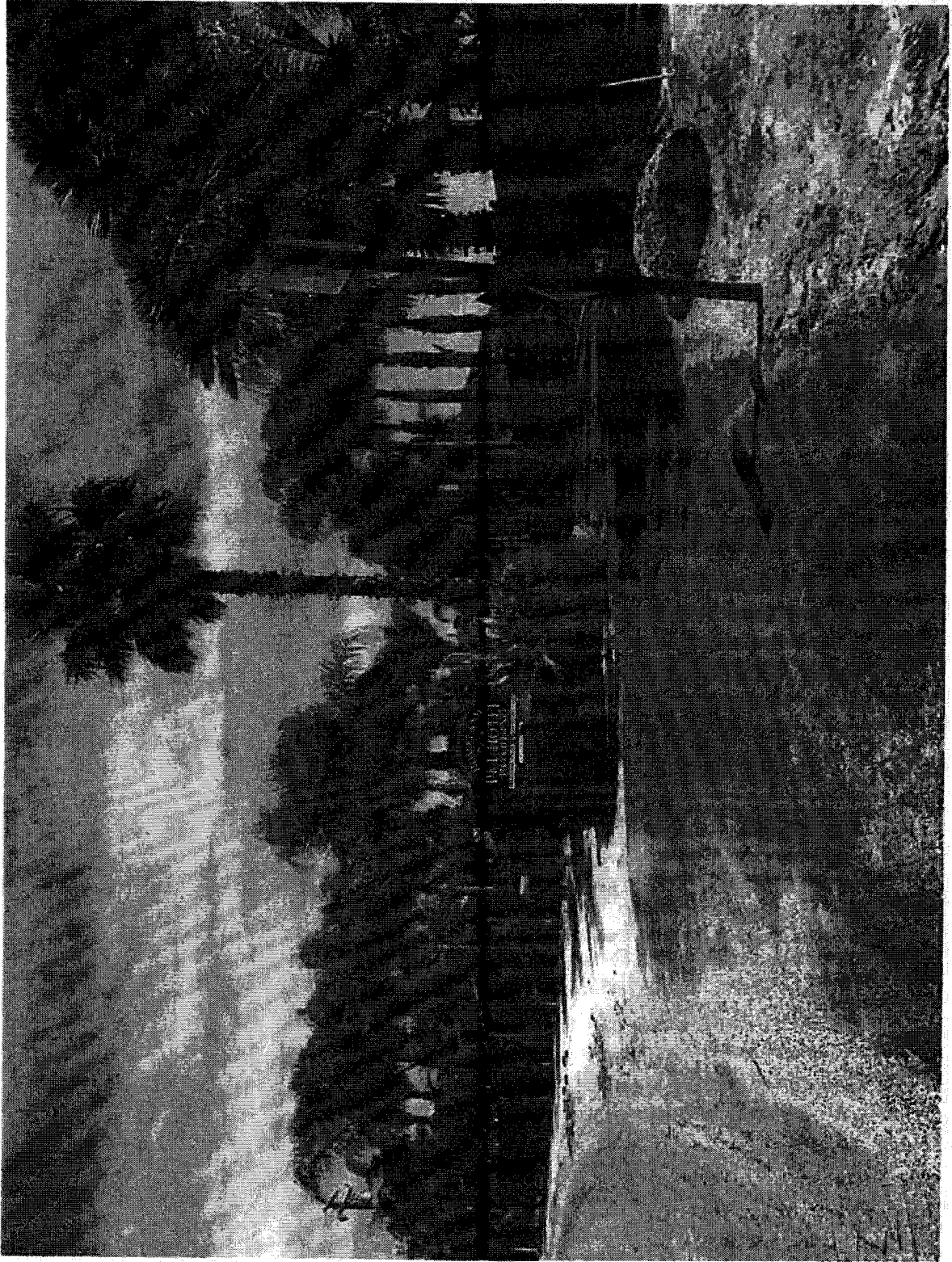


Figure 1

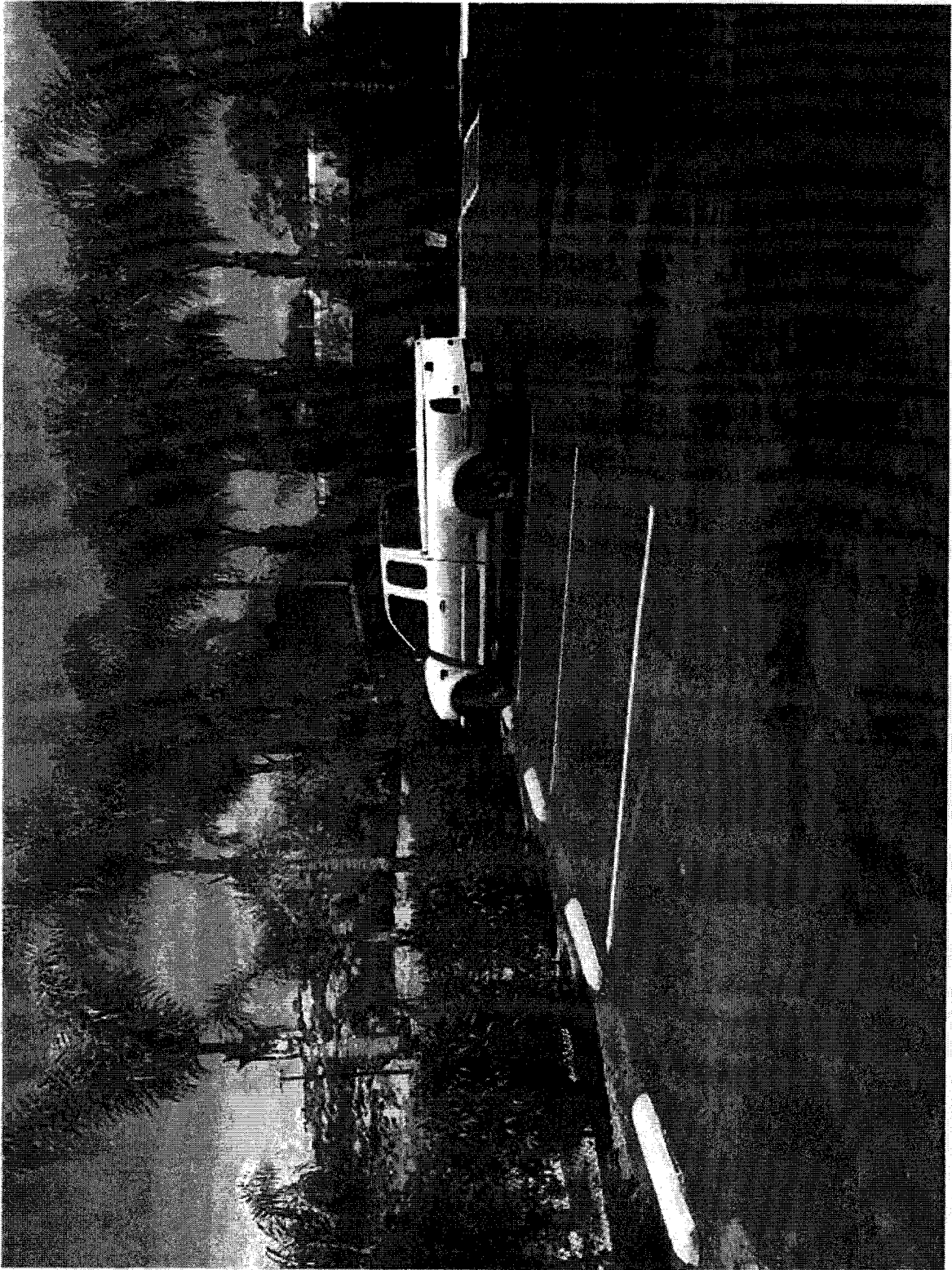


Figure 2

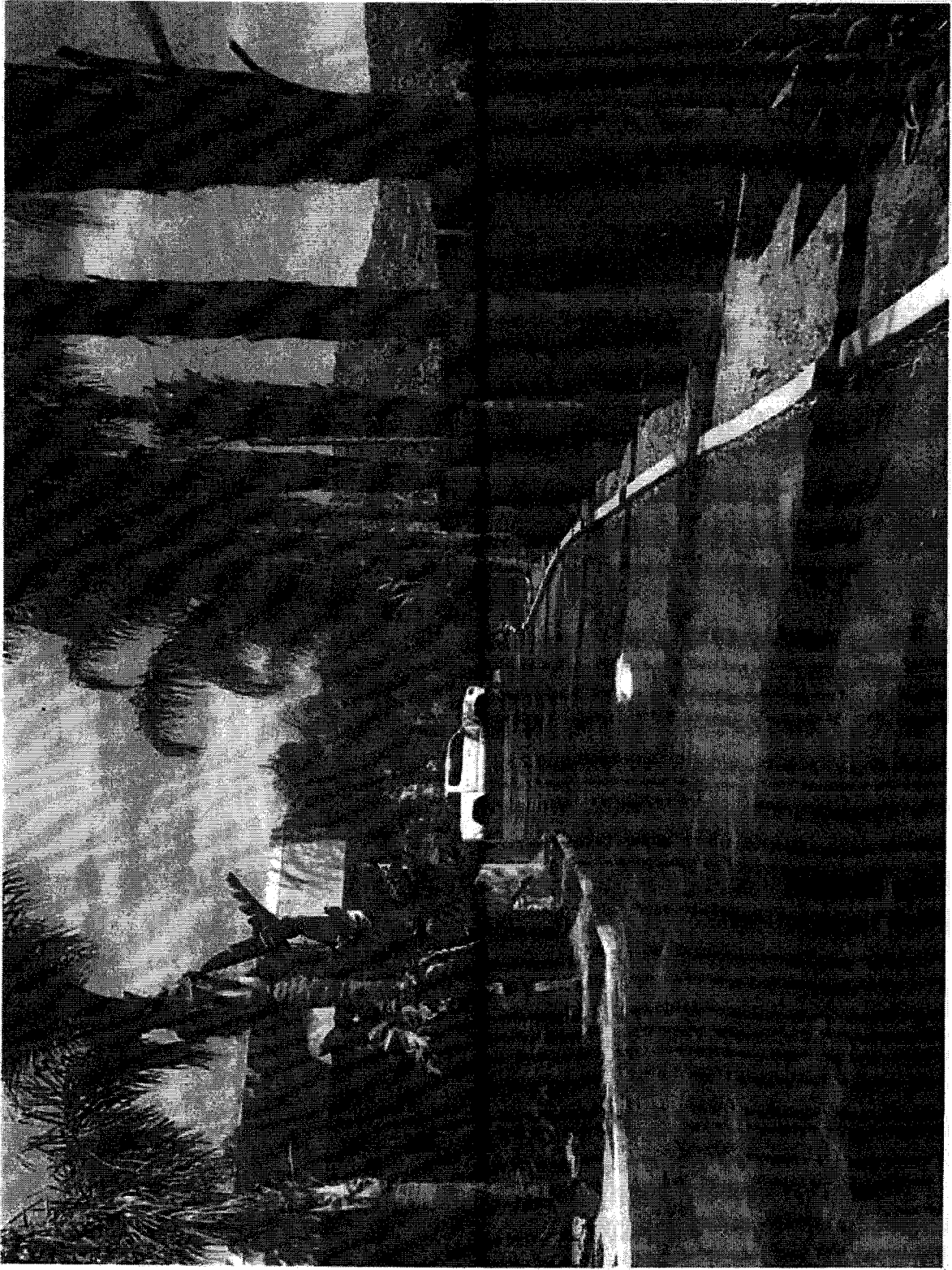


Figure 3

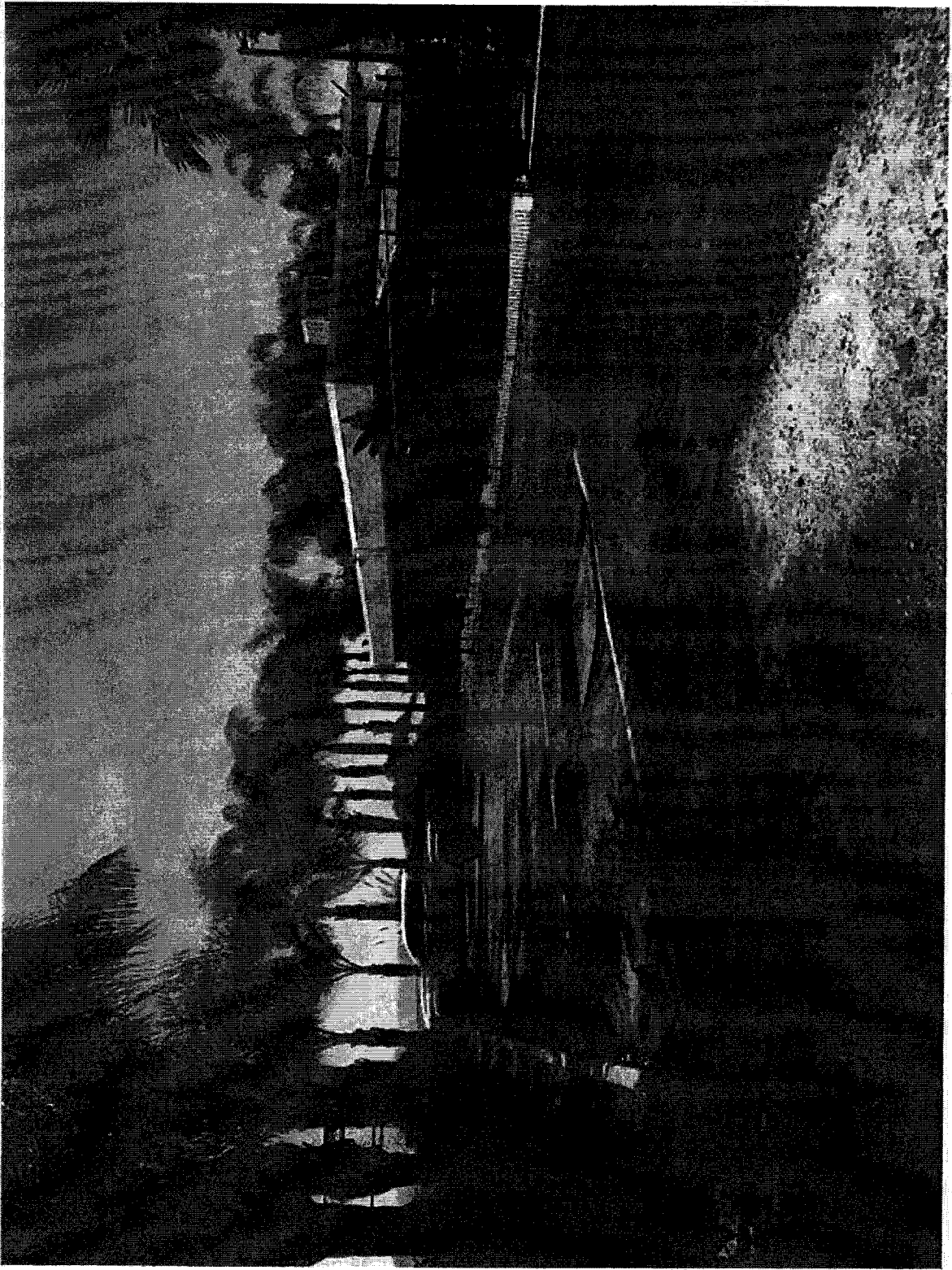


Figure 4

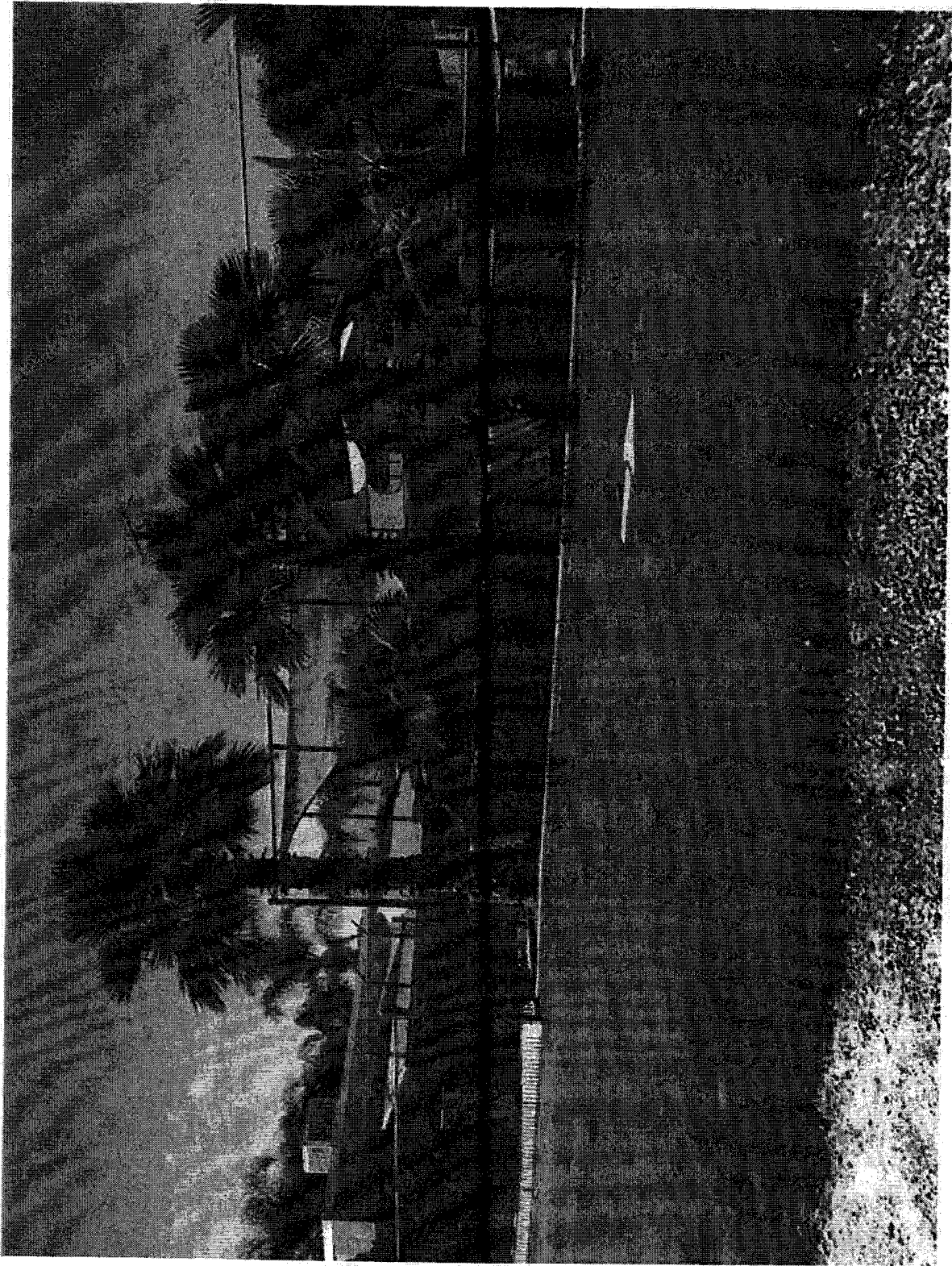


Figure 5

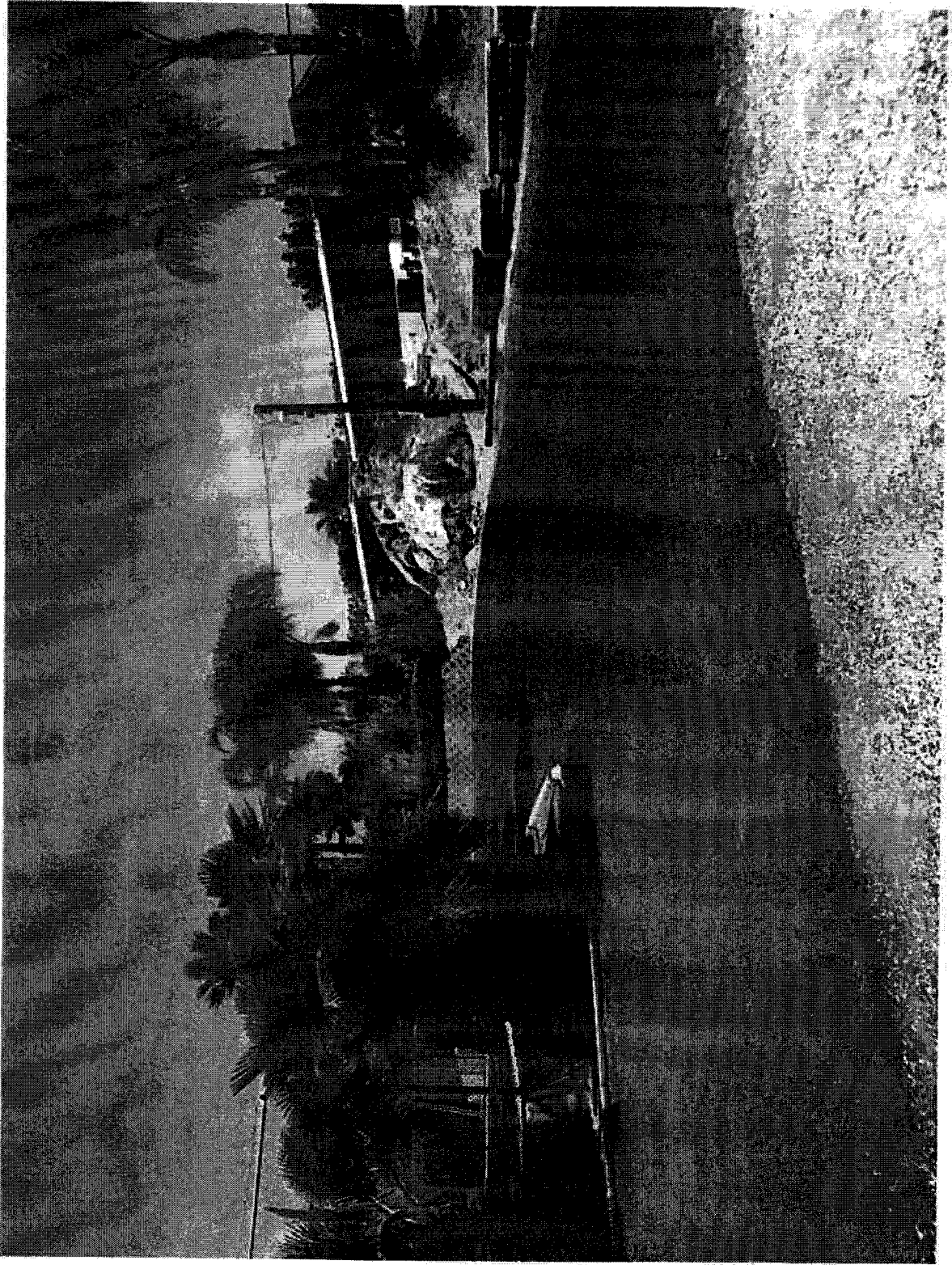


Figure 6



Figure 7

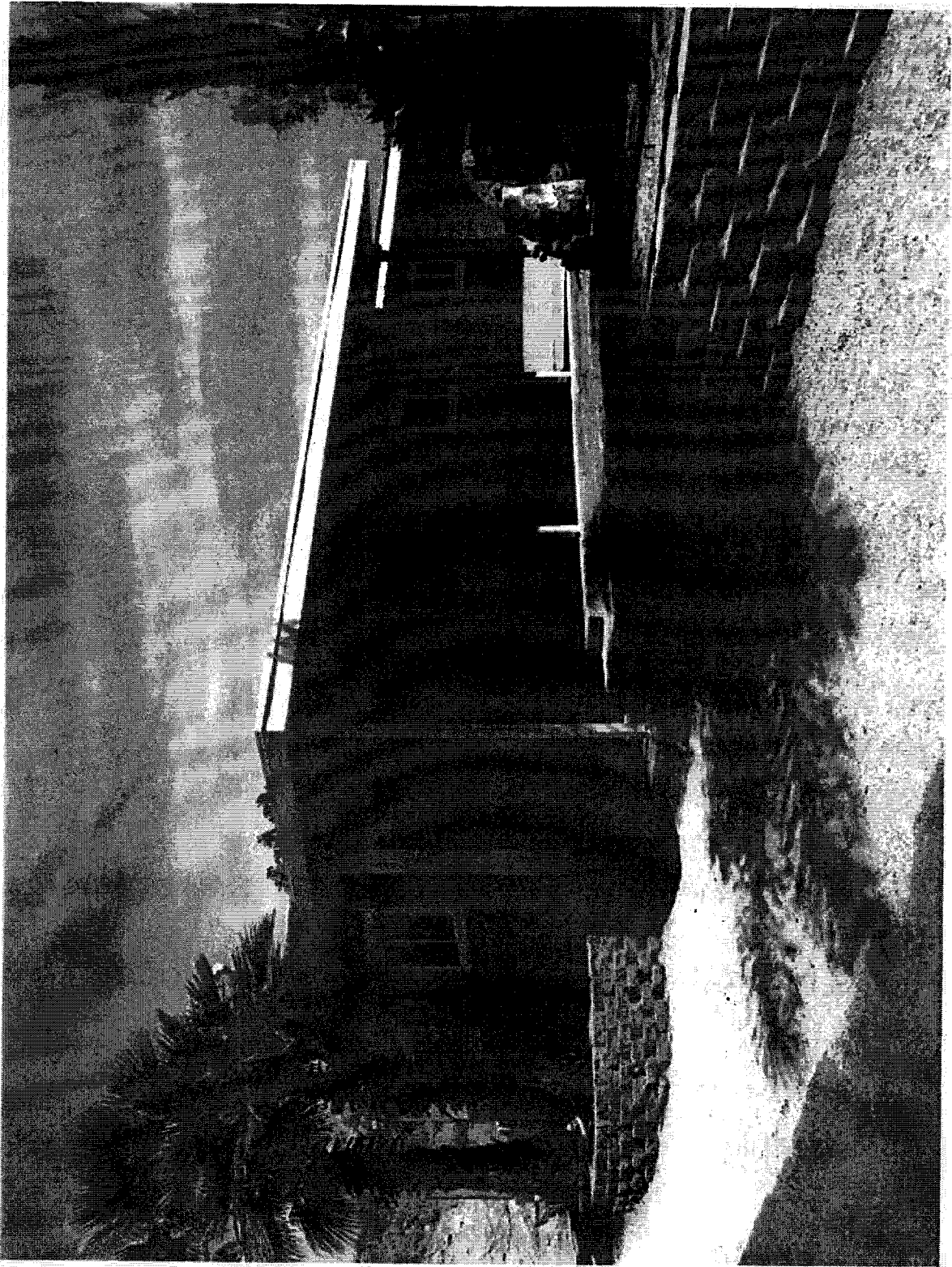


Figure 8

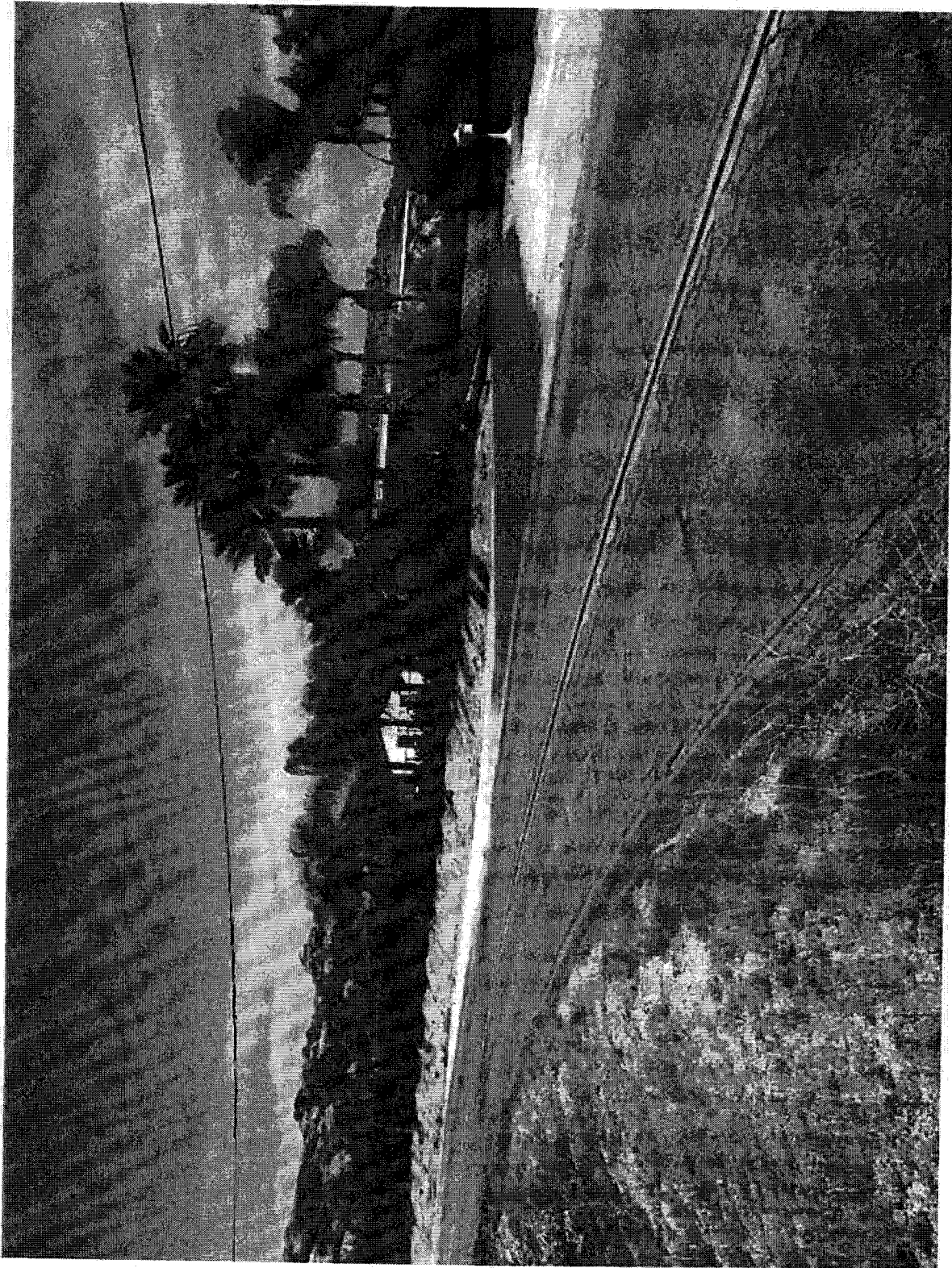


Figure 9

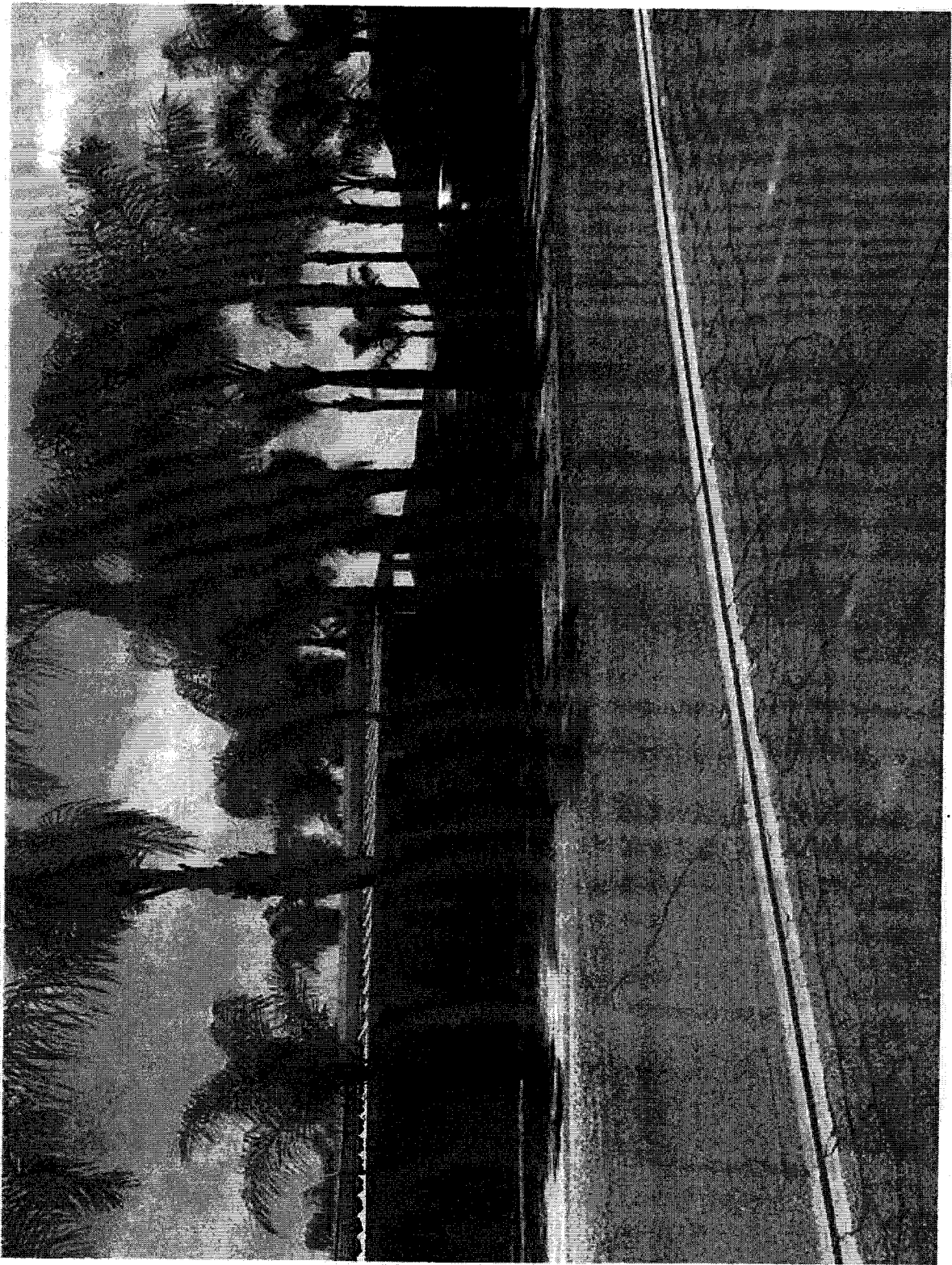


Figure 10

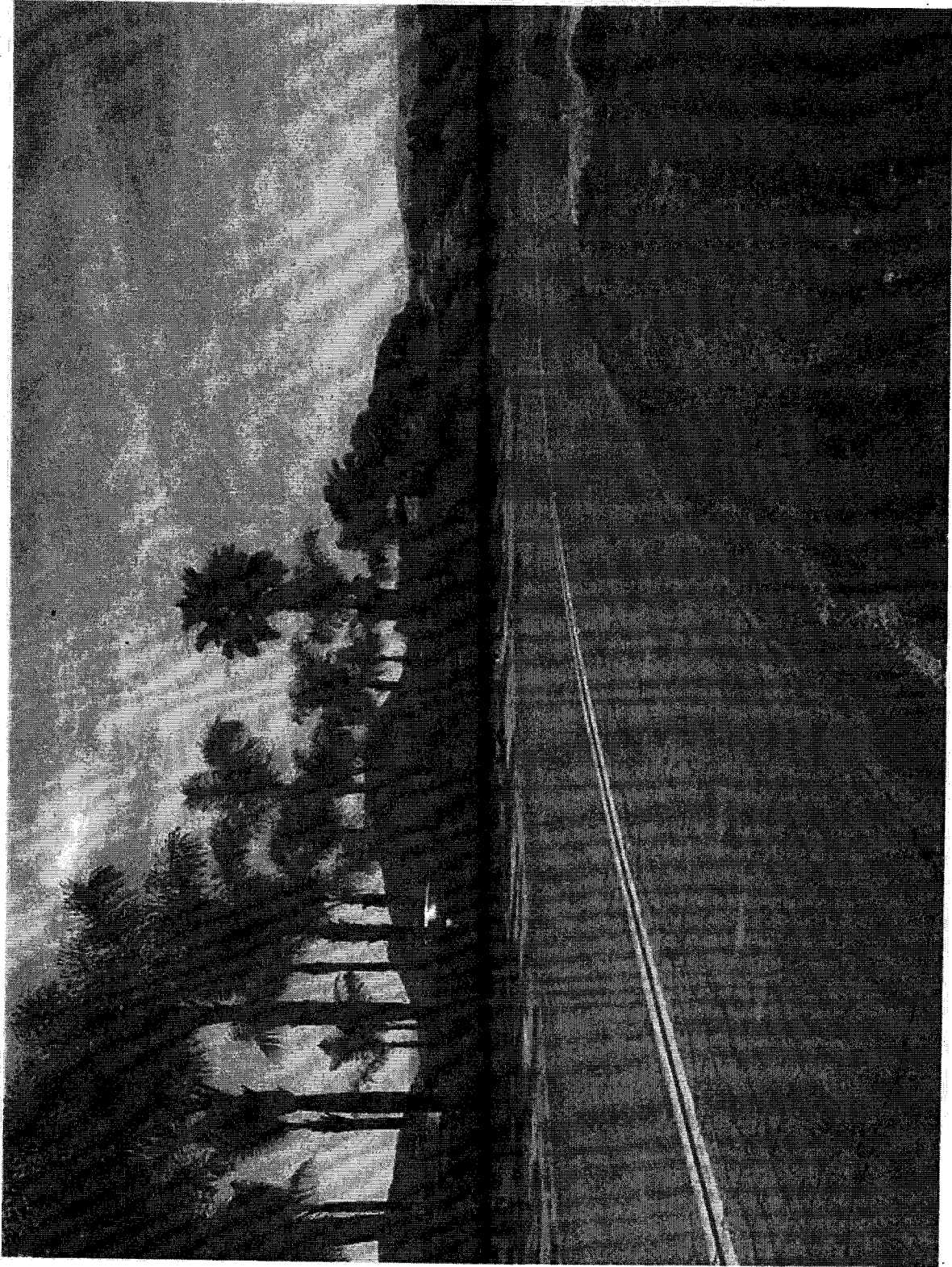
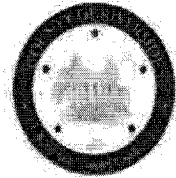


Figure 11



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



01/24/19, 10:05 am

CUP02565R03

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP02565R03. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The Change of Zone No. 1800011 proposes to modify the existing zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone, Conditional Use Permit No. 02565R03 is a proposal to renew the existing Conditional Use Permit for the Homeland Pet Hotel located at 24750 Juniper Flats Road.

Comments: RECOMMND DBRADFOR

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS.

Exhibit A (Site Plan), dated May 10, 2018
Exhibit C (Floor Plans), dated May 10, 2018

Comments: RECOMMND DBRADFOR

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)
Insurance Program)

- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Comments: RECOMMND DBRADFOR

BS-Grade

BS-Grade. 1 015 - BS Grade - Use - G1.3 Disturbs Need G/Pmt

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

Comments: INEFFECT

BS-Grade. 2 015 - BS Grade - Use -Gin Introduction

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

Comments: INEFFECT

BS-Grade. 3 015 - BS Grade - Use-G1.2 Obey all GDG Regs

All grading shall conform to the Uniform 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.

Comments: INEFFECT

ADVISORY NOTIFICATION DOCUMENT**Fire****Fire. 1 015 - #88 - Auto/Man Gates**

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system (current plan check deposit base fee is \$126.00).

Comments: INEFFECT

Fire. 2 015 - Blue Dot Reflector

Blue retroreflective pavement markers shall be mounted on private street, public streets, and driveways to indicate location of fire hydrants. prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Comments: INEFFECT

Fire. 3 015 - Gate Entrances

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used.

Comments: INEFFECT

Fire. 4 015 - Hazardous Fire Area

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the construction provisions contained in Riverside County Ordinance No. 787.

Comments: INEFFECT

Fire. 5 015 - Min. Required Fire Flow

Minimum required fire flow shall be 1500 GPM for a 2-hour duration at 20 PSI residual operating pressure.

Comments: INEFFECT

Fire. 6 015 - Super Fire Hydrant

Super fire hydrant(s) (6"x4"x2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 6 **015 - Super Fire Hydrant (cont.)**

Comments: INEFFECT

Flood

Flood. 1 **FLOOD HAZARD REPORT**

Conditional Use Permit (CUP) 2565 Revision 3 is a proposal to renew the existing CUP for the Homeland Pet Hotel in the Homeland area. The project site is located on the east side of Juniper Flats Road approximately 2,000 feet north of La Huerta Road. The CUP was originally approved in 1982. Change of Zone (CZ) 180011 is being process concurrently which is a proposal to change the current land-use zoning classification from Mineral Resources (M-R) to Light Agriculture (A-1).

The site receives minimal offsite runoff from the north. All existing buildings are to remain and no new construction is being proposed. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Homeland/Romoland Line A Sub-Watershed Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$21,052 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Comments: RECOMMND AGARCIA 180508

Planning

Planning. 1 **015 - Ceased Operations**

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

Comments: INEFFECT DBRADFOR

Planning-All

Planning-All. 1 **015 - Amount of Dogs and Cats**

No more than 56 dogs of any age shall be maintained on the premises at any one time.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 015 - Amount of Dogs and Cats (cont.)
 No more than 50 cats of any age shall be maintained on the premises at any one time.

Comments: INEFFECT DBRADFOR

Planning-All. 2 015 - Causes for Revocation

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

Comments: INEFFECT DBRADFOR

Planning-All. 3 015 - Exterior Noise Levels

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

Comments: INEFFECT DBRADFOR

Planning-All. 4 015 - Facility License

The owner and/or operator of the facility shall obtain and maintain the proper license throughout the lifespan and operation of the facility, which is issued by the Riverside County Department of Animal Services or its successor agency.

Comments: INEFFECT DBRADFOR

Planning-All. 5 015 - General - Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

Comments: INEFFECT DBRADFOR

Planning-All. 6 015 - Hold Harmless

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)

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 6 015 - Hold Harmless (cont.)
from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit No. 02565R03 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Conditional Use Permit No. 02565R03, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Comments: INEFFECT DBRADFOR

Planning-All. 7 015 - Mt. Palomar Lighting Area

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 7 015 - Mt. Palomar Lighting Area (cont.)
pressure sodium vapor lighting or overhead high pressure sodium vapor lighting which shields or cutoff luminaires, shall be utilized.

Comments: INEFFECT DBRADFOR

Planning-All. 8 015 No Outdoor Advertising

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Comments: INEFFECT DBRADFOR

Planning-All. 9 015 - No Resident Occupancy

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the approved Exhibit A. No persons except the caretaker and members of the caretaker's family shall use the premises as a permanent mailing address.

Comments: INEFFECT DBRADFOR

Planning-All. 10 015 - Ordinance Nos. 659 and 810 Exemptions

In accordance with Riverside County Ordinance No. 659.6, Section 18. b. (exemptions) and Riverside County ordinance No 810, Section 16.b., the project as proposed, is exempt from payment of Developer Impact Fees and Interim Open Space Fees. Ordinance Nos. 659 and 810 state that rehabilitation or remodeling of an existing residential unit, commercial or industrial building and additions to an existing residential unit or commercial or industrial building are exempt.

Comments: INEFFECT DBRADFOR

Planning-All. 11 015 Outdoor Lighting

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Comments: INEFFECT DBRADFOR

Planning-All. 12 015 - Parking Requirements

Seventeen (17) parking spaces shall be provided as shown on the approved Exhibit A.

Comments: INEFFECT DBRADFOR

Planning-All. 13 015 - Permit Signs

No signs are approved pursuant to this project approval. Prior to the installation of any

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 13 015 - Permit Signs (cont.)

on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 19.4 of Ordinance No. 348.

Comments: INEFFECT DBRADFOR

Planning-All. 14 015 - Prior Conditions

Since this application is for an extension of time on an existing permit, all prior conditions relating to CUP02565 Revision No. 2 are still in effect. No new permits will be issued from this application.

Comments: INEFFECT DBRADFOR

Planning-All. 15 015 - Spay and Neuter Procedures

All neuter and spay procedures allowed under this permit shall be conducted by a Veterinarian licensed by the State of California to conduct such procedures.

Any neuter or spay procedures shall be conducted in a facility appropriate for such procedures as required by the Animal Control Division and Office of the Veterinarian Division of the Department of Environmental Health.

Comments: INEFFECT DBRADFOR

Planning-All. 16 015 - Viable Landscaping

All plant materials within landscaped areas shall be maintained in viable growth condition throughout the life of this permit.

Comments: INEFFECT DBRADFOR

Transportation

Transportation. 1 COUNTY WEB SITE

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.

Transportation. 2 STD INTRO (ORD 460/461)

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2
Department.

STD INTRO (ORD 460/461) (cont.)

Plan: CUP02565R03

Parcel: 457030013

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-MSHCP Grading Plan Review Not Satisfied

Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP).

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 080 - #4 - Water Plans Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Planning

080 - Planning. 1 080 - Waste Management Clearance Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated _____, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

90. Prior to Building Final Inspection

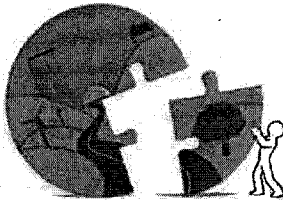
Fire

090 - Fire. 1 090 - #27 - Extinguishers Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48" to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement for equipment prior to installation.

090 - Fire. 2 090 - #45- Fire Lanes Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 30, 2018

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Environmental Health Dept.

Board of Supervisors - Supervisor: 5th District- Riverside County Animal Control
Ashley
Planning Commissioner: 5th District- Kroencke

CHANGE OF ZONE NO. 1800011 and CONDITIONAL USE PERMIT NO. 2565 REVISION 3 —
Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc., Marten Anderson., – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R: RR) – Zoning: Mineral Resources (MR) Location: North of La Huerta Road, South of Ruth Lane, East of Juniper Flats Road, and West of Minton Road – 1.56 Acres — **Request: The Change of Zone No. 1800011** proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone, **Conditional Use Permit No. 02565R3** is a proposal to renew the existing Conditional Use Permit for the Homeland Pet Hotel located at 24750 Juniper Flats Road. The Conditional Use Permit was originally approve in 1982 and has been renewed every ten years. The expiration date of the current conditional use permit will be July 1, 2018. There are no code violations existing on the site. APN's: 457-030-013. BBID: 028-204-144

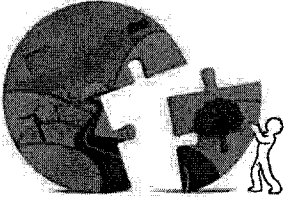
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on May 10, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Richard K. Lashbrook
Agency Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Planning Department



Ron Goldman
Interim Planning Director

Notice of Exemption

PROJECT CASE NO./TITLE: Conditional Use Permit No. 02565 Revised No. 2

PROJECT SPONSOR: Robert Goeschl, 24750 Juniper Flats Road, Homeland, CA 92548

PROJECT LOCATION: Located on the eastern side of Juniper Flats Road, south of Sky Mesa Road, north of Buys Lane.

PROJECT DESCRIPTION: Conditional Use Permit No. 02565 Revised No. 2 is an application to renew the previously approved and currently expired permit for the Homeland Pet Hotel, a kennel/cattery.

The Planning Department has found that the project is exempt from the provisions of CEQA based on the following:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Findings:

1. *This project is exempt per Section 15301.*

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Interim Planning Director

Larry Ross, Planner III

2003

Zoning Area: Homeland
Supervisory District: Fifth
Regional Team No.: Riverside
Project Planner: Larry Ross

CONDITIONAL USE PERMIT NO. 02565 REVISED
PERMIT NO. 2.
E.A. Number: 38727
Planning Commission: March 19, 2003
Agenda Item No.: 3.5
Applicant: Robert Goeschl
Engineer/Rep.: A.J. Frick, Civil Engineer

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION: Conditional Use Permit No. 02565 Revised No. 2 is an application to renew the previously approved and currently expired permit for the Homeland Pet Hotel, a kennel/cattery.

The project is located on the eastern side of Juniper Flats Road, south of Sky Mesa Road, north of Buys Lane.

BACKGROUND:

CUP02565 was approved on April 13, 1982 by the Board of Supervisors. Included with approval for the dog kennel/cattery were a caretaker's manufactured home and permission to perform limited veterinarian functions (neuter and spay procedures).

CUP02565 Revised No. 1 was approved on September 29, 1992 by the Board of Supervisors. The approval extended the life of the permit for additional 10 years.

CUP02565 Revised No. 2 was filed June 24, 2002.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Land Use (Ex. #1): | Kennel/cattery |
| 2. Surrounding Land Use (Ex. #1): | Rural residential and gravel quarry |
| 3. Existing Zoning (Ex. #3): | Mineral Resources (M-R) |
| 4. Surrounding Zoning (Ex. #3): | M-R and R-A-5 |
| 5. Comprehensive General Plan (Ex. #5): | Open Space: Mineral Resources
Land Use: Mineral Resources (M-R) per the
Lakeview/Nuevo Community Plan. |
| 6. Land Data: | Total Acreage: 1.57 |
| 7. Environmental Concerns: | The project is exempt from CEQA. |

RECOMMENDATIONS:

APPROVAL of CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2. subject to the

RB

PC Staff Report:

CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2.

Page 2 of 3

attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County Comprehensive General Plan.
2. The proposed project is a pre-existing non-conforming use within Mineral Resources (M-R) zoning classification of Ordinance No. 348.
3. The proposed project is consistent with all other applicable provisions of Ordinance No. 348.
4. The proposed project is designed to protect public health, safety and general welfare.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project is exempt from CEQA.

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

1. The land uses on the subject site are kennel/cattery and related caretaker residence.
2. The land uses on surrounding parcels include rural residential to the west and gravel quarry to the north, east, and south.
3. The zoning on the subject site is Mineral Resources (M-R).
4. Surrounding zones include M-R to the north, east, and R-A-5 to the west.
5. The Comprehensive General Plan Open Space designation on the site is mineral resources.
6. The Comprehensive General Plan designation on the site is Mineral Resources (M-R) per the Lakeview/Nuevo Community Plan.
7. The project site is surrounded by properties which are designated Mineral Resources (M-R) to the north, east and south and 5 acre Residential to the west per the Lakeview/Nuevo Community Plan.
8. The proposed use is not permitted in the M-R zone. However at the time of the original approval April 13, 1982 and the subsequent Revised Permit No. 1 on September 29, 1992, it was in the R-R zone that allowed the use with a Conditional Use Permit. Since that time consistency zoning changed the designated from R-R to M-R making this project a pre-existing non-conforming use. According to section 18.8.a, "any nonconforming structure or use may be continued and maintained for periods of time hereinafter set forth, provided there are no structural alteration except as hereinafter allowed." Additionally it is the intent of the Planning Department to modify the M-R zone to allow kennels and catteries in the near future.
9. A negative declaration for Environmental Assessment No. 36161 was adopted on September 29,

PC Staff Report:

CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2.

Page 3 of 3

1992 for CUP 02565 Revised No. 1. This project has been evaluated in light of EA No. 36161, and determined that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potential significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

10. The proposed project is undertaken pursuant to and in conformity to CUP 02565 Revised No. 1 for which a Negative Declaration for Environmental Assessment No. 36161 has been prepared, therefore pursuant to Section 15162 of the CEQA Guidelines, the proposed project is exempt from CEQA.

INFORMATIONAL ITEMS:

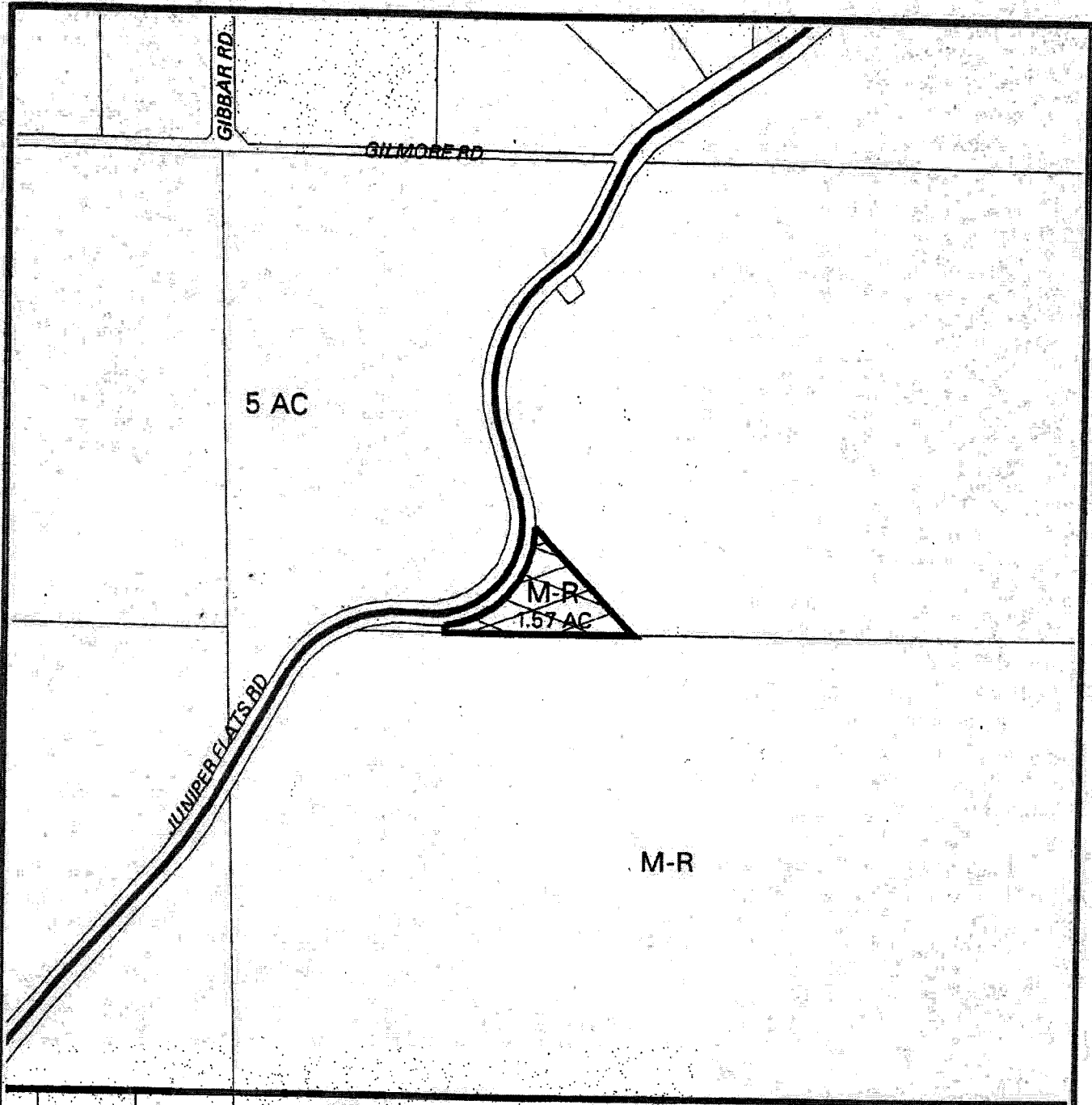
1. As of this writing, Planning Staff has received no letters in support or opposition to this development proposal.
2. The project site is not located within:
 - a. an Alquist-Priolo earthquake fault hazard study zone.
 - b. a 100 year flood plain, an area drainage plan, or a dam inundation area.
 - c. a recreation and park district.
 - d. a Stephens kangaroo core reserve, California gnatcatcher, Quino checkerspot butterfly, or a Delhi sands flower-loving fly area.
 - e. a city of sphere of influence.
3. The project site is located within:
 - a. a Stephens kangaroo rat fee area.
 - b. a General Plan hazardous fire area.
 - c. the Unified School District Perris Unified.

MAF/maf

Y:\TM2\Larry Ross\Conditional Use Permits\CUP02565R2\SR j.wpd

Date Created: 10/23/02

Date Revised: 3/5/3



NOT A PART OF COMMUNITY PLAN

CUP 02565R2

COMMUNITY PLAN

Ex. 5

Sec. 5 T5SR2W

Blk. No.
Assess

457-3

Zone
Area HOMELAND

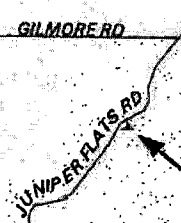
Sup.
Dist. 3RD

Volume
Sheet 809 C5

Date
Drawn 02/27/2003

Drawn
By IP

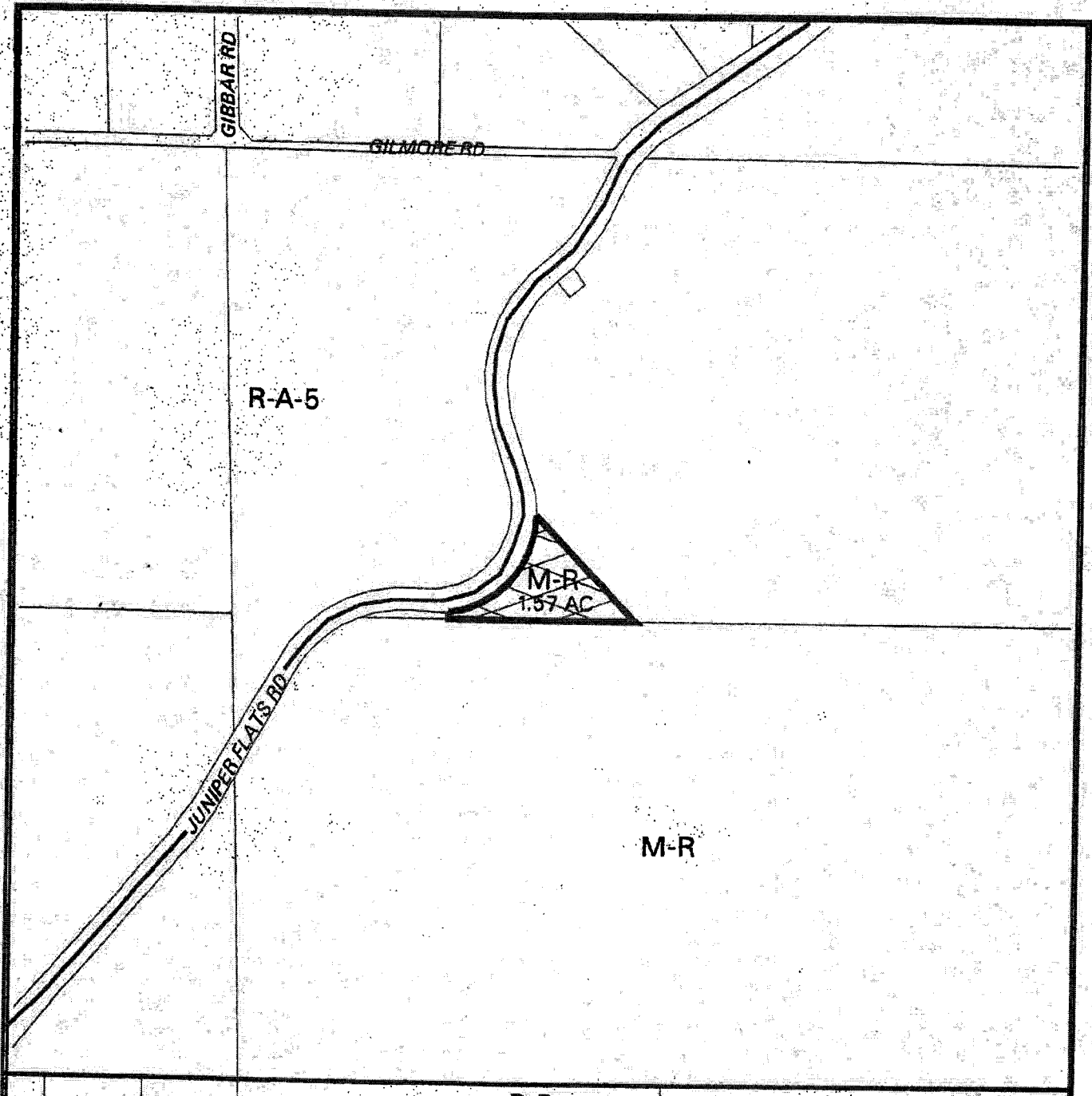
RIVERSIDE COUNTY PLANNING DEPARTMENT



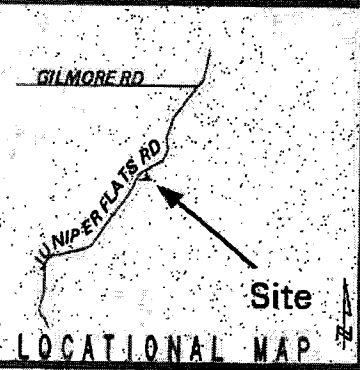
Site #1

LOCATIONAL MAP

1" = 400'

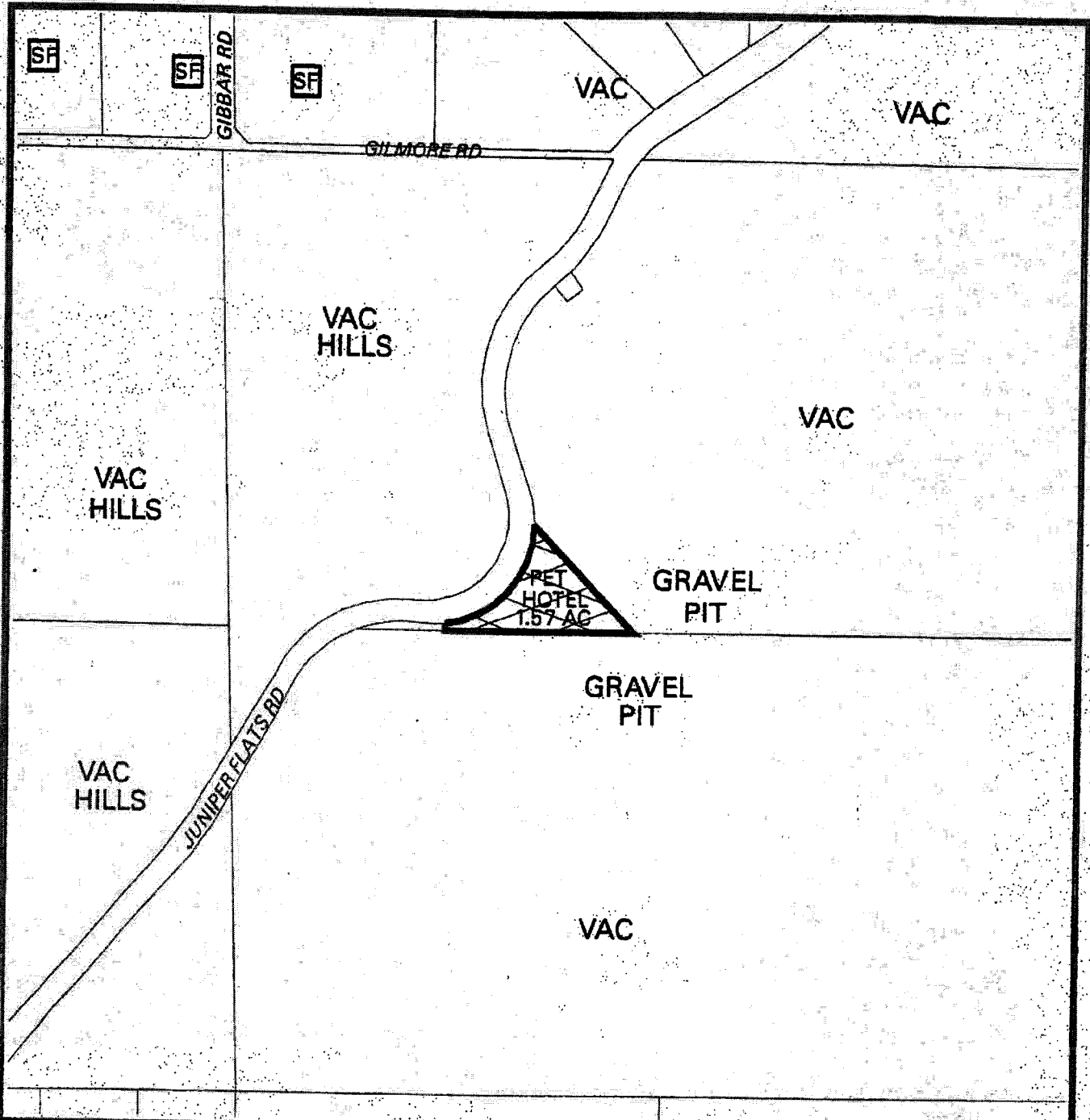


CUPO2565R2			
EXISTING ZONING			Ex. 3
Sec.	5 T5SR2W	Rd. Pt. Access	457-3
Zone	HOMELAND		Sup. Dist. 3RD
Tracts	809 C5	Date Drawn	02/27/2003
Drawn By		Checked By	lp
RIVERSIDE COUNTY PLANNING DEPARTMENT			



Site

LOCATIONAL MAP



CUP 02565R2

LAND USE

Ex-1

Sec. 5 T5SR2W

Blk. No.

457-3

Zone
Area HOMELAND

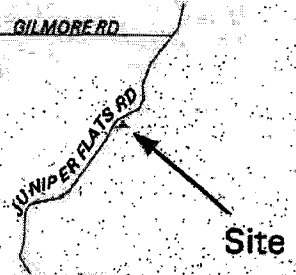
Sup.
Dist. 3RD

Tracts
Block No. 809 C5

Date
Days 02/27/2003

Drawn
By 1 p

RIVERSIDE COUNTY PLANNING DEPARTMENT



LOCATIONAL MAP

1" = 400'

PINKS

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



FROM: TLMA - Planning Department

SUBMITTAL DATE: March 25, 2003

SUBJECT: CONDITIONAL USE PERMIT NO. 02565, REVISED PERMIT NO. 2 - EA 38727 - A.J. Frick, Civil Engineer - Fifth Supervisorial District - Homeland Zoning Area - 1.57 Acres - M-R zoning - Located on the eastern side of Juniper Flats Road, south of Sky Mesa Road, north of Buys Lane - **REQUEST:** To renew the previously approved and currently expired permit for the Homeland Pet Hotel, a kennel/cattery.

CONTROVERSIAL ISSUES: None

BACKGROUND: CUP02565, was approved on April 3, 1982 by the Board of Supervisors. Included with the approval for the dog kennel/cattery were a caretaker's manufactured home and permission to perform limited veterinarian functions (neuter and spay procedures).

CUP02565 Revised Permit No. 1, was approved on September 29, 1992 by the Board of Supervisors. The approval extended the life of the permit for an additional 10 years.

CUP02565 Revised Permit No. 2, was filed June 24, 2002.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 19, 2003.

The Planning Department recommended Approval.
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porras absent):

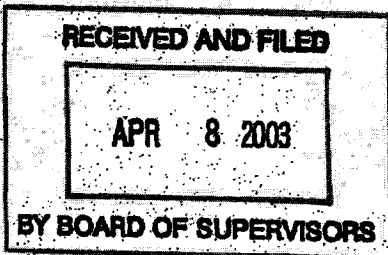

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Page)

CEO. RECOMMENDATION:

County Executive Office Signature



Prev. Agn. Ref.

Dist. Fifth

AGENDA NO.

Departmental Recommendation: Policy Policy
 Consent Consent
Per Executive Office:

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 02565, REVISED PERMIT NO. 2-

March 25, 2003

Page 2 of 2

APPROVED CONDITIONAL USE PERMIT NO. 02565, REVISED PERMIT NO. 2,

subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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14:58

PINKS

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

RECEIVED AND FILED
APR 8 2003
BY BOARD OF SUPERVISORS

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION INEFFECT

Conditional Use Permit No. 02565 Revised No. 2 is an application to renew the previously approved and currently expired permit for a dog kennel/cattery. CUP02565R1 was approved on September 29, 1992 by the Board of Supervisors. Included with the previous approval were a caretaker's mobilhome and permission to perform limited veterinarian functions (neuter and spay procedures).

10. EVERY. 2 USE - HOLD HARMLESS INEFFECT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 02565 Revised No. 2. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

10. EVERY. 3 USE - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 02565 REVISED NO. 2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 02565, Exhibit P, dated 2-18-03.

10. EVERY. 4 USE - 90 DAYS TO PROTEST INEFFECT

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

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.) INEFFECT
of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION INEFFECT
Improvements such as grading, filling, over excavation and recompactation, 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. 4 USE-G1.2 OBEY ALL GDG REGS INEFFECT
All grading shall conform to the Uniform 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. 5 USE-G1.3 DISTURBS NEED G/PMT INEFFECT
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 - NO PERMITS REQD INEFFECT
Based on the information provided, no permits from the Hazardous Materials Division will be required.

10.E HEALTH. 2 USE - RE-REVIEW POSSIBLE INEFFECT
If further review of the site indicates additional Environmental Health issues, the Hazardous Materials Division reserves the right to regulate the business in accordance with applicable County Ordinances.

04/24/03
14:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA INEFFECT

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR INEFFECT

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT INEFFECT

Super fire hydrant(s) (6"x4"x2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 5 USE-#25-GATE ENTRANCES INEFFECT

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES INEFFECT

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of

04/24/03
14:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10. FIRE. 6

USE-#88A-AUTO/MAN GATES (cont.)

INEFFECT

curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10. FLOOD RI. 2

USE FLOOD HAZARD REPORT

INEFFECT

Conditional Use Permit 2565 R2 is a proposal to renew the permit for CUP 2565 to an existing pet facility in the Homeland area. The project site is located on the east side of Juniper Flats Road approximately 5,000 feet northerly of Watson Road.

The site receives minimal offsite runoff from the north. The buildings shown on the exhibit are existing and there are no new structures proposed for construction. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Homeland/Romoland Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$5,911 per acre, the fee due will be based on the fee in effect at the time of payment.

PLANNING DEPARTMENT

10. PLANNING. 1

USE - COMPLY WITH ORD./CODES

INEFFECT

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.

04/24/03
14:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) INEFFECT

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

10.PLANNING. 2 USE - FEES FOR REVIEW INEFFECT

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED INEFFECT

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7 USE - BASIS FOR PARKING INEFFECT

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b).

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING INEFFECT

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY INEFFECT

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, [except the caretaker and members of the caretaker's family,] shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10. PLANNING. 21 USE - EXTERIOR NOISE LEVELS

INEFFECT

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

10. PLANNING. 23 USE - VIABLE LANDSCAPING

INEFFECT

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10. PLANNING. 25 USE - CAUSES FOR REVOCATION

INEFFECT

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

10. PLANNING. 26 USE - CEASED OPERATIONS

INEFFECT

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

10. PLANNING. 32 USE - MT PALOMAR LIGHTING AREA

INEFFECT

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10. PLANNING. 35 USE - PERMIT SIGNS

INEFFECT

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to

04/24/03
14:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10. PLANNING. 35 USE - PERMIT SIGNS (cont.) INEFFECT

and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10. PLANNING. 36 USE - 659 AND 810 EXEMPTIONS INEFFECT

In accordance with Riverside County Ordinance No. 659.6, Section 18.b. (exemptions) and Riverside County Ordinance No. 810, Section 17.b., the project as proposed, is exempt from payment of Developer Impact Fees and Interim Open Space Fees. Ord. 659 and Ord. 810 state that rehabilitation or remodeling of an existing residential unit, commercial or industrial building and additions to an existing residential unit or commercial or industrial building are exempt.

10. PLANNING. 37 USE - AMOUNT OF DOGS AND CATS INEFFECT

No more than 56 dogs of any age shall be maintained on the premises at any one time.

No more than 50 cats of any age shall be maintained on the premises at any one time.

10. PLANNING. 38 USE - ORD. 630.8 DOGS AND CATS INEFFECT

The applicant shall comply with all applicable requirements of Ordinance No. 630.8, "An Ordinance of the County of Riverside Relating to Dogs and Cats".

10. PLANNING. 39 USE - SPAY AND NEUTER PROCEED INEFFECT

All neuter and spay procedures allowed under this permit shall be conducted by a Veterinarian licensed by the State of California to conduct such procedures.

Any neuter and spay procedures shall be conducted in a facility appropriate for such procedures as required by the Animal Control Division and Office of the Veterinarian Division of the Department of Environmental Health.

10. PLANNING. 40 USE - EXTENSION OF TIME PERMIT INEFFECT

Since this application is for an extension of time on an existing permit, all prior conditions relating to CUP02565 Revised No. 1 are still in effect.

04/24/03
14:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

CONDITIONAL USE PERMIT Case #: CUP02565R2 Parcel: 457-030-013

10. GENERAL CONDITIONS

10. PLANNING. 40 USE - EXTENSION OF TIME PERMIT (cont.) INEFFECT

No new permits will be issued from this application.

TRANS DEPARTMENT

10. TRANS. 1 USE - TS/EXEMPT INEFFECT

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. 3 USE - ASSESS/BENEFIT DIST INEFFECT

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

10. TRANS. 4 USE - NO ADD'L ROAD IMPRVMTS INEFFECT

No additional road improvements will be required at this time along Juniper Flats Road.

10. TRANS. 6 USE - STD INTRO 3 (ORD 460/461) INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). 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. These Ordinances 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.

04/24/03
14:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

10. GENERAL CONDITIONS

10. TRANS. 7 USE - NO ADD'L ON-SITE R-O-W

INEFFECT

No additional on-site right-of-way shall be required on Juniper Flats Road since adequate right-of-way exists.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 2 USE - LIFE OF THE PERMIT

INEFFECT

The life of Conditional Use Permit No. 02565R2 shall terminate on July 1, 2018. This permit shall thereafter be null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60. FLOOD RI. 1 USE MITCHARGE

INEFFECT

The County Board of Supervisors has adopted the Homeland/Romoland Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

The site is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.29 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

04/24/03
14:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 13 USE - NO GRADING PERMITS

INEFFECT

Since this application is for an extension of time of an existing permit, no grading permits will be issued on CUP02565R2.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS

INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE MITCHARGE

INEFFECT

The County Board of Supervisors has adopted the Homeland/Romoland Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

The site is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.29 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check

04/24/03
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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE MITCHARGE (cont.) INEFFECT

or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 17 USE*- WASTE MGMT. CLEARANCE MET

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated ____, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 18 USE - NO BUILDING PERMITS INEFFECT

Since this application is for an extension of time on an existing permit, no building permits will be issued from CUP02565R2.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

04/24/03
14:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

CONDITIONAL USE PERMIT Case #: CUP02565R2

Parcel: 457-030-013

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90. PLANNING. 16 USE - TRASH ENCLOSURES

INEFFECT

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with chain link fencing and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90. PLANNING. 17 USE - EXISTING STRUCTURES

INEFFECT

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90. PLANNING. 33 USE - RECYCLABLES COLLECTION

INEFFECT

Prior to building final inspection, the applicant shall construct the recyclables collection and loading area in compliance with Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

**MINUTE ORDER: MARCH 19, 2003
RIVERSIDE - REGULAR MEETING**

I. AGENDA ITEM NO. 3.5: CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2.

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 02565 Revised No. 2 is an application to renew the previously approved and currently expired permit for the Homeland Pet Hotel, a kennel/cattery.

The project is located on the eastern side of Juniper Flats Road, south of Sky Mesa Road, north of Buys Lane.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Larry Ross, Ph: (909) - 955-9077 or E-mail at lross@co.riverside.ca.us. Planning Department - Riverside

The following spoke in favor to the subject proposal:

Robert L. Goeschl, 24750 Juniper Flats Rd, Homeland, Ca 92548

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

The Planning Commission, by a vote of 4-0, (Commissioner Porras absent), APPROVED CONDITIONAL USE PERMIT NO. 02565 REVISED PERMIT NO. 2., subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. TAPES:

The entire discussion of this agenda item can be found on Tape No.1B. For a copy of the tape, please contact Dorothy Bradberry, Planning Commission Secretary, at (909) 955-3251 or E-mail at dbradber@co.riverside.ca.us.

EXHIBIT NO. A
CALIFORNIA

APPROVED
5-29-22 CAD

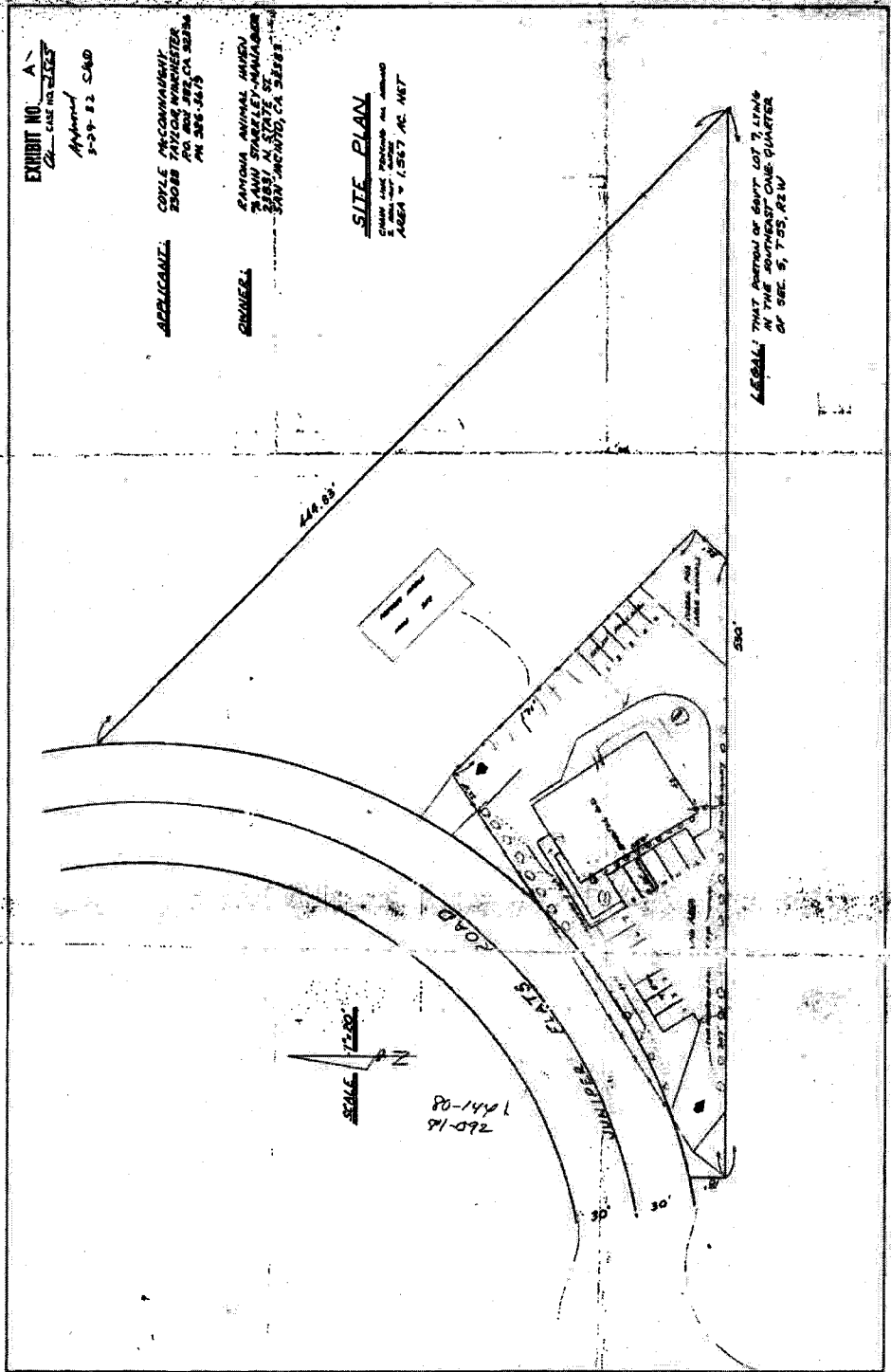
APPLICANT:
COYLE ACCOMMODATION
SERVICES, INC.
23028
101
SAN JUAN CA 92084
PH 366-2473

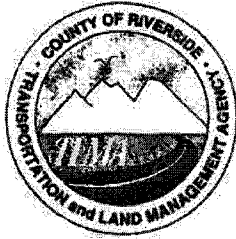
OWNER:
PANTONA ANIMAL HUSB
RY AND STABLEY-MANAGER
3333
SAN JUAN CA 92084

SITE PLAN

CIVIL AND ARCHITECTURAL
DESIGN
1587 AC. NET

LEGAL: THAT PORTION OF SEPT LOT 7, LING
AT THE SOUTHWEST CORNER
OF SEC. 5, T2S, R2W





COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Planning Department

Richard K. Lashbrook
Agency Director

Ron Goldman
Interim Planning Director

April 24, 2003

TO: Transportation Dept. - Russ Garrett

[REDACTED]
Environmental Health Dept.
Fire Dept.
Flood Control District
Riverside County EDA

RE: **Conditional Use Permit No. 02565, Revised Permit No. 2**
Environmental Assessment No. 38727
Regional Team No. 2

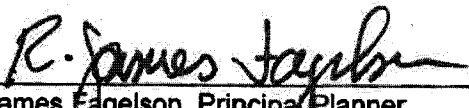
On APRIL 8, 2003, the Riverside County Board of Supervisors Planning Director took the following action on the above referenced Conditional Use Permit:

- APPROVED** the conditional use permit subject to the conditions located in the LMS (Sierra System).
- DENIED conditional use permit based on the staff report findings and conclusions.
- APPROVED tentative map subject to attached conditions and DENIED request for waiver of the final map.

The original approval letter was issued to the applicant on APRIL 14, 2003. No appeal was filed within ten (10) days of the date of the approval letter, therefore, the action on the above mentioned cases are considered final. Conditions for the above mentioned cases are available in the Land Management System.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Interim Planning Director


R. James Fagelson, Principal Planner

RJF:jmm
Y:\TM2\pinkal\CUP 02565r2 app2.wpd

Riverside Office • 4080 Lemon Street, 9th Floor
P. O. Box 1409 • Riverside, California 92502-1409
(909) 955-3200 • FAX (909) 955-3157

Indio Office • 82-675 Hwy 111, 2nd Floor
Rm 209 • Indio, California 92201
(760) 863-7055 • FAX (760) 863-7015

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
(909) 600-6170 • FAX (909) 600-6145

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF INVERSOLE, CALIFORNIA
REVISED NO. 2 C.U.P. 2565
 IN SECTIONS 5, T.5S.; R.2W., S.E.B.M.

ARNULF J. ERICK, CIVIL ENGINEER RCE 19128 APRIL 2002

NOTES:
 1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE SPECIFIED.
 2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON A SURVEY CONDUCTED BY THE ENGINEER IN 1998.
 3. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON A SURVEY CONDUCTED BY THE ENGINEER IN 1998.
 4. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON A SURVEY CONDUCTED BY THE ENGINEER IN 1998.
 5. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON A SURVEY CONDUCTED BY THE ENGINEER IN 1998.

GENERAL NOTES:
 1. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS.
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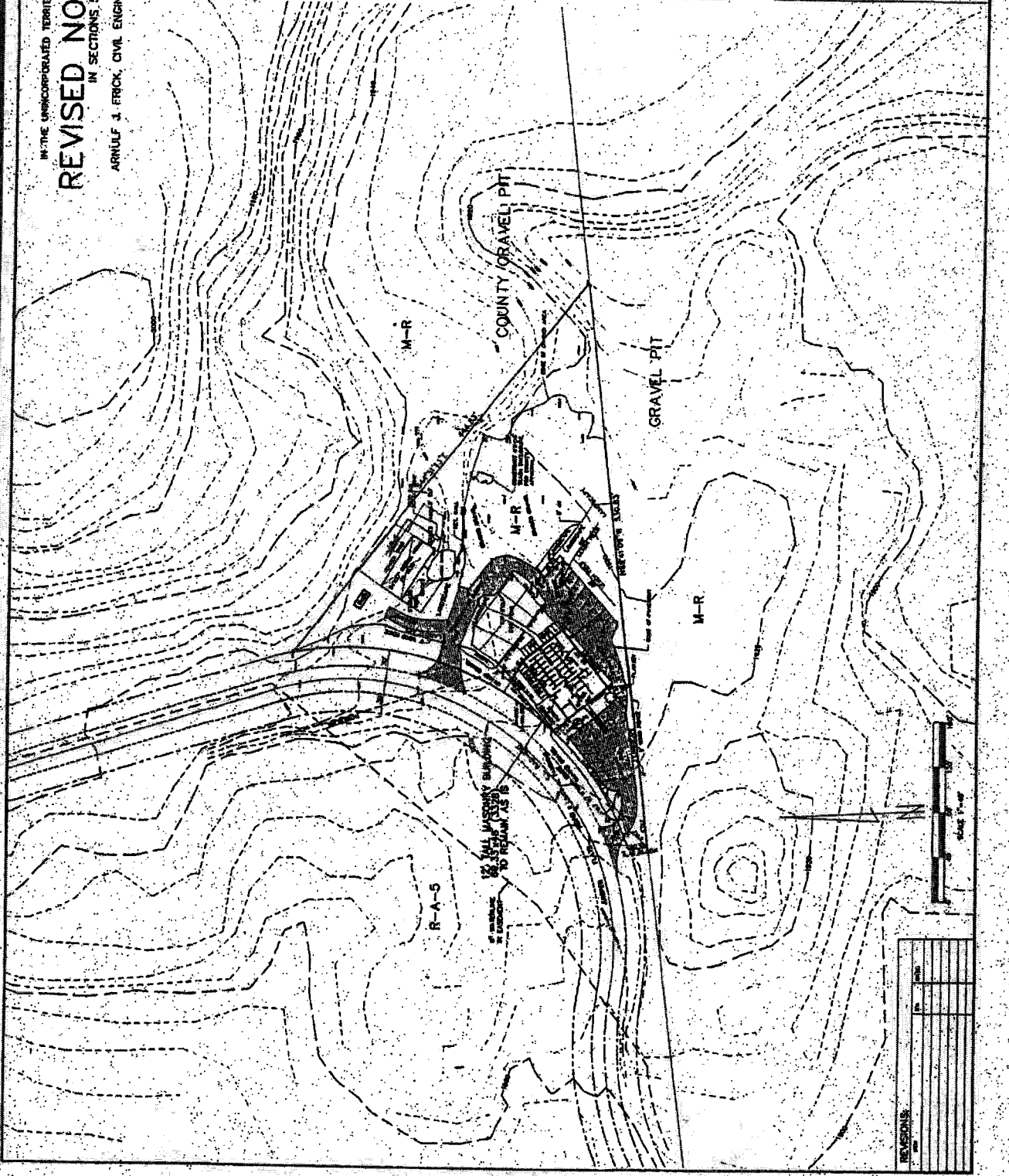
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**RIVERSIDE COUNTY PLANNING DEPARTMENT
CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 2565 (RVP 81)
REVISED NO. 1 AMENDED NO. 1**

EFFECTIVE DATE:

ZONING DISTRICT/AREA HOMELAND

APN 457-030-013

I. STANDARD CONDITIONS

- 1.1 The permit consists of Conditions of Approval 1.1 through 1.14, Conditions of Approval 2.1 through 2.4, Conditions of Approval 3.1 through 3.8, Conditions of Approval 4.1 through 4.3, Conditions of Approval 5.1 through 5.2, Conditions of Approval 6.1 through 6.2, Conditions of Approval 7.1 through 7.4
- 1.2 The use hereby permitted is for a caretaker's mobile home, a kennel/cattery and neuter/spay veterinarian facilities.
- 1.3 The applicant/permittee shall defend, indemnify, and hold harmless the County of Riverside, its agents, officers, and employees from any claims, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 2565, (RVP 81) Revised No. 1, Amended No. 1. The County of Riverside will promptly notify the applicant/permittee of any such claim, action, or proceeding against the County of Riverside and will 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 of Riverside.
- 1.4 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 the two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period the permittee may request a one (1) year extension of time in which to use this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the effective date of the issuance of this permit, this permit shall become null and void.

CONDITIONAL USE PERMIT NO. 2565, (RVP81)
REVISED NO. 1, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 2 OF 6

- 1.5 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 plot plan marked Exhibit(s) 1 A (Amended No. 1), B and C, unless otherwise amended by these conditions of approval.
- 1.6 In the event the use hereby permitted under a conditional or public use permit, a) ceases operation for a period of one (1) year or more, b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348.
- 1.7 All subsequent submittals required by these conditions of approval shall be accompanied by the appropriate review fee as required by Ordinance No. 671 where applicable.
- 1.8 No more than 56 dogs of any age shall be maintained on the premises at any one time.
- 1.9 No more than 50 cats of any age shall be maintained on the premises at any one time.
- 1.10 The applicant shall comply with the requirements of Ordinance No. 630. "An Ordinance of the County of Riverside, State of California, providing for the licensing and impounding of dogs." Regulating the keeping and control of dogs and other domestic animals and providing for the control and suppression of rabies in the unincorporated area of Riverside County.
- 1.11 A caretaker's mobilehome is allowed by this permit. The following conditions apply to the caretaker's quarters.
 - a. The mobilehome shall have a minimum of 450 square feet of floor area.
 - b. Prior to issuance of a site preparation permit, the applicant shall obtain the approval of Riverside County Health Department for a sewage disposal system. Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and safety.
 - c. The area between ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
 - d. The mobilehome shall be occupied by the owner or operator of the parcel or his employees as a caretaker's quarters for the sole purpose of maintaining and protecting the use of the subject property with no compensation involved whatsoever.
 - e. The mobilehome shall be screened from all property lines by trees and shrubs. The landscaped strip will be a minimum of 10' wide.

**CONDITIONAL USE PERMIT NO. 2565, (RVP81)
REVISED NO. 1, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 3 OF 6**

- f. This approval shall cease and become null and void and of no effect whatsoever upon termination of the business.
- g. Not more than one mobilehome as a caretaker's residence per parcel is allowed by this approval.
- 1.12 All neuter and spay procedures allowed under this permit shall be conducted by a Veterinarian licensed by the State of California to conduct such procedures.
- 1.13 Any neuter and spay procedures shall be conducted in a facility appropriate for such procedures as required by the Animal Control Division and Office of the Veterinarian Division of the Department of Environmental Health.
- 1.14 ~~This approval shall become null and void 10 years after the date of approval by the Board of Supervisors.~~

2. AGENCY CONDITIONS

- 2.1 The applicant/permittee shall comply with the requirements set forth in the County Transportation Department's letter dated 4-13-92, a copy of which is attached.
- 2.2 Fire protection shall be provided in accordance with the appropriate section of Ordinance No. 546 and the requirements set forth in the Riverside County Fire Department's transmittal dated 3-16-92, a copy of which is attached.
- 2.3 The applicant/permittee shall comply with the requirements set forth in the Department of Building and Safety - Grading Section's transmittal dated 3-19-92, a copy of which is attached.
- 2.4 The applicant/permittee shall comply with the requirements set forth in the Riverside County Waste Management transmittal dated 3-2-92, a copy of which is attached.

3. DEVELOPMENT STANDARD CONDITIONS

- 3.1 Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
- 3.2 Seventeen (17) parking spaces shall be provided as shown on the approved Exhibit A unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.
- 3.3 A minimum of 1 handicapped parking space(s) shall be provided. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign.

**CONDITIONAL USE PERMIT NO. 2565, (RVP81)
REVISED NO. 1, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 4 OF 6**

constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____"

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

- 3.4 Building elevations, colors and materials shall be in substantial conformance with that shown on Exhibit B.
- 3.5 Floor plans shall be in substantial conformance with that shown on Exhibit C.
- 3.6 Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
- 3.7 Prior to the sale or lease of any structure as shown on Exhibit A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.
- 3.8 No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

4. LANDSCAPING & IRRIGATION CONDITIONS

All the following conditions shall be satisfied on the project's landscaping and irrigation plans:

- 4.1 Prior to final approval for any use granted under CUP 2565 (RVP 81) or the issuance of grading or building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to the Planning Department for approval. The location, number, genus, species, and container size of the plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Section 18.12 and as specified herein.

**CONDITIONAL USE PERMIT NO. 2565, (RVP81)
REVISED NO. 1, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 5 OF 6**

- 4.2. Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species however the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.
- 4.3. The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

5. GRADING CONDITIONS

- 5.1. If grading is proposed, the project must comply with the following:
- a. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of County maintained road right-of-way.
- 5.2. A waiver of Stephens' Kangaroo Rat mitigation fees has been granted for this project as per Ordinance 663.5, Section 10.(g).

6. BUILDING PERMIT CONDITIONS

Prior to issuance of building permits, all the following conditions shall be satisfied:

- 6.1. The applicant shall obtain clearance and/or permits from the following agencies:

Transportation Department
Environmental Health
Environmental Health/
Animal Control Division

Riverside County Flood Control
Fire Department
Planning Department

Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.

- 6.2. Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, and parking areas in accordance with the approved plan, and adequate maintenance of the planting for one year shall be filed with the Department of Building and Safety. A cash bond shall be required to guarantee the installation of plantings, walls, and fences when the estimated cost is \$2,500 or less. The remaining performance surety shall be released one year after installation is approved provided the planting has been adequately maintained.

**CONDITIONAL USE PERMIT NO. 2565, (RVP81)
REVISED NO. 1, AMENDED NO. 1
CONDITIONS OF APPROVAL
PAGE 6 OF 6**

7. FINAL BUILDING INSPECTION/OCCUPANCY CONDITIONS

Prior to final building inspection or issuance of occupancy permits, whichever occurs first, all the following conditions shall be satisfied:

- 7.1 All existing structures on the subject property shall conform to all the applicable requirements of Ordinance No. 348.
- 7.2 All required landscape planting and irrigation and paved parking areas shall have been installed in accordance with approved Parking Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order.
- 7.3 The applicant shall submit to the Planning Department a stamped and wet signed substantial conformance letter from the project's licensed Landscape Architect stating that the project was constructed pursuant to the approved Landscape and Irrigation plan.
- 7.4 Prior to final approval for any use or occupancy permitted by Conditional Use Permit No. 2565 (RVP81), the applicant shall obtain written clearance and/or any necessary permits from the following agencies:

Transportation Department
Environmental Health/
Animal Control Division and
Office of the Veterinarian Division

Planning Department
Fire Department

Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.

Project Planner: _____ Date: _____

Supervisor: _____ Date: _____

Chief Deputy: _____ Date: _____

LN:al
Date Prepared: 11/27/91
Latest Revision: 7/29/92

1982

Conditional Use Case No. 2565
Names: Coyle, McConnaughly
Use: Commercial Kennel & Cattery with
Veterinarian Facilities
Home Land Area
Fifth Supervisorial District

WEST AREA PLANNING COUNCIL CONDITIONS

Date: March 29, 1982
Banning _____ BH
Blythe _____ JJ
Hemet _____ CD
Indio _____ RL
Perris _____ NL
_____ BC
_____ BJ

1. The development of the property shall conform substantially with that as shown on plot plan marked Exhibit "A" on file with CUP Case No. 2565 in the office of the Riverside County Planning Department unless otherwise amended by the following conditions and shall be subject to the mandatory requirements of the Riverside County Code.
2. The applicant shall comply with the street improvement recommendations outlined in the County Road Department transmittal dated 3-26-82, a copy of which is attached.
3. Water and sewage disposal facilities shall be installed in accordance with the provisions set forth in the Riverside County Health Department transmittal dated 2-10-82, a copy of which is attached.
4. Fire protection shall be provided in accordance with the following recommendations of the County Fire Warden:
 1. Comply with Division VIII - Section 804 of Ordinance 546.
5. Seventeen (17) parking spaces shall be provided as shown on the approved Exhibit "A".
6. All landscaped areas shown on the approved Exhibit A shall be planted with groundcover or plants. A sprinkler system shall be installed and all landscaped areas shall be maintained in a viable growth condition. Groundcover and shrubs shall not be allowed to exceed 30" in height on street frontages where delineated on the approved Exhibit A.
7. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
8. Street trees shall be installed and maintained in accordance with the Riverside County Street Tree Ordinance 457.19. A copy of the Street Tree Manual is enclosed for your reference.
9. No more than 56 dogs of any age shall be maintained on the premise at any one time.
10. Not more than 50 cats of any age shall be maintained on the premise at any one time.
11. Comply with the requirements of Ordinance 455. "An ordinance of the County of Riverside, State of California, providing for the licensing and impounding of dogs". Regulating the keeping and control of dogs and other domestic animals and providing for the control and suppression of rabies in the unincorporated area of Riverside County.
12. All landscaping within 30' of the access point shall not be allowed to grow higher than 30".

13. A caretaker's mobilehome is allowed by this permit. The following conditions apply to the caretaker's quarters.
 - a. The mobilehome shall have a minimum of 450 square feet of floor area.
 - b. Prior to issuance of a site preparation permit, the applicant shall obtain the approval of Riverside County Health Department for a sewage disposal system. Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.
 - c. The area between ground level and the floor of the mobilehome shall be screened from view by an opaque skirt entirely around the opaque skirt entirely around the mobilehome.
 - d. The mobilehome shall be occupied by the owner or operator of the parcel or his employees as a caretaker's quarters for the sole purpose of maintaining and protecting the use of the subject property with no compensation involved whatsoever.
 - e. The mobilehome shall be screened from view from all property lines by trees and shrubs. The landscaped strip will be a minimum of 10'-0" wide.
 - f. This approval shall cease and become null and void and of no effect whatsoever upon termination of the business.
 - g. Not more than one mobilehome as a caretaker's residence per parcel is allowed by this approval.
14. Prior to any use or occupancy permitted hereby, permittee shall:
 - a. Obtain clearance and/or permits from the following agencies:
 1. County Road Department
 2. County Health Department
 3. County Fire Department
 4. County Fire Department
 5. Water Quality Control Board
15. Prior to issuance of a site preparation permit for the caretaker's mobilehome permitted hereby, the permittee shall:
 - a. Obtain clearance and/or permits from the following agencies:
 1. County Health Department
 2. Department of Building & Safety
 3. Water Quality Control Board

Conditional Use Case No. 2565

WAPC: 3-29-82

Page Three

16. Prior to occupancy or any allowed by this permit all of the foregoing conditions of this permit shall be complied with.
17. This permit shall be used within one (1) year after final approval before the Board of Supervisors; otherwise it shall become null and void and of no effect whatsoever. By use is meant substantial construction or substantial utilization of the facilities as approved by this permit.
18. ~~This permit shall become null and void on April 1, 1992.~~
19. In the event the use permitted hereby ceases operation for a period of one (1) year or more, this permit shall become null and void.

AGREEMENT:

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the Office of Building and Safety will not issue a building permit or allow occupancy on the use permitted until this signed confirmation, in quadruplicate, has been received by the Planning Department.

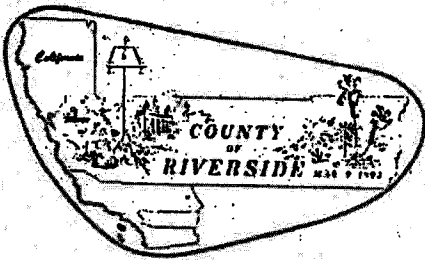
Date April 17, 1982

Applicant's Signature

Cyril J. Connaughy

Date _____

Owner's Signature _____



OFFICE OF ROAD COMMISSIONER & COUNTY SURVEYOR

A. E. NEWCOMB
ROAD COMMISSIONER & COUNTY SURVEYOR

March 26, 1982

COUNTY ADMINISTRATIVE CENTER
MAILING ADDRESS: P.O. BOX 1040
RIVERSIDE, CALIFORNIA 92502
TELEPHONE (714) 767-6554

Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Re: CU 2565
Team 3

To Whom It May Concern:

With respect to the Conditions of approval for the above referenced item, the Road Department has the following recommendations:

The Road Department has the following comments:

Prior to issuance of a building permit or any use allowed by this permit, the applicant shall complete the following conditions at no cost to any government agency:

1. No additional right of way shall be required on Juniper Flats Road at this time.
2. ~~Prior to issuance of a building permit or any use allowed by this permit, the applicant shall deposit with the Road Department, a cash contribution in the amount of \$1,250 towards the cost of signalization. *~~

Prior to occupancy or any use allowed by this permit, the applicant shall construct the following at no cost to any government agency:

3. No additional road improvements will be required at this time.

4. Drainage control shall be as per Ordinance 460 Section 11.1.

5. All driveways shall conform to the applicable Riverside County Standard.

6. Prior to issuance of a building permit or any use allowed by this permit, the applicant shall remove and relocate fencing outside the road right of way. *Focus Review 4-26-82*

Very truly yours,
John M. Boyd

* Deleted by Board of Supervisors on
4-13-82

A. E. Newcomb
Road Commissioner
and County Surveyor

Lee Johnson
Lee Johnson
Principal Eng. Technician

LJ:lh

Health

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET - NINTH FLOOR
RIVERSIDE, CA 92501

RECEIVED
MAR 29 1982
RIVERSIDE COUNTY
PLANNING COMMISSION

REGIONAL TEAM NO. 3

DATE: 2/5/82

RE: Conditional Use CASE NO. 2565

TO: FIRE PROTECTION
ROAD DEPARTMENT
HEALTH DEPARTMENT
BUILDING & SAFETY
FLOOD CONTROL
COMM. SULLIVAN
COMM. STEFFY
WATER QUALITY CONTROL BD
HEALTH VETERNARIAN
HEALTH ANIMAL CONTROL

Zoning: Area/District Homeland
Modular Number 533
Zoning R-R (Rural Residential)
APPLICANT: Coyle McConaughly
Address: 33088 Taylor St.
Winchester, Calif. 92396

PROPOSAL: FOR A COMMERCIAL DOG AND CAT KENNEL
WITH VETERNARIAN FACILITIES.

Please review the case described above and the attached case map. A public hearing has been tentatively scheduled for March 29, 1982. Your comments and recommendations are requested prior to 3/17/82 in order to include them in the staff report for this item.

Should you have any questions regarding this item, please do not hesitate to contact Jim Tebbitts at 787-6564.

Related Case Files: CU 1618

COMMENTS:

The Health Department will require a detailed soil feasibility study and clearance from the Water Quality Control Board - Santa Ana Region, prior to approval of a building permit for the kennel facilities. Specific requirements on design of the kennel building and other kennel requirements should be obtained from the Animal Control Division of the Health Department.

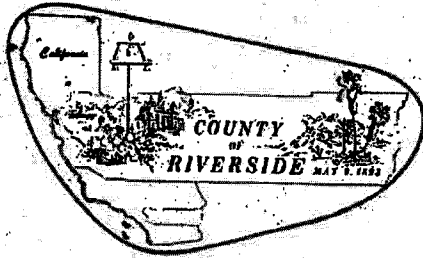
EET:cg

DATE 2-10-82

Signature Earl E. Tuntland

Earl E. Tuntland, R.S., M.P.A.

Please print name and title: Administrative Supervisor



OFFICE OF ROAD COMMISSIONER & COUNTY SURVEYOR

A. E. NEWCOMB
ROAD COMMISSIONER & COUNTY SURVEYOR

March 26, 1982

COUNTY ADMINISTRATIVE CENTER
MAILING ADDRESS: P.O. BOX 1059
RIVERSIDE, CALIFORNIA 92502
TELEPHONE (714) 787-6884

Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Re: CU 2565 - Team 3
(As amended by the Board of
Supervisors 4/13/82)

To Whom It May Concern:

With respect to the Conditions of approval for the above referenced item, the Road Department has the following recommendations:

The Road Department has the following comments:

Prior to issuance of a building permit or any use allowed by this permit, the applicant shall complete the following conditions at no cost to any government agency:

1. No additional right of way shall be required on Juniper Flats Road at this time.
2. ~~Prior to issuance of a building permit or any use allowed by this permit, the applicant shall deposit with the Road Department a cash contribution in the amount of \$1,250 towards the cost of signalization. The applicant shall deposit the contribution within (1) one year after final approval of Board of Supervisors otherwise this permit shall become null and void.~~

Prior to occupancy or any use allowed by this permit, the applicant shall construct the following at no cost to any government agency:

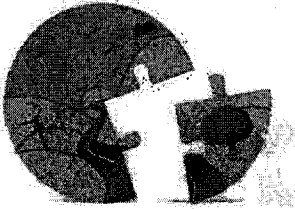
3. No additional road improvements will be required at this time.
4. Drainage control shall be as per Ordinance 460 Section 11.1.
5. All driveways shall conform to the applicable Riverside County Standard.
6. Prior to issuance of a building permit or any use allowed by this permit, the applicant shall remove and relocate fencing outside the road right of way.

Very truly yours,

A. E. Newcomb
Road Commissioner
and County Surveyor


Lee Johnson
Principal Eng. Technician

LJ:lh



RIVERSIDE COUNTY CUP 02565R2 PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. CUP02565R2

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Al Stoltenberg

Contact Person: Al Stoltenberg E-Mail: al.stoltenberg@roche.com

Mailing Address: 24750 Juniper Flats Road

<u>Homeland</u>	<u>CA</u>	<u>92548</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 271-3671 Fax No: (-) --

Engineer/Representative Name: MTH2 Engineering, Inc.

Contact Person: Marten Anderson E-Mail: marten@nth2engineering.com

Mailing Address: 639 Lakewood Drive

<u>Riverside</u>	<u>CA</u>	<u>92506</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 850-2190 Fax No: (-) --

Property Owner Name: Al Stoltenberg

Contact Person: Al Stoltenberg E-Mail: al.stoltenberg@roche.com

Mailing Address: 24750 Juniper Flats Road

<u>Homeland</u>	<u>CA</u>	<u>92548</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 271-3671 Fax No: (-) --

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Al Stoltenberg

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Lori Stoltenberg

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-030-013

Approximate Gross Acreage: 1.567 AC

General location (nearby or cross streets): North of La Huerta Road, South of Ruth Lane, East of Juniper Flats Road, West of Minton Road

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Renewal of the existing CUP. Existing site is a pet hotel.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article V R-R Zone, Section 5.1., Subsection 14 in accordance with Section 18.45.

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	3328	12'	1	Pet Hotel	<input type="checkbox"/>	
2	1938	11'	1	Mobile Home	<input type="checkbox"/>	CUP02565S
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). CUP02565S1
 (e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

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

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

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Al Stoltenberg

Address: 24750 Juniper Flats Road, Homeland, CA 92548

Phone number: (760) 271-3671

Address of site (street name and number if available, and ZIP Code): 24750 Juniper Flats Rd, 92548

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 457-030-013

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____

Date 4/10/2018

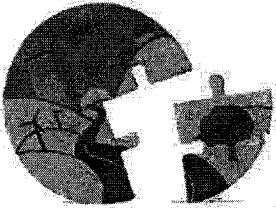
Owner/Authorized Agent (2) Lori Stoltenberg

Date 4/10/2018

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



Steve Weiss, AICP
Planning Director

OR LV HLL 08/40

RIVERSIDE COUNTY C2 / 1800011
PLANNING DEPARTMENT

CEG 180043
CFW 180030

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Al Stoltenberg

Contact Person: Al Stoltenberg

E-Mail: al.stoltenberg@roche.com

Mailing Address: 24750 Juniper Flats Road

<u>Homeland</u>	<u>CA</u>	<u>92548</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760) 271-3671

Fax No: (-) --

Engineer/Representative Name: MTH2 Engineering, Inc.

Contact Person: Marten Anderson

E-Mail: marten@nth2engineering.com

Mailing Address: 639 Lakewood Drive

<u>Riverside</u>	<u>CA</u>	<u>92506</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 850-2190

Fax No: (-) --

Property Owner Name: Al Stoltenberg

Contact Person: Al Stoltenberg

E-Mail: al.stoltenberg@roche.com

Mailing Address: 24750 Juniper Flats Road

Street

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

APPLICATION FOR CHANGE OF ZONE

Homeland

City

CA

State

92548

ZIP

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Al Stoltenberg

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Lori Stoltenberg

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-030-013

Approximate Gross Acreage: 1.567 AC

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

APPLICATION FOR CHANGE OF ZONE

Ruth Lane _____, East of Juniper Flats Road _____, West of Minton Road _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

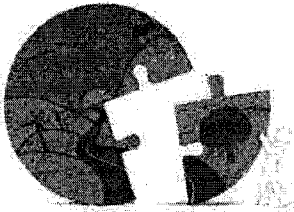
The Zone change is from Existing Zone M-R. to proposed Zone R-R.

Related cases filed in conjunction with this request:

CUP02565 Renewal 3

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Al Stoltenberg
Property Owner(s) Signature(s) and Date

Lori Stoltenberg

Al Stoltenberg
PRINTED NAME of Property Owner(s)

LORI STOLTENBERG

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

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

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

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

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

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 1800011 and CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(3) (General Rule) and 15301 (Existing Facilities) – Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc./Marten Anderson – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R-RR) – Zoning: Mineral Resources (M-R) Location: Northerly of La Huerta Road, southerly of Ruth Lane, easterly of Juniper Flats Road, and westerly of Minton Road – 1.56 Acres – **REQUEST:** The **Change of Zone No. 1800011** proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone. The **Conditional Use Permit No. 2565R3** is a proposal to renew the existing Conditional Use Permit for the Class IV Kennel and Cattery, known as the Homeland Pet Hotel, located at 24750 Juniper Flats Road. The number of dogs permitted shall be no more than 56 dogs and no more than 50 cats. The Conditional Use Permit was originally approved in 1982 and has been renewed in 1992, and 2003.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 20, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 09, 2018,

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

APN (s) or case numbers CUP02565R03 / CZ180011 for

Company or Individual's Name RCIT - GIS

Distance buffered 2400'

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

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

TITLE: GIS Analyst

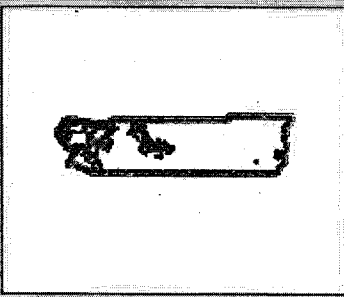
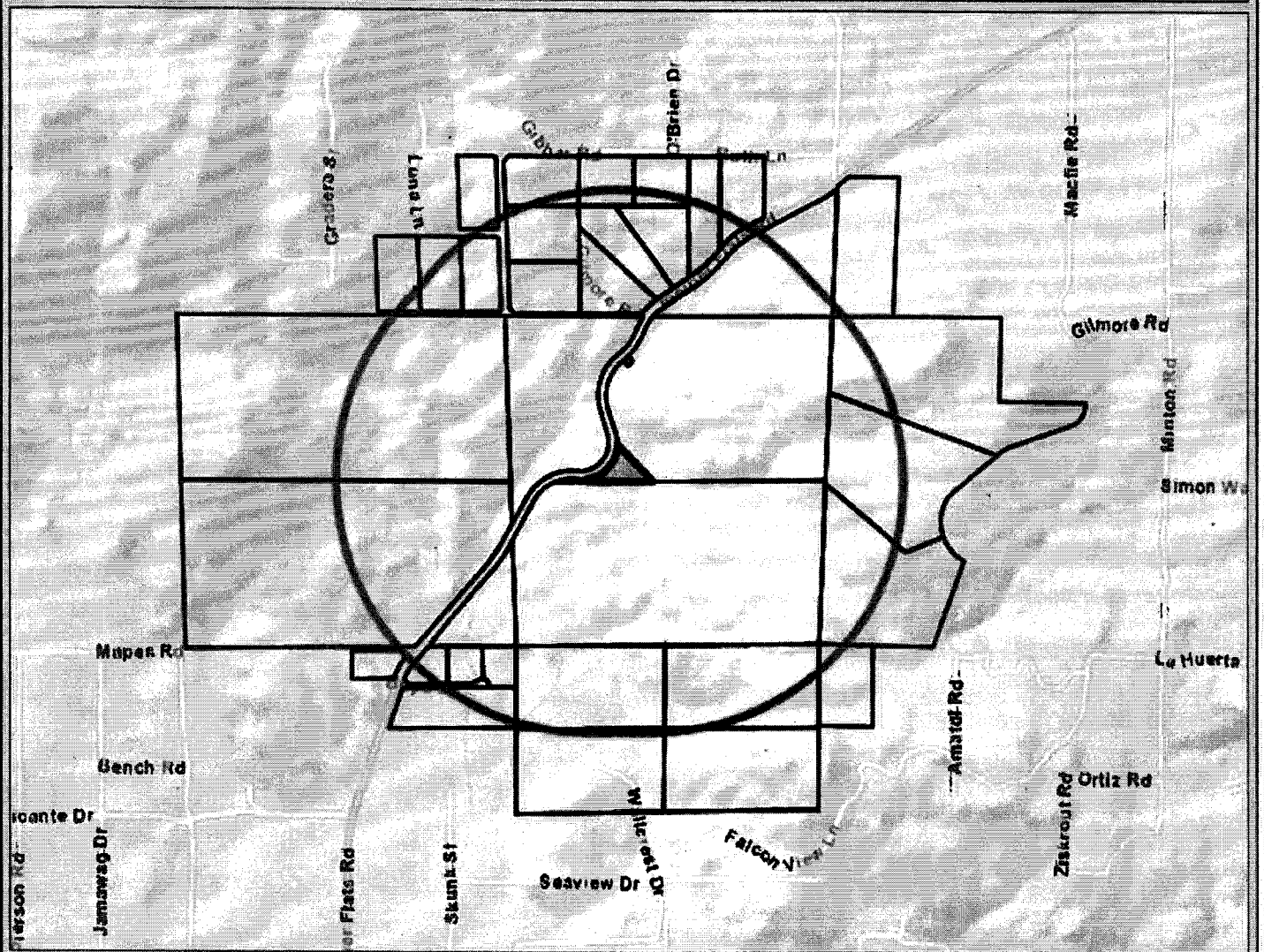
ADDRESS: 4080 Lemon Street 9TH Floor


Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP02565R03 / CZ180011 (2400 feet buffer)



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

Notes



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

REPORT PRINTED ON... 11/9/2018 11:36:20 AM

© Riverside County RCIT

455350016
IGLESIA DE JESUCRISTO CANAAN
C/O C/O RENE RIVAS
P O BOX 62820
LOS ANGELES CA 90062

457030005
ARB INC
26000 COMMERCENTRE DR
LAKE FOREST CA 92630

457030007
XIAO QIN LIANG
ZHAO LIN ZENG
147 COYOTE BRUSH
IRVINE CA 92618

457030008
XIAO QIN LIANG
ZHAO LIN ZENG
147 COYOTE BRUSH
IRVINE CA 92618

457030006
ARB INC
26000 COMMERCENTRE DR
LAKE FOREST CA 92630

457120008
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLV
CARSON CA 90746

457120010
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLV
CARSON CA 90746

457120036
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLVD
CARSON CA 90746

457120067
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLV
CARSON CA 90746

457270019
ANN FIAMENGO
P O BOX 2095
HOMELAND CA 92548

457270006
ZAFER A ULKUCU
24461 JUNIPER FLATS RD
HOMELAND CA. 92548

457290034
KAREN FRANK
PAMELA MCFARLANE
31493 RUTH LN
HOMELAND CA. 92548

457270013
ROBERT E HORNBAKER
YVON R HORNBAKER
31590 GILMORE RD
HOMELAND CA. 92548

457030013
AL K STOLTENBERG
LORRAINE STOLTENBERG
2842 FELICIA WAY
VISTA CA 92084

455020004
DUANE J LUKE
ERIN P LUKE
LINDA ANNETTE KIRSCHNER

275 S BLUEBERRY ST
ANAHEIM CA 92808

455350016
IGLESIA DE JESUCRISTO CANAAN
C/O C/O RENE RIVAS
P O BOX 62820
LOS ANGELES CA 90062

457030006
ARB INC
26000 COMMERCENTRE DR
LAKE FOREST CA 92630

457030009
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

457120008
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLV
CARSON CA 90746

457120062
FRULLA INC
P O BOX 1731
TEMECULA CA 92593

457270006
ZAFER A ULKUCU
24461 JUNIPER FLATS RD
HOMELAND CA. 92548

455020040
YAVNEH HEBREW ACADEMY
5353 W 3RD ST
LOS ANGELES CA 90020

457030002
JAMES MICHAEL KAO
30915 MARNE ST
RCH PALOS VERDES CA 90275

457030008
XIAO QIN LIANG
ZHAO LIN ZENG
147 COYOTE BRUSH
IRVINE CA 92618

457030013
AL K STOLTENBERG
LORRAINE STOLTENBERG
2842 FELICIA WAY
VISTA CA 92084

457120036
WALEED BEOOL
ALIA BEOOL
1411 E DEL AMO BLVD
CARSON CA 90746

457270005
MARK ALAN LAUTHERBOREN
PO BOX 413
HOMELAND CA 92548

457270011
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

457270012
WESLEY SARTAIN
24390 GIBBAR RD
HOMELAND CA. 92548

457270013
ROBERT E HORNBAKER
YVON R HORNBAKER
31590 GILMORE RD
HOMELAND CA. 92548

457270014
TOMMY M RUBADEX
WANDA L RUBADEX
31813 RUTH LN
HOMELAND CA. 92548

457270015
ROSARIO SANDOVAL
P O BOX 146
NUEVO CA 92567

457270016
TERESA LAGEMAN
P O BOX 624
HOMELAND CA 92548

457270017
TIMOTHY J BRATLAND
BETTY J BRATLAND
31745 RUTH LN
HOMELAND CA. 92548

457270018
DENISE WIDRE
16334 WOOD VALLEY TR
JAMUL CA 91935

457270019
ANN FIAMENGO
P O BOX 2095
HOMELAND CA 92548

457290034
KAREN FRANK
PAMELA MCFARLANE
31493 RUTH LN
HOMELAND CA. 92548

457290035
LEO EDWARD GIBBAR
RUTH CATHERINE GIBBAR
24445 GIBBAR RD
HOMELAND CA. 92548

457290036
LEWIS C MCELDFOWNEY
31375 FARRELL RD
HOMELAND CA. 92548

457290037
JOSE L CARRILLO
MARIA P CARRILLO
31330 GILMORE RD
HOMELAND CA. 92548

Al Stoltenberg
24750 Juniper Flats Road
Homeland, CA 92548

Al Stoltenberg
24750 Juniper Flats Road
Homeland, CA 92548

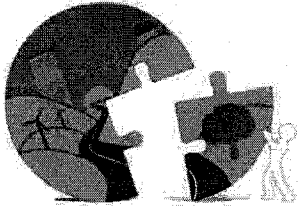
MTHE Engineering, Inc.
c/o Marten Anderson
639 Lakewood Drive
Riverside, Ca 92506

MTHE Engineering, Inc.
c/o Marten Anderson
639 Lakewood Drive
Riverside, Ca 92506

Riverside County Animal Control
Attention: Abel Buenrostro
581 South Grand Avenue
San Jacinto, CA 92585-3831

Riverside County Animal Control
Attention: Abel Buenrostro
581 South Grand Avenue
San Jacinto, CA 92585-3831

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
 Riverside, CA 92502-1409

Project Title/Case No.: CZ1800011 and CUP02565R03

Project Location: North of La Huerta Road, south of Ruth Lane, east of Juniper Flats Road, and west of Minton Road

Project Description: Change of Zone No. 1800011 proposes to modify zoning classification Mineral Resources (M-R) to Light Agriculture (A-1) and Conditional Use Permit No. 02565 Revision No. 3 is a proposal to renew the existing CUP for the Homeland Pet Hotel (Class IV Kennel/Cattery) that has been in operation since 1982. APN 457-030-013.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Al Stoltenberg, 24750 Juniper Flats Road, Homeland, CA 92548

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15061 (3) and Sec. 15301
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be exempt from CEQA, pursuant to the provisions under Section 15061 (3) (General Rule). Section 15061 (3) states that only activities that have the potential for causing a significant effect on the environment are subject to CEQA. In addition, Section 15301(Existing Facilities) because the proposed entitlements do not include any physical change or expansion of use it can be certain that the proposed activity will not result in a significant effect on the environment.

Deborah Bradford County Contact Person (951) 955-6646 Phone Number

Signature Title Date

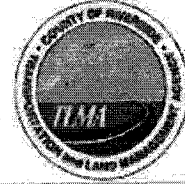
Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ180043 CFW180036 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00044460)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Al Stoltzenberg

**County of Riverside
Trans. & Land Management Agency**



24750 Juniper Flats Rd
Homeland, Ca 92548

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00044460	04/23/2018	04/23/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180036	0452 - CF&W Trust Record Fees	\$50.00
24750 Juniper Flats Rd Homeland, CA 92548		SUB TOTAL \$50.00

TOTAL \$50.00

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 20, 2019**

I. AGENDA ITEM 4.4

CHANGE OF ZONE NO. 1800011 and CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(3) (General Rule) and 15301 (Existing Facilities) – Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc./Marten Anderson – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R-RR) – Zoning: Mineral Resources (M-R) Location: Northerly of La Huerta Road, southerly of Ruth Lane, easterly of Juniper Flats Road, and westerly of Minton Road – 1.56 Acres.

II. PROJECT DESCRIPTION:

The **Change of Zone No. 1800011** proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone. The **Conditional Use Permit No. 2565R3** is a proposal to renew the existing Conditional Use Permit for the Class IV Kennel and Cattery, known as the Homeland Pet Hotel, located at 24750 Juniper Flats Road. The number of dogs permitted shall be no more than 56 dogs and no more than 50 cats. The Conditional Use Permit was originally approved in 1982 and has been renewed in 1992, and 2003.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Al Stoltenberg, Applicant, 24750 Juniper Flats, Homeland, 92548
Marten Anderson, Applicant's Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Shaffer

A vote of 4-0 (Commissioner Taylor-Berger Absent)

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project is exempt from the California Environmental Quality Act (CEQA); and

TENTATIVELY Approve Change of Zone No. 1800011; and

APPROVE Conditional Use Permit No. 2565 Revision No. 3, subject to the conditions of approval.



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 16, 2019

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501
legals@pe.com

PH : (951) 368-9229
E-MAIL:

RE: NOTICE OF PUBLIC HEARING: CZ 1800011, CUP 2565R3

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, May 23, 2019.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Karen Barton

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

21.3

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, A CONDITIONAL USE PERMIT, AND TO ADOPT AN ORDINANCE IN THE HOMELAND ZONING AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 4, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 1800011** which proposes to modify zoning classification Mineral Resources Zone to Light Agriculture Zone. **Conditional Use Permit No. 2565, Revision No. 3**, is a proposal to renew the existing Conditional Use Permit for the Homeland Pet Hotel located at 24750 Juniper Flats Road. The Conditional Use Permit was originally approved in 1982 and has been renewed every ten years. The expiration date of the current conditional use permit was July 1, 2018. There are no code violations existing on the site. This project is located North of La Huerta Road, South of Ruth Lane, East of Juniper Flats Road and West of Minton Road in the Homeland Zoning Area of the Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors approve the project and consider the project **CEQA Exempt pursuant to sections 15301 (Existing Facilities) and 15061 (b) (3) (Common Sense Exemption)**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@rivco.org

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 16, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 16, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 1800011, CUP 2565R3

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: June 4, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: May 16, 2019
Karen Barton

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 16, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

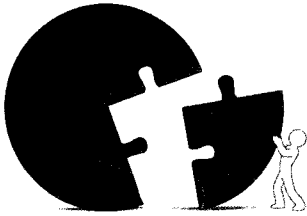
CZ 1800011, CUP 2565R3

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 4, 2019 @ 10:00 a.m.

SIGNATURE: *Karen Barton*
Karen Barton

DATE: May 16, 2019



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: May 9, 2019

TO: Clerk of the Board of Supervisors – June 4, 2019 BOS meeting

FROM: Planning Department – Riverside – Deborah Bradford, Project Planner – ext: 56646

SUBJECT: CZ1800011 and CUP02565R03

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

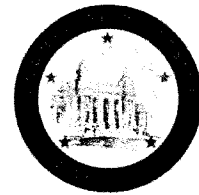
Designate Newspaper used by Planning Department for Notice of Hearing:
(5th Dist) Press Enterprise

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

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

"Planning Our Future... Preserving Our Past"

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



ITEM

(ID # 9282)

MEETING DATE:

Tuesday, June 4, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 1800011, CONDITIONAL USE PERMIT NO. 02565 REVISION NO. 3, and CEQA EXEMPT PURSUANT TO SECTIONS 15301 (EXISTING FACILITIES) AND 15061 (b) (3) (COMMON SENSE EXEMPTION). Applicant: Al Stoltenberg – Engineer: MTH2 Engineering, Inc., Marten Anderson., – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan: Rural: Rural Residential (R: RR) – Zoning: Mineral Resources (MR) Location: North of La Huerta Road, South of Ruth Lane, East of Juniper Flats Road, and West of Minton Road – 1.56 Acres — Request: The Change of Zone No. 1800011 proposes to modify zoning classification Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone, Conditional Use Permit No. 02565R3 is a proposal to renew the existing Conditional Use Permit for the Homeland Pet Hotel located at 24750 Juniper Flats Road. The Conditional Use Permit was originally approved in 1982 and has been renewed every ten years. The expiration date of the current conditional use permit was July 1, 2018. There are no code violations existing on the site. APN: 457-030-013.

RECOMMENDED MOTION: That the Board of Supervisors:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061 (b) (3) (Common Sense Exemption) based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 1800011 based upon the findings and conclusions provided in this staff report; and,

ADOPT ORDINANCE NO. 348.4910 amending the zoning in the Homeland Area shown on Map No. 2.2440 Change of Zone No. 1800011 attached hereto and incorporated herein by reference; and,

APPROVE CONDITIONAL USE PERMIT NO. 2565 REVISION NO. 3., subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

ACTION: Policy

ACTION:Policy

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

MINUTES OF THE BOARD OF SUPERVISORS

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The **Change of Zone No. 1800011** proposes to modify the existing zoning classification of Mineral Resources (M-R) Zone to Light Agriculture (A-1) Zone and **Conditional Use Permit No. 2565R3** is revision No. 3 to CUP No. 2565 which will remove Conditions of Approval 20. Planning. 2, eliminating the life of the CUP (herein identified as the “project” or “Project”). The Conditional Use Permit allows for limited veterinarian services and the keeping of no more than 56 dogs and no more than 50 cats. No construction or grading are proposed; the Project site will not be expanded; and the use of the site will not increase in intensity and will remain as it has been for approximately 36 years.

This proposed Project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 since the Project is an ongoing facility and Project approval will not expand the use of the site beyond existing operations. The Project is also exempt pursuant to State CEQA Guidelines Section 15061 (b)(3), as this Project is subject to the general rule that CEQA applies only to those projects that have the potential for causing a significant effect on the environment.

The Project site is located north of La Huerta Road, south of Ruth Lane, east of Juniper Flats Road, and west of Minton Road and is comprised of 1.57 acres.

The Planning Commission heard the project on February 20, 2019. There was no public testimony speaking in favor or opposition of the Project. The Planning Commission closed the public hearing and recommended approval with a 4-0 vote, Commissioner Ruthanne Taylor-Berger was absent.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process. Approval of the project will not result on impacts to residents or businesses.

Additional Fiscal Information

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

All fees are paid by the applicant, there is not a general fund obligation.

ATTACHMENTS:

- A. ORDINANCE NO. 348.4910**
- B. PLANNING COMMISSION STAFF REPORT**
- C. PLANNING COMMISSION MINUTES**

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 18, 2018,

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

APN (s) or case numbers 457-030-013 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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