

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



ITEM: 21.1
(ID # 18312)

MEETING DATE:

Tuesday, March 29, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2100119 ORDINANCE NO. 348.4979 and CONDITIONAL USE PERMIT NO. 3123 REVISION PERMIT NO. 1 - Adoption of a Mitigated Negative Declaration for EA No. 42881 – Applicant: Living Free Animal Sanctuary-Engineer/Representative: KWC Engineers - Third Supervisorial District – San Jacinto Mountain Zoning Area- REMAP - Open Space-Recreation (OS-R) - Location: The project site is located northerly and easterly of Highway 74, southerly of Highway 243, and westerly of May Valley Road - 153.45 Acres - Zoning: Rural Residential-20 Acre Minimum (R-R-20) - REQUEST: A Conditional Permit revision for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class II cattery and menagerie located on 153.45 gross acres. The proposal will extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use. A Change of Zone to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1). APN: 567-140-014. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42881** based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the Project will not have a significant effect on the environment;

Continued on page 2

ACTION:Policy

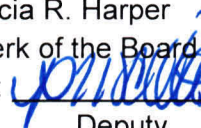

John Hildebrand, Planning Director 3/15/2022


Aaron Gettis, Deputy County Counsel 3/15/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4979 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 29, 2022
xc: Planning, Co. Co., MC/COBAB

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 2100119**, amending the zoning classification for the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agricultural (A-1) based upon the findings and conclusion incorporated in the staff report;
3. **ADOPT ORDINANCE NO 348.4979** amending the zoning in the Rancho California Area as shown on Map No.2.2474, Change of Zone Case No. 2100119 based upon the findings and conclusions provided in this staff report; and
4. **APPROVE CONDITIONAL USE PERMIT NO. 3123 REVISION NO. 1**, based upon the findings and conclusions incorporated into the staff report, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report, pending final adoption of the zoning ordinance for Change of Zone No. 2100119 by the Board of Supervisors.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---------------------------|---------------------|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| SOURCE OF FUNDS: Applicant Fees 100% | | | Budget Adjustment: | No |
| | | | For Fiscal Year: | N/A |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Project includes Change of Zone No. 2100119 and Conditional Use Permit No. 3123 Revision No. 1. The property comprises of 153.45 acres and consists of an existing animal sanctuary. The Project proposes to change the zoning classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1) in order to keep the existing Class IV kennel, Class II Cattery and Menagerie compliant with the changes in the zoning ordinance. The Conditional Use Permit No. 3123 Revision No 1 proposes to remove the 1995 Condition of Approval (COA) No. 7.4 that established the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use.

The existing Project site consists of two caretaker residences, an administration building, dog kennel, cattery and cattery addition, sanctuary, gate house residence, shed, cat quarantine, meadow house/garage, pump house, horse barn, sheds, puppy quarantine, cistern, water tanks, dog park, primitive campground, main kennel, kennel house and arenas. An average of 10 employees are on the site daily. The facility is open to the public from 11 am to 5 pm daily except Wednesdays to visit the park, meet the animals, take a hike on one of the trails and dirt roads, and stay at the campground depending on season.

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The proposed buildings consist of: a 4,001 square foot adult dog quarantine, a 500 square foot woodshed, a 3,012 square foot Equine Manager's residence, a 2,976 square foot horse stable, 2,108 square foot kennel, a 240 square foot puppy quarantine, an 800 square foot RV Pad, parking and four equipment sheds.

Since the application came in to remove the 1995 COA No. 7.4 expiration for the Conditional Use Permit No. 3123, the County's Land Use Ordinance (Ordinance No. 348) has been updated wherein Class IV Kennels and Class II Catteries are no longer permitted within the Rural Residential zone. The change of zone to Light Agriculture was recommended as Class IV Kennels and Class II Catteries and menageries are permitted with the approval of a Conditional Use Permit.

The Planning Commission considered the project during a regularly scheduled public hearing on December 1, 2021. After the applicant spoke on the project, the Planning Commission closed the public hearing and moved to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42881 and recommended the Board of Supervisors tentatively approve Change of Zone No. 2100119 and approve Conditional Use Permit No. 3123R1 with a 5-0 vote.

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). All required mitigation measures have been included as required conditions of approval for the Project. Based on the findings and conclusions in the Initial Study (IS) and a Mitigated Negative Declaration (MND), attached hereto and incorporated herein by reference, the lead agency has determined there is no substantial evidence that the Project will have a significant physical environmental effect on the environment. The custodian of record for all the documents supporting this determination is the County of Riverside Planning Department located at 4080 Lemon Street, Riverside, California 92501.

Impact on Residents and Businesses

The Project has been found to have no direct impact on citizens or businesses. All potential impacts have been examined through CEQA, as detailed in the Planning Commission Staff Report that is attached hereto for reference.

Additional Fiscal Information

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

ATTACHMENTS

ATTACHMENT A. Planning Commission Minutes
ATTACHMENT B. Planning Commission Packet
ATTACHMENT C. Change of Zone Map
ATTACHMENT D. Ordinance No. 348.4979
ATTACHMENT E. Conditional Use Permit Exhibits
ATTACHMENT F. PC Memorandum

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Jason Farin, Principal Management Analyst 3/21/2022

COPY

ORDINANCE NO. 348.4979

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the San Jacinto Mountain Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2474, Change of Zone Case No. 2100119" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: Jeff Hewitt
Chair, Board of Supervisors
JEFF HEWITT

ATTEST:
KECIA HARPER
Clerk of the Board

By: [Signature]
Deputy

(SEAL)

APPROVED AS TO FORM
February 16, 2022

By: Stephanie K. Nelson
STEPHANIE K. NELSON
Deputy County Counsel

MAR 29 2022 21.1

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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 March 29, 2022, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: March 29, 2022

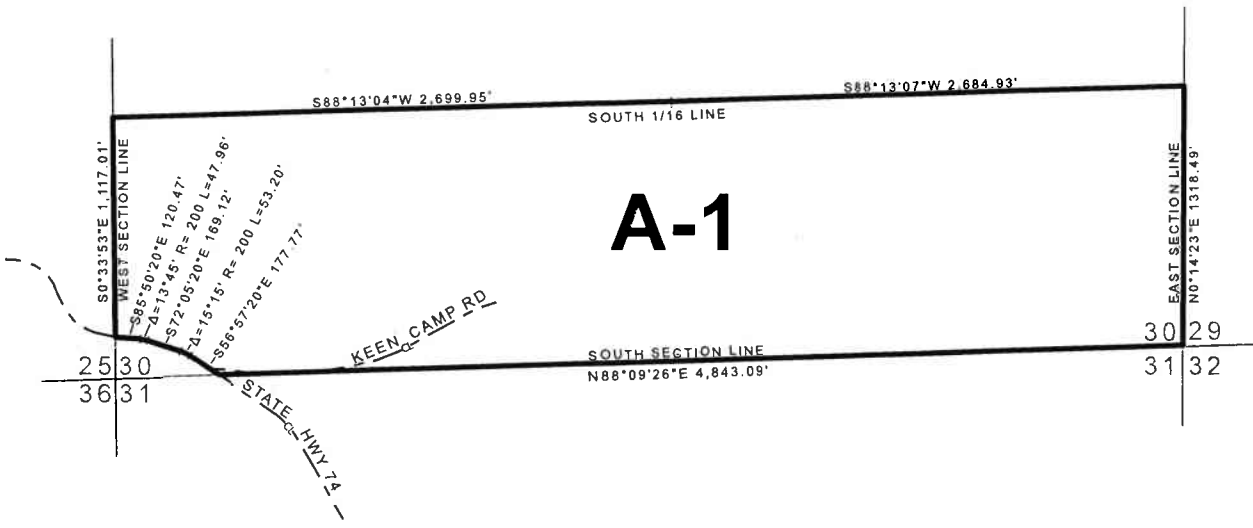
KECIA R. HARPER
Clerk of the Board

BY: 
Deputy

SEAL

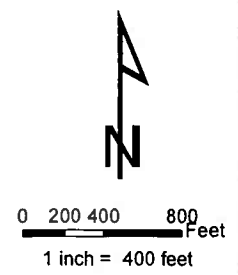
Item 21.1

SAN JACINTO MOUNTAIN AREA
 SEC. 30, T. 5 S., R. 3 E. S.B.M.



A-1 LIGHT AGRICULTURE

MAP NO. 2.2474
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 2100119
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4979
 (DATE:) _____



RIVERSIDE COUNTY BOARD OF SUPERVISORS



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 1, 2021**

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 3123 REVISION PERMIT NO. 1 and CHANGE OF ZONE NO. 2100119 – Intent to Adopt a Mitigated Negative Declaration – EA42881 – Applicant: Living Free Animal Sanctuary – Engineer/Representative: KWC Engineers – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP – Open Space-Recreation (OS-R) – Location: The project site is located northerly and easterly of Highway 74, southerly of Highway 243, and westerly of May Valley Road – 153.45 Acres – Zoning: Rural Residential-20 Acre Minimum (R-R-20)

II. PROJECT DESCRIPTION:

A Conditional Use Permit revision for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class III cattery and menagerie located on 153.45 gross acres. The proposal will extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use. A Change of Zone to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1). APN: 567-140-014.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Ray Barmore, Applicant

No one spoke in neutrality, or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public comment period opened and closed.

Motion by Commissioner Thornhill, Seconded by Commissioner Sanchez, by a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42881; and,

TENTATIVELY APPROVE Change of Zone No. 2100119; and,

APPROVE Conditional Use Permit No. 3123 Revision No. 1, subject to the conditions of approval.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.1
(ID # 17739)
MEETING DATE:
Wednesday, December 01, 2021

SUBJECT: CONDITIONAL USE PERMIT NO. 3123 REVISION PERMIT NO. 1 and CHANGE OF ZONE NO. 2100119 - Intent to Adopt a Mitigated Negative Declaration for EA No. 42881 – Applicant: Living Free Animal Sanctuary-Engineer/Representative: KWC Engineers - Third Supervisorial District – San Jacinto Mountain Zoning Area- REMAP - Open Space-Recreation (OS-R) - Location: The project site is located northerly and easterly of Highway 74, southerly of Highway 243, and westerly of May Valley Road - 153.45 Acres - Zoning: Rural Residential-20 Acre Minimum (R-R-20) - REQUEST: A Conditional Permit revision for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class II cattery and menagerie located on 153.45 gross acres. The proposal will extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use. A Change of Zone to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1). APN: 567-140-014. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

PROPOSED PROJECT

| | |
|-------------------------|--------------------------------|
| Case Number(s): | CUP03123R1 CZ2100119 |
| Environmental Type: | Mitigated Negative Declaration |
| Area Plan No. | REMAP |
| Zoning Area/District: | |
| Supervisorial District: | Third District |
| Project Planner: | Brett Dawson |
| Project APN(s): | 567-140-014 |
| Continued From: | |

John Hildebrand
John Hildebrand, Planning Director 11/17/2021

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2100119 proposes to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1).

Conditional Use Permit No. 3123 Revision No. 1 is a proposal for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class II Cattery and menagerie located on 153.45 acres (gross), which will include new structures on site.

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The proposal is to remove 1995 Condition of Approval (COA) No. 7.4 that established the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use.

The existing project site consists of two caretaker residences, an administration building, dog kennel, cattery and cattery addition, sanctuary, gate house residence, shed, cat quarantine, meadow house/garage, pump house, horse barn, sheds, puppy quarantine, cistern, water tanks, dog park, primitive campground, main kennel, kennel house and arenas. An average of 10 employees are on the site daily. The facility is open to the public from 11 am to 5 pm daily except Wednesdays to visit the park, meet the animals, take a hike on one of the trails and dirt roads, and stay at the campground depending on season.

The proposed buildings consist of: 4001 square foot adult dog quarantine, 500 square foot woodshed, 3,012 square foot Equine Manager's residence, 2,976 square foot horse stable, 2,108 square foot kennel, 240 square foot puppy quarantine, 800 square foot RV Pad, parking and four equipment sheds.

Since the application came in to remove 1955 COA No. 7.4 expiration for the Conditional Use Permit No. 3123, the County's Land Use Ordinance (Ordinance No. 348) has been updated wherein Class IV Kennels and Class II Catteries are no longer permitted within the Rural Residential zone. The change of zone to Light Agriculture was recommended as Class IV Kennels and Class II Catteries and menageries are permitted with the approval of a Conditional Use Permit.

The description as included above constitutes the "Project" as further referenced in this staff report.

The Project site is located north and east of Highway 74, south of Highway 243, and west of May Valley Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42881 based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the Project will not have a significant effect on the environment;

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STAFF REPORT**

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100119, amending the zoning classification for the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agricultural (A-1) Zone based upon the findings and conclusion incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3123 REVISION NO. 1, based upon the findings and conclusions incorporated into the staff report, subject to the attached advisory notification document and conditions of approval.

| PROJECT DATA | |
|---|---|
| Land Use and Zoning: | |
| Specific Plan: | N/A |
| Specific Plan Land Use: | N/A |
| Existing General Plan Foundation Component: | Open Space |
| Proposed General Plan Foundation Component: | N/A |
| Existing General Plan Land Use Designation: | Open Space: Recreation (OS:R) |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | N/A |
| Surrounding General Plan Land Uses | |
| North: | Open Space: Conservation Habitat (OS:CH) |
| East: | Open Space: Rural (OS:RUR) |
| South: | Agriculture (AG) |
| West: | Rural Residential (RR), Very Low Density Residential (VLDR), Agriculture (AG) |
| Existing Zoning Classification: | Rural Residential, 20-acre minimum (R-R-20) |
| Proposed Zoning Classification: | Light Agriculture (A-1) |
| Surrounding Zoning Classifications | |
| North: | Natural Assets, 160-acre minimum (N-A-160) |
| East: | Residential Agricultural, 20-acre minimum (R-A-20) |
| South: | Residential Agricultural, 40-acre minimum (R-A) |
| West: | Rural Residential, 2.5-acre minimum (R-R-2½) and |

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| | |
|------------------|--|
| | Residential Agriculture, 2.5-acre minimum (R-A-2½) |
| Existing Use: | Animal Sanctuary |
| Surrounding Uses | |
| North: | Vacant land |
| East: | Vacant land |
| South: | Vacant land |
| West: | Scattered Single-family Residential |

Project Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|-----------------------|--|---------------------------------------|
| Project Site (Acres): | 153.45 Gross Acres | Min 20,000 square feet |
| Setbacks: | Closest building is approx. 30 feet from side yard | 20' front, 5' side 10' rear |
| Height: | 18'4" | 40' |

Located Within:

| | |
|--|-------------------------|
| City's Sphere of Influence: | No |
| Community Service Area ("CSA"): | Yes, #152, 153 |
| Special Flood Hazard Zone: | No |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes – Moderate |
| Subsidence Area: | Yes – Susceptible |
| Fault Zone: | Yes – Hot Springs Fault |
| Fire Zone: | Yes – Very High |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B |
| WRCMSHCP Criteria Cell: | No |
| CVMSHCP Conservation Boundary: | No |
| Stephens Kangaroo Rat ("SKR") Fee Area: | No |
| Airport Influence Area ("AIA"): | No |

Parking:

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STAFF REPORT**

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i> | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|-----------------------------|------------------------------|--|------------------------|------------------------|
| Parks and Recreational Uses | 102,598 active square feet | 1 space/8000 square feet of active recreational area | 13 | 20 |
| TOTAL: | | | | |

PROJECT LOCATION MAP

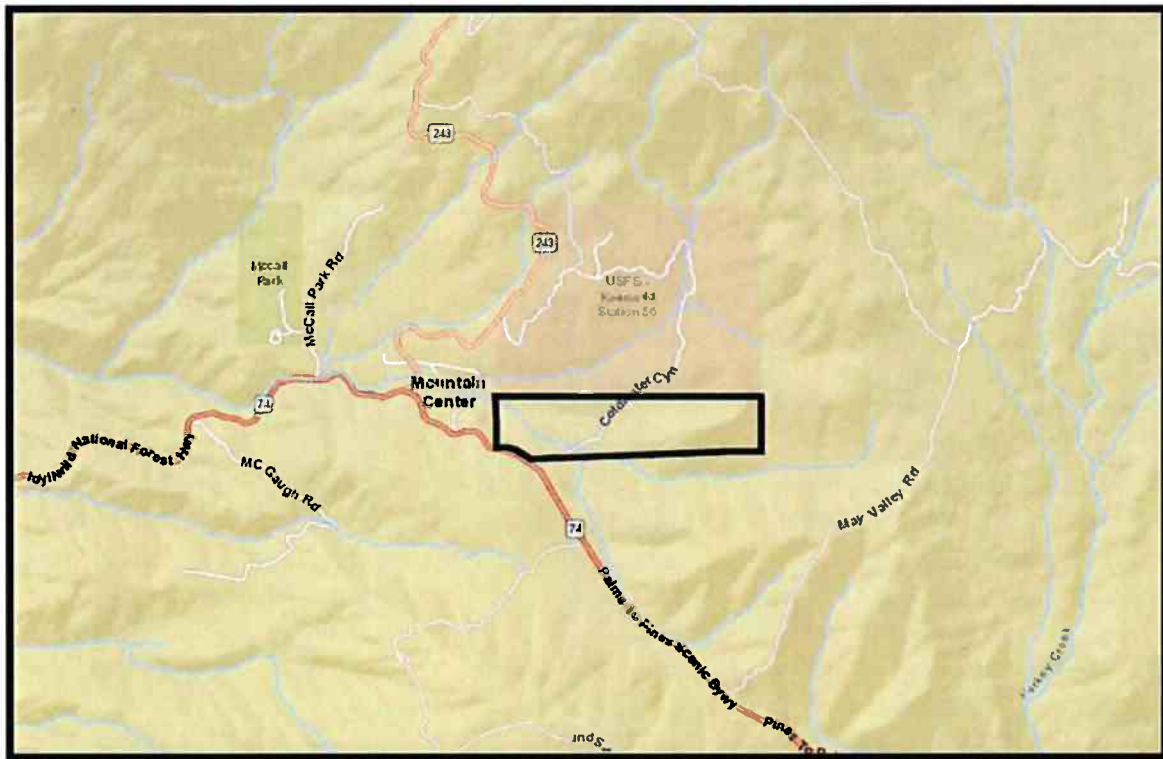


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The Living Free Animal Sanctuary’s mission is to rescue dogs, cats and horses from animal shelters and care for them until they are adopted. An average of 10 employees are on site daily.

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The facility is open to the public from 11 am to 5 pm daily except Wednesdays to visit the site, meet the animals, and stay at the tent camp ground depending on the season.

The shelters have been designed to accommodate a variety of animals and fowl and wildlife if necessary. The following animals may be sheltered on the facility: cats, dogs, chickens, cows, ducks, exotic birds, frogs, geese, goats, horses, mules, pigs, and turtles.

On March 29, 1995, Revised Permit No. 155 for Conditional Use Permit No. 3123 went before the Planning Commission. The proposal was to add 1,546 square feet to an existing kennel structure. The Planning Commission adopted de minimis findings, Negative Declaration for Environmental Assessment No. 36801 and approval of Revised Permit No. 155/Conditional Use Permit No. 3123.

On March 14, 2016, the applicant submitted Conditional Use Permit No. 3123R1 for the expansion of an existing animal sanctuary. The Original CUP No.3123 expired on March 25, 2015. The revision will remove 1995 COA No. 7.4 that established an expiration date on the CUP.

The Project is a nonprofit and relies on the donations of others, including architectural services. The site plan includes several buildings that were initially proposed, however between the initial submittal and the drafting of this staff report, the applicant has requested not to include several buildings as they are no longer proposed. These buildings include the following: proposed tent platforms, hay barn, care kennel, care kennel residence, arena, round pen, animal shelters, and cattery (Building 21).

The existing Project site consists of two caretaker residences, an administration building, dog kennel, cattery and cattery addition, sanctuary, gate house residence, shed, cat quarantine, meadow house/garage, pump house, horse barn, sheds, puppy quarantine, cistern, water tanks, dog park, primitive campground, main kennel, kennel house and arenas. An average of 10 employees are on the site daily. The facility is open to the public from 11 am to 5 pm daily except Wednesdays to visit the park, meet the animals, take a hike on one of the trails and dirt roads, and stay at the campground depending on season.

The proposed buildings consist of: 4001 square foot adult dog quarantine, 500 square foot woodshed, 3,012 square foot Equine Manager's residence, 2,976 square foot horse stable, 2,108 square foot kennel, 240 square foot puppy quarantine, 800 square foot RV Pad, parking and four equipment sheds.

Related Cases: CUP03123, CUP02534, PP25223, PP25411, PP25872, and PP14445.

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ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Based on the findings in the Environmental Assessment No. EA42881 the Project will not have a significant effect on the environment with incorporation of mitigation measures addressed in the IS/MND. The IS identified potentially significant impacts in regard to the issues areas of Biological Resources, Paleontological Resources, Tribal Cultural Resources and Public Services; however, with incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS and MND represents the independent judgment of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105 on November 11, 2021 and no comments were received.

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 Open Space: Recreation (OS:R). The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.

Land Use Policy 25.2 states, "Provide for a balanced distribution of recreational amenities."

Land Use Policy 23.2 states, "Require that structures be designed to maintain the environmental character in which they are located."

The existing animal sanctuary facility allows for visitors to meet animals of the facility and engage in passive recreational activities such as primitive camping, and hikes along the trails that circulate along the project boundary. In addition, the Open Space-Recreational land use is for recreational uses such as parks. Located within the central northern portion of the project site is an approximately one (1) acre dog park which

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

allows for facility guests and pets to recreate. Therefore, the proposed facility is consistent with the Open Space-Recreation (OS-R) Land Use Designation.

2. The Project is located within the Zoning Classification of Rural Residential, 20-acre minimum (R-R-20). The proposed Change of Zone No. 2100119 requests to change the project site's Zoning Classification to Light Agriculture (A-1). The proposed Change of Zone is consistent with the Riverside County General Plan land use designation of Open Space-Recreation (OS-R), as the existing animal sanctuary facility allows for visitors to meet animals of the facility and engage in passive recreational activities such as hikes along the trails that circulate along the project boundary. In addition, the Open Space-Recreation land use is for recreational uses such as parks. Located within the central northern portion of the project site is an approximately one (1) acre dog parks which allows for which allows for facility guests and pets to recreate. The Light Agriculture Zone permits these uses which facilitate the overall character, and intent of the Open Space General Plan Designation. The proposed A-1 zoning classification will provide the opportunity to operate an animal sanctuary as proposed by CUP03121R1, that is consistent with the Open Space- Recreation designation. Therefore, the proposed Change of Zone is consistent with the General Plan Foundation and Land Use Designation
3. The site is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1, and 6.2 specifically call out uses related to the summer camp/retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan.

REMAP 6.1: Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.

The privately owned animal sanctuary facility is consistent with REMAP Policy No. 6.1. More specifically, the project is privately owned by the Living Free Animal Sanctuary, a nonprofit organization, privately funded, which was founded in 1980. In addition, as indicated on the proposed site plan, the project has and/or will not only have facilities that will accommodate cats and dogs for the facility, but horses as well. Currently, the facility has an approximately 2,050 square foot horse barn and proposes a 2,976 square foot horse barn (mare motel) and an outside horse arena and pen, and supportive structures such as hay barns all of which will be constructed in future phases of development. The project also proposes a primitive camping area that will be utilized throughout the year.

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REMAP 6.2: Encourage the development of public and/or private campgrounds with separate primitive camping from recreational vehicle-type camping.

As indicated in the proposed project description and site plan, the project proposes a primitive camp ground that will be utilized throughout the year and will allow guests of the facility to spend overnight trips within the facility.

4. The proposed use, a Class IV Kennel, and Class II Cattery and Menagerie is permitted within the proposed Light Agriculture Zone (A-1). The project site has a zoning classification of Rural Residential, 20-acre minimum (R-R-20). The proposed Change of Zone No. 2100119 requests to change the project site's Zoning Classification to Light Agriculture (A-1). Class IV kennels and Class II Catteries are permitted within the Light Agriculture zone. The Light Agriculture zone also permits menageries with the approval of a Conditional Use Permit. Ordinance No. 348 defines menageries as "... Any lot or premises on which wild animals of the following types are kept, regardless of weight, unless such animals are listed in a zone classification as a permitted use: Ten or more non-venomous reptiles. 25 or more mammals." Therefore, the proposed Change of Zone is consistent with the General Plan Foundation and Land Use Designation.

Entitlement Findings:

Change of Zone

Change of Zone No. 2100119 is a proposal to change the project site's Zoning Classification from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1) and is subject to the following findings:

5. The Project site's existing Zoning Classification is Rural Residential, 20-acre minimum (R-R-20). The proposed Change of Zone No. 2100119 requests to change the project site's Zoning Classification to Light Agriculture (A-1). The proposed Change of Zone is consistent with the Riverside County General Plan land use designation of Open Space-Recreation (OS-R), as the existing animal sanctuary facility allows for visitors to meet animals of the facility and engage in passive recreational activities such as hikes along the trails that circulate along the project boundary. In addition, the Open Space-Recreation land use is for recreational uses such as parks. Located within the central northern portion of the project site is an approximately one (1) acre dog parks which allows for which allows for facility guests and pets to recreate. The Light Agriculture Zone permits these uses which facilitate the overall character, and intent of the Open Space General Plan Designation. As detailed above in the Land Use Findings, the

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proposed A-1 zoning classification will provide the opportunity to operate an animal sanctuary as proposed by CUP03121R1, which is consistent with the Open Space-Recreation designation. Class IV kennels and Class II Catteries are permitted within the Light Agriculture zone. The Light Agriculture zone also permits menageries with the approval of a Conditional Use Permit. Ordinance No. 348 defines menageries as ...” Any lot or premises on which wild animals of the following types are kept, regardless of weight, unless such animals are listed in a zone classification as a permitted use: Ten or more non-venomous reptiles. 25 or more mammals.” Therefore, the proposed Change of Zone is consistent with the General Plan Foundation and Land Use Designation.

6. The proposed Change of Zone would maintain the primarily rural style residential atmosphere of the community that exists in the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the foundational purpose of a General Plan. The health, safety and general welfare of the community have been reviewed and analyzed by the Environmental Assessment as well as reviewed by the Riverside County, Fire, Transportation and Environmental Health Departments and have been recommended for approval with the conditions of approval. Therefore, the proposed Change of Zone is consistent with the health, safety and general welfare of the community.
7. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project is not in any existing conservation plans nor is it home to any known endangered species. The Project, as reviewed and conditioned by the EPD Department, and as addressed in the Mitigated Negative Declaration, would be consistent with all applicable environmental standards of the County’s Ordinances.
8. The proposed Project is compatible with surrounding zoning, as the surrounding zoning consists of Natural Assets (N-A-160) to the north, Rural Agriculture 20 acre minimum (R-A-20) to the east, Rural Agriculture 40 acre minimum (R-A-40) to the south, and Rural Agriculture 2 ½ and 5 acre minimum zones to the west. The Light Agriculture zone is compatible with the surrounding Rural Agriculture and Natural Assets zones as all of these zones emphasize preserving the natural and rural nature of the region.
9. The Light Agriculture zone permits Menageries, Class IV kennels, and Class II Catteries with the approval of a Conditional Use Permit.

Conditional Use Permit

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The following findings are required to approve the Conditional Use Permit.

10. 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. Findings on consistency with the General Plan and Land Use Ordinance are provided above in the Land Use Findings and the findings for the Change of Zone. Menageries and Class IV kennels and Class II Catteries are permitted within the Light Agriculture Zone with approval of a conditional use permit. The Project conforms to all applicable requirements of state law and other ordinances of Riverside County.
11. The overall development of the land shall be designed for the protection of—and shall not be detrimental to—public health, safety and general welfare, because, as detailed in the Initial study and mitigated negative declaration (EA42881) prepared for the project CUP03123R1, the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
12. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is currently utilized as the existing animal sanctuary. As noted previously, the project is consistent with the General Plan and is generally compatible with the surrounding larger lot residential land uses, thus creating a compatible land use pattern that assists in protecting public health, safety and welfare which is the foundational purpose of a General Plan. The project will comply with all applicable development standards and would not impede the present and future development of the surrounding properties.
13. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project has been conditioned by the Transportation Department to comply with County requirements within public road right-of-way and WQMP requirements per conditions of approval that require the project proponent to comply with County requirements within public road right-of-way, in accordance with Ordinance No. 461.. Condition (60- WQMP Access and Maint Easement) requires “Prior to issuance of a grading permit, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided. This requirement applies to both on-site and off-site property.” (60- Final WQMP) requires a final WQMP prior to grading permit issuance. (80- Trans- R-O-W Dedication) requires “Sufficient public street

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right-of-way along SH-74 shall be conveyed for public use to provide for a 55 foot half- width right-of-way per Standard No. 95, Ordinance 461.”

14. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project will be located within an existing parcel. The buildings all contribute to the existing operation. Due to the animal sanctuary uses of the buildings, there is no practical reason to subdivide the property.

Development Standards Findings:

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 as follows: The uses listed in Section 13.1.B. 1., 2., 3., 4. and 5. of Ordinance No. 348 shall not be required to have a lot area in excess of 20,000 square feet or an average lot width in excess of 100 feet, irrespective of the minimum zone requirements for a particular area. The project is not one of these uses, whereby it does not apply. The property is 153.45 acres with a width of 1,320 feet whereby it complies with these standards.

15. Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard. The closest building is the existing main kennel which has fences that are setback approximately 30 feet from the side yard. The remainder of the proposed and existing buildings are spaced throughout the property and well within the required setbacks of 20 feet front yard, 5 feet side yard and 10 feet rear yard.
16. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance. The tallest building is 18'4" which is the proposed continuous care kennel, whereby the project complies with this standard.
17. Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage

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with the shortest dimension. The project lot exceeds 100 feet in width, therefore this requirement does not apply for the project.

18. Automobile storage space shall be provided as required by Section 18.12 of this ordinance. The unique nature of the project does not directly relate to any predesigned parking category defined in Section 18.12. The most similar use would be park and recreational uses which require 1 space per 8,000 square feet of active area. The total active area calculated is 102,598 square feet which requires 13 parking spaces.

Kennels and Catteries Development Standards:

Section 18.45 of Ordinance No. 348 provides that a Class IV Kennel is permitted in the Light Agriculture (A-1) zone, and Class II Cattery is permitted within the Light Agriculture (A-1) zone.

19. The following development standards shall apply to kennels and catteries and are in addition to the development standards for the applicable zoning classification. In the case of a conflict between these development standards and the development standards of the applicable zone, the more restrictive development standard shall apply.
20. LOCATION: a. Kennels or catteries shall not be placed on any lot with a multiple family dwelling. b. All kennels and catteries located in the C-1/C-P, C-P-S, C-R, or MU zones shall be located within a fully enclosed building. The project is to be located within the Light Agriculture (A-1) zone, whereby it would not apply.
21. LOT SIZE: Subject to permitted zoning, a kennel or Class II Cattery shall have a minimum lot size of one gross acre in the following zones: A-1, A-2, A-D, A-P, C/V, N-A, R-1, R1A, R-2, R-2A, R-3, R-3A, R-A, R-D, R-R, R-R-O, R-T-R, W-2, and W-2-M. There is no minimum lot size for a kennel or cattery in the C-1/C-P, C-P-S, C-R, I-P, M-H, MM, M-SC, or MU zones other than what is required by the existing zoning classification for the lot.
22. LICENSE: The applicant shall obtain and continuously maintain all necessary licenses from the Riverside County Department Animal Services.
23. 4. ORDINANCE NO. 630: All kennels and catteries are subject to the provisions of Ordinance No. 630.
24. CARETAKER: All kennels and catteries shall have an onsite caretaker.
25. Ordinance No 348 Section 21.51b define a menagerie as:

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A. Any lot or premises on which one or more wild animals of the following types are kept:

1. Venomous reptiles.
2. Non-venomous reptiles that weigh more than ten pounds, not including turtles or tortoises.
3. Birds or members of the Aves class that weigh more than 20 pounds, not including poultry.
4. Mammals that weigh more than 20 pounds.

B. Any lot or premises on which wild animals of the following types are kept, regardless of weight, unless such animals are listed in a zone classification as a permitted use:

1. Ten or more non-venomous reptiles.
2. 25 or more mammals.

C. A wild animal that has been tamed or trained shall be considered a wild animal.

D. As used in this section, "wild animal" means any animal of the class Aves (birds), class Mammalia (mammals), class Amphibia (frogs, toads, salamanders), class Osteichthyes (bony fishes), class Crustacea (crayfish) or class Gastropoda (slugs, snails) which is not normally domesticated in this state as determined by the State Fish and Game Commission.

The Project houses horses, occasional steers used for training, and rabbits, classifying the Project as a menagerie. Wild animals are not kept on the premises. While development standards for menageries are not provided, the use is allowed in the Light Agriculture Zone subject to approval of a conditional use permit.

Fire Findings:

25. The Project site is located within a Cal Fire State Responsibility area (SRA) and is within a very high fire hazard severity zone. As 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 of development within an SRA. Riverside County Code Section 8.32.050 c (2) 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:

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- a. This Project has been designed so that it is in compliance with sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of the pad site, requiring that the site have fuel modification standards applicable to the Riverside County fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof and requiring that the roof structure shall be maintained free of leaves, needles or other vegetation. (COA 0010-Fire-USE - FUEL MODIFICATION)
- b. Emergency water supply must be supplied by means of an established hydrant system maintained by the applicant. (0010-Fire-USE-#30-EMERGENCY WATER SUPPLY) Fire Department water systems for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance No 787 and the Riverside County Fire Department Standards. Any building constructed by this Project shall comply with the special construction provisions contained in Riverside County Ordinance No. 787, Title 14, the California Building Code and the Riverside County Fire Department Information Bulletin #08-05. Fire protection and suppression services will be available for the site 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 the Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the Project site is located adjacent to Highway 74. Adequate accessibility to the Project site will be available for all emergency vehicles.

Other Findings:

26. The Project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). However, it is located in the REMAP Area Plan. The project is consistent with sections 6.1.2, 6.1.3, 6.3.2, and 6.1.4 of the MSHCP.
27. The Project site is not located within a City Sphere of Influence.
28. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
29. The Project is in compliance with Assembly Bill 52 (AB52). Notices regarding this Project were mailed to eight requesting tribes. Consultation was requested by the Agua Caliente Band of Cahuilla in a letter dated April 29, 2016. The project was discussed during a

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meeting held by July 26, 2017. The tribe provided information that the area is very sensitive and recommended complete avoidance of all cultural sites and features. Although no specific Tribal Cultural Resources were identified, the tribe provided recommendations for archaeological and tribal monitoring during grading activities. Condition of Approval (60-Planning-TCR.1) requires Native American monitoring. This will ensure that if subsurface tribal resources are identified during grading activities, they will be handled in a timely and culturally appropriate manner.

30. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). As provided in the Conditions of Approval, the Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
31. All persons within the County of Riverside that keep and control dogs, including those with Class IV Kennels, are required to comply with Ordinance No. 630, including Section 14 (Stray or Barking Dogs) and Section 23 (Public Nuisance). Among other provision, Ordinance No. 630 forbids persons in charge of dogs from allowing stray or barking dogs. To the extent problems arise from any of the dogs that are housed at the proposed Class IV Kennel, Ordinance No. 630 provides procedures and remedies for ameliorating such problems.

Conclusion:

32. For the reasons discussed above, as well as the information provided in the Initial Study, 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.

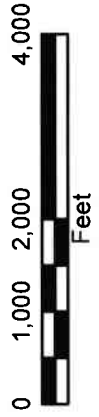
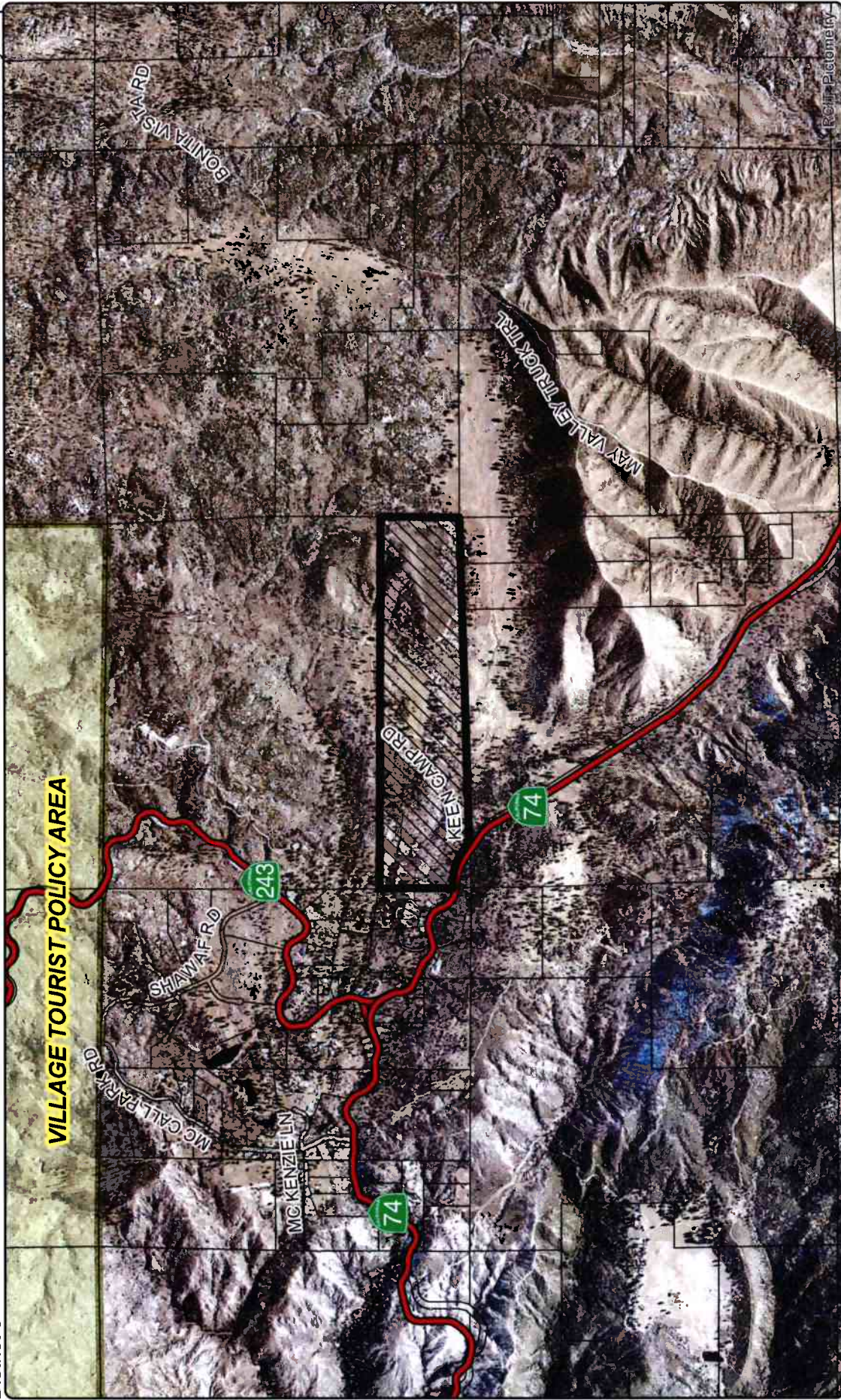
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls who indicated either support or opposition to the proposed Project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03123R1
VICINITY/POLICY AREAS**

Supervisor: Washington
District 3

Date Drawn: 11/04/2020
Vicinity Map



Author: Vinnie Nguyen

Zoning Area: San Jacinto Mountain

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may cause different types of land use than is provided for in the current General Plan. The County of Riverside Planning Department office in Riverside at (951)955-5000 (Western County) or in Palm Desert at (760)663-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

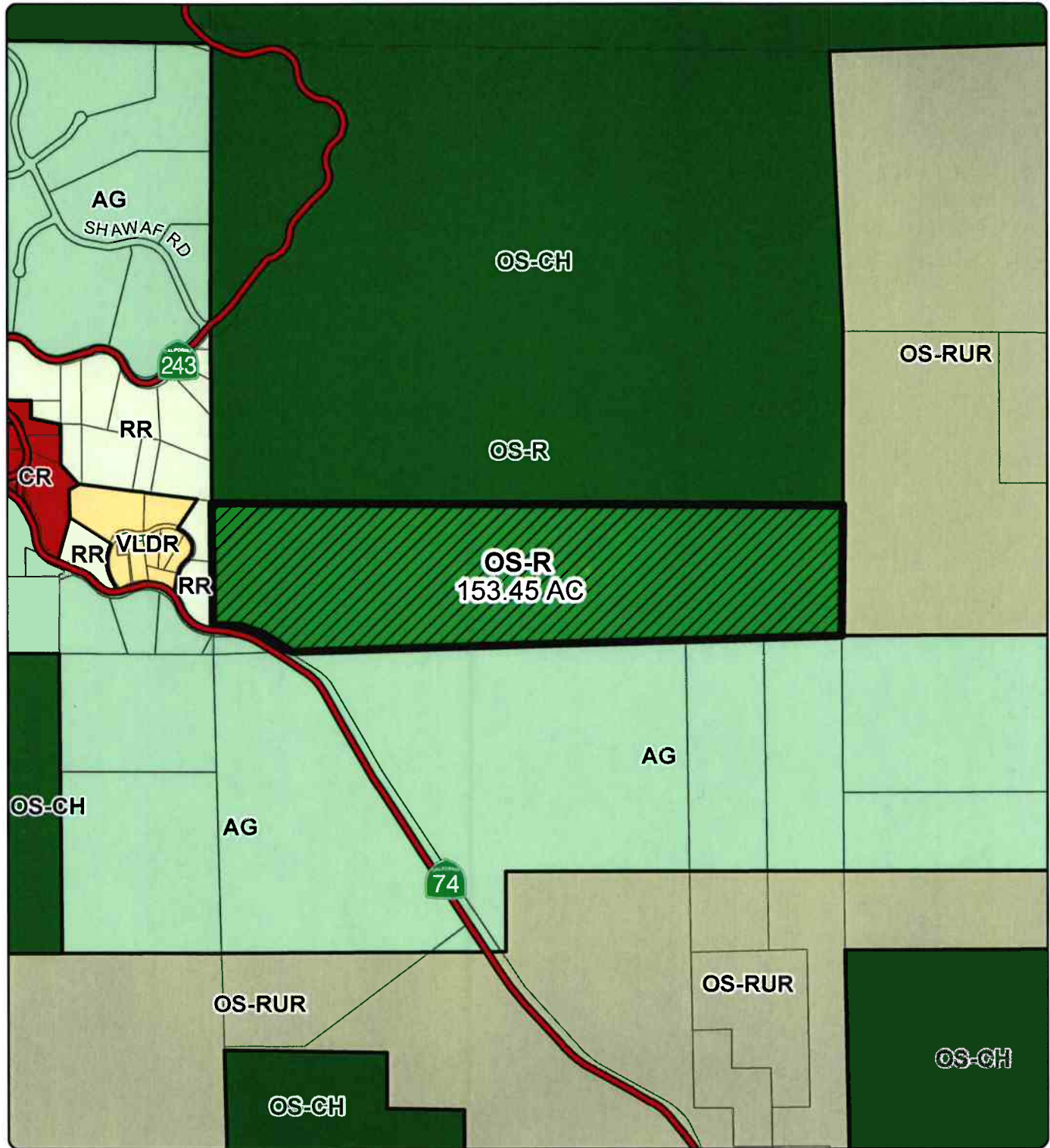
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03123R1

EXISTING GENERAL PLAN

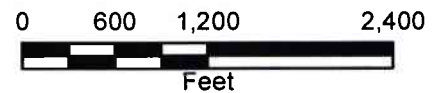
Supervisor: Washington
District 3

Date Drawn: 11/04/2020
Exhibit 5



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03123R1

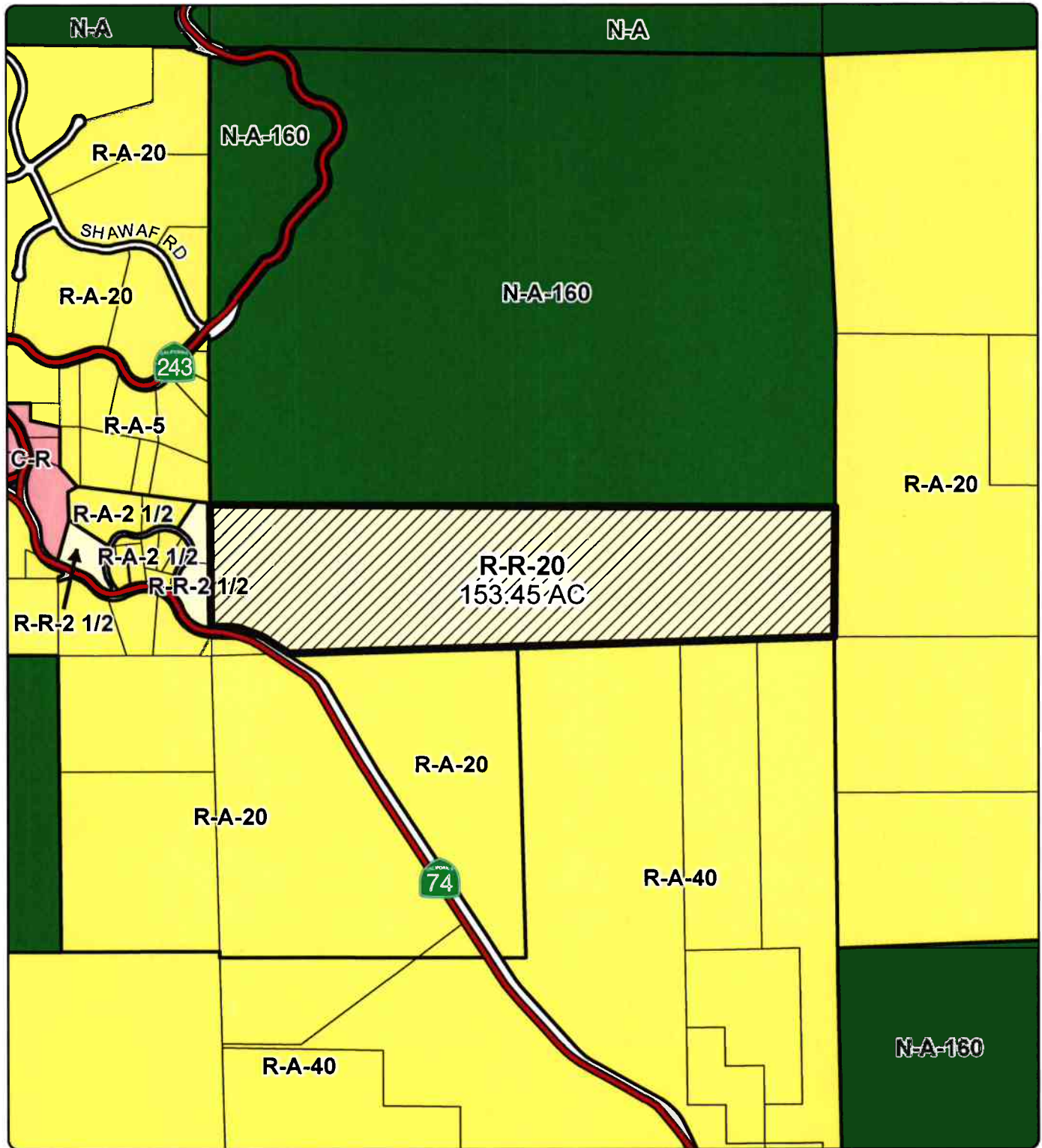
EXISTING ZONING

Supervisor: Washington

District 3

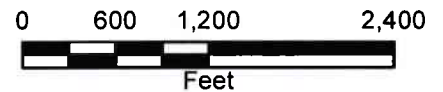
Date Drawn: 11/04/2020

Exhibit 2



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



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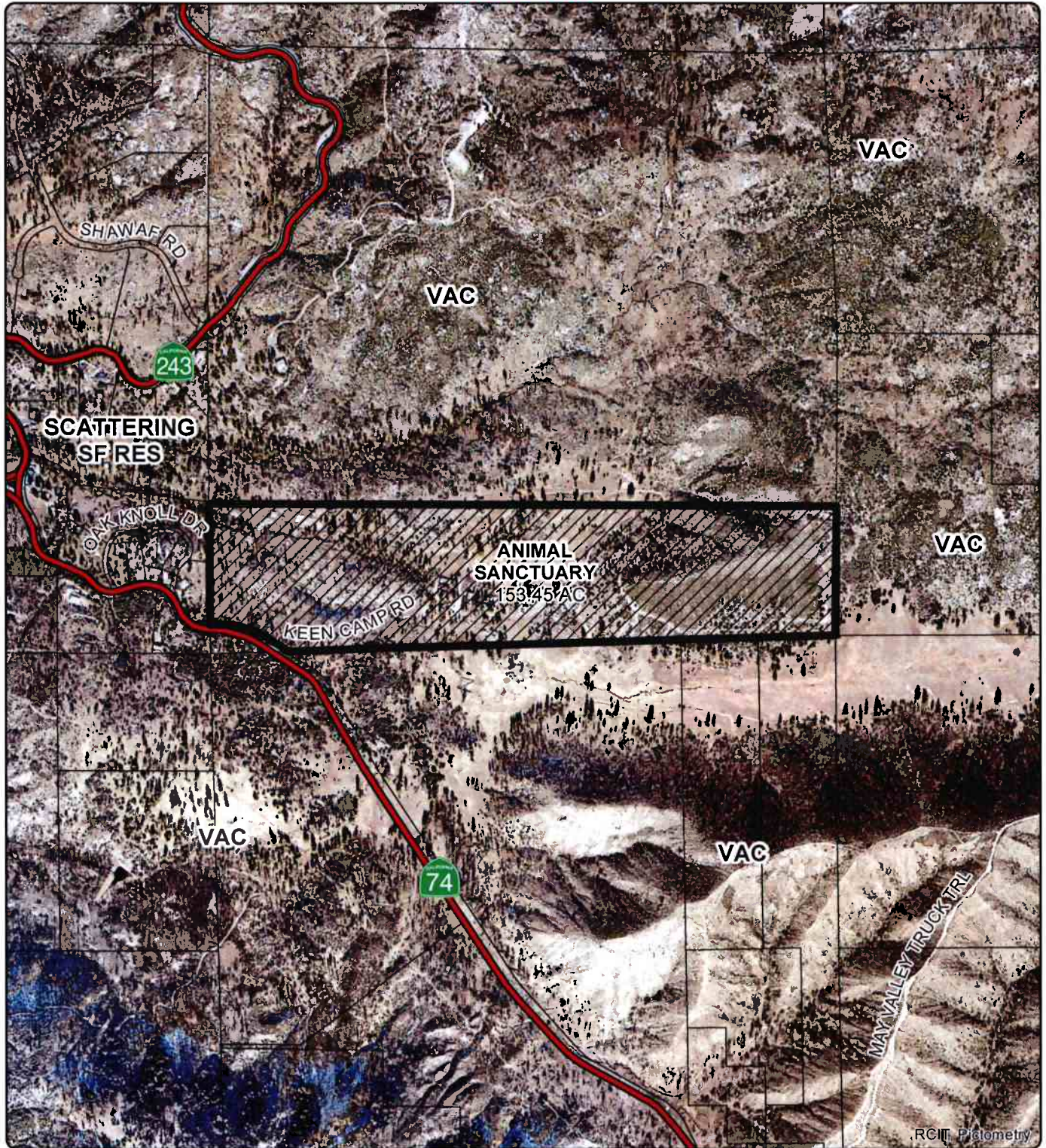
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03123R1

LAND USE

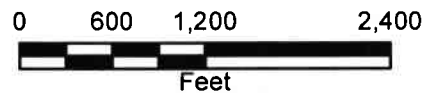
Supervisor: Washington
District 3

Date Drawn: 11/04/2020
Exhibit 1



Zoning Area: San Jacinto Mountain

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA42881
Project Case Type (s) and Number(s): CUP03123R1
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Living Free Animal sanctuary
Applicant's Address: PO Box 5, Mountain Center CA 92561

I. PROJECT INFORMATION

Project Description: **Change of Zone No. 2100119** proposes to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1).

Conditional Use Permit No. 3123 Revision No. 1 is a proposal for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class II cattery and menagerie located on 153.45 acres (gross), which will include new structures on site.

The proposal is to extend and remove the expiration date on the existing Conditional Use Permit through removing the conditions that impose time limits, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use.

The existing site consists of two caretaker residences, an administration building, dog kennel, cattery and cattery addition, sanctuary, gate house residence, shed, cat quarantine, meadow house/garage, pump house, horse barn, sheds, puppy quarantine, cistern, water tanks, dog park, primitive campground, main kennel, kennel house and arenas. An average of 10 employees are on the site daily. The facility is open to the public from 11 am to 5 pm daily except Wednesdays to visit the park, meet the animals, take a hike on one of the trails and dirt roads, and stay at the campground depending on season.

The proposed buildings consist of: 4001 square foot adult dog quarantine, 500 square foot woodshed, 3,012 square foot Equine Manager's residence, 2,976 square foot horse stable, 2,108 square foot kennel, 240 square foot puppy quarantine, 800 square foot RV Pad, parking and four equipment sheds.

Since the applicant came in to extend the Conditional Use Permit, the County's Land Use Ordinance (Ordinance No. 348) has been updated wherein Class IV Kennels and Class II Catteries are no longer permitted within the Rural Residential Zone. The change of zone to Light Agriculture was recommended as Class IV Kennels and Class II Catteries and menageries are permitted with the approval of a Conditional Use Permit.

The Living Free Animal Sanctuary's mission is to rescue dogs, cats and horses from animal shelters and care for them until they are adopted. An average of 10 employees are on site daily. The facility is open to the public from 11 am to 5 pm daily except Wednesdays to visit the site, meet the animals, and stay at the tent camp ground depending on the season.

The shelters have been designed to accommodate a variety of animals and fowl and wildlife if necessary. The following animals may be sheltered on the facility: cats, dogs, chickens, cows, ducks, exotic birds, frogs, geese, goats, horses, mules, pigs, and turtles.

The project site is located north and east of Highway 74, south of Highway 243, and west of May Valley Road.

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

B. Total Project Area:

| | | | |
|--------------------------|-----------|-------------------------------|-------------------------------|
| Residential Acres: N/A | Lots: N/A | Units: N/A | Projected No. of Residents: 1 |
| Commercial Acres: 153.45 | Lots: 1 | Sq. Ft. of Bldg. Area: 57,811 | Est. No. of Employees: 10 |
| Industrial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |

Other:

C. Assessor's Parcel No(s): 567-140-014

Street References: The project site is located north and east of Highway 74, south of Highway 243, and west of May Valley Road.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South Range 3 East Section 29 SEC

E. Brief description of the existing environmental setting of the project site and its surroundings: Existing animal kennel and menagerie, located within mountainous open space area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Land Use Designation of Open Space: Recreation (OS:R). The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.

Land Use Policy 25.2 states, "Provide for a balanced distribution of recreational amenities."

Land Use Policy 23.2 states, "Require that structures be designed to maintain the environmental character in which they are located."

The proposed facility is consistent with the Open Space-Recreation (OS-R) current Land Use designation. More specifically, the existing animal sanctuary facility allows for visitors to meet animals of the facility and engage in passive recreational activities such as hikes along the trails that circulate along the project boundary. In addition, the Open Space-Recreational land use is for recreational uses such as parks. Located within the central northern portion of the project site is an approximately one (1) acre dog parks which allows for facility guests and pets to recreate.

The site is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1, and 6.2 specifically call out uses related to the summer camp/retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan.

REMAP 6.1: Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.

The privately owned animal sanctuary facility is consistent with REMAP Policy No. 6.1. More specifically, the project is privately owned by the Living Free Animal Sanctuary, a nonprofit organization, privately funded, which was founded in 1980. In addition, as indicated on the proposed site plan, the project has facilities that will accommodate cats and dogs for the facility, but horses as well. Currently, the facility has an approximately 2,050 square foot horse barn and proposes a 2,976 square foot horse barn (mare motel) and an outside horse arena and pen, and supportive structures such as hay barns all of which will be constructed in future phases of development. The project also proposes a primitive camping area that will be utilized throughout the year.

REMAP 6.2: Encourage the development of public and/or private campgrounds with separate primitive camping from recreational vehicle-type camping.

As indicated in the proposed project description and site plan, the project proposes a primitive camp ground that will be utilized throughout the year and will allow guests of the facility to spend overnight trips within the facility.

2. **Circulation:** The proposed project has adequate circulation onto and within the project site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all relevant Multipurpose Open Space policies.
4. **Safety:** The proposed project is not located in a floodplain or a fault zone. The proposed project is in an area designated as having moderate liquefaction and susceptible to subsidence. The project meets other applicable safety element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project.
6. **Housing:** The proposed project includes two residential structures and proposes an additional Equine manager residence for caretakers. The proposed project meets all applicable housing element policies.
7. **Air Quality:** Implementation of the project would not impact air quality beyond the levels documented in the EIR No. 960 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. The proposed project meets all applicable air quality policies.
8. **Healthy Communities:** The proposed project meets all applicable Health Community Element policies.

9. **Environmental Justice:** N/A

B. **General Plan Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)

C. **Foundation Component(s):** Open Space (OS)

D. **Land Use Designation(s):** Recreation (R)

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

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

G. **Adjacent and Surrounding:**

2. **General Plan Area Plan(s):** REMAP

3. **Foundation Component(s):** Rural, Open Space, Agriculture

4. **Land Use Designation(s):** Conservation Habitat, Rural Residential, Open Space, Agriculture

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

6. **Policy Area(s), if any:**

H. **Adopted Specific Plan Information**

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

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

I. **Existing Zoning:** Rural Residential (R-R-20)(20 Acre Min)

J. **Proposed Zoning, if any:** Light Agriculture (A-1).

K. **Adjacent and Surrounding Zoning:** R-A, N-A-160, R-R

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

11/10/21
Date


Printed Name

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| AESTHETICS Would the project: | | | | |
| 1. Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest State Designated Scenic Highway is Highway 74 located adjacent to the Project site. The proposed Project does not propose substantially greater development that would block any views from the highway nor would it create an offensive or unappealing visual effect as much of the project area and development is located some distance from the highway and the proposed development would remain similar to development in the mountain area; therefore the project would not have a substantial impact on Highway 74. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor; there would be a less than significant impact.

b) The proposed Project will be located on a developed and previously approved animal sanctuary. Under existing conditions, the majority of the site is relatively hilly and is regularly maintained to prevent overgrowth of vegetation. The proposed Project would not disturb scenic resources. Any impacts would be considered less than significant.

c) The proposed Project would not substantially degrade the existing visual character of the site and its surroundings because the proposed Project would be similar in character to the existing facility. Any impacts would be considered less than significant.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the GIS database, the project site is located 25 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. The project has the potential to interfere with the observatory. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord No. 915 which regulates outdoor lighting to specifically limit lighting impacts on surrounding uses. Additionally, the amount of exterior lighting anticipated would be similar to existing surrounding exterior lighting on residential parcels. The project would not be any new source of substantial light or glare which would adversely affect day or nighttime

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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views in the area or expose residential property to unacceptable light levels and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) compiles Important Farmland maps pursuant to the provisions of Section 65570 of the California Government Code. These maps utilize data from the United States Department of Agriculture, Natural Resource Conservation Service soil survey and current land use information using eight mapping categories, and they represent an inventory of agricultural resources within Riverside County.

No agricultural operations are located on, adjacent to, or near the proposed project site. The proposed project site is designated by the state as "Other Land" (land not included in any other mapping category). As no Prime or Unique Farmlands or Farmland of Statewide Importance are identified within or adjacent to the proposed project site, no conversion of such farmlands will occur. No impact related to this issue will occur.

b) The project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore there is no impact.

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d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact: a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

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Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The project site is located in the South Coast Air Basin (SCAB). The project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Basin’s air quality management plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, since SCAG’s regional growth forecasts are based upon, among other things, land uses designated in County general plans, a project that is consistent with the land use designated in a County’s General Plan would also be consistent with the SCAG’s regional forecast projections, and thus also with the AQMP growth projections.

The proposed project is consistent with the designated land uses allowed in the Riverside County General Plan. Consequently, the growth resulting from project implementation would be consistent with SCAG’s regional forecast projections, and, in turn, would also be consistent with the growth projections accounted for in SCAQMD’s AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP and this impact would be less than significant.

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

The project is consistent with the General Plan requirements, land use designations, and the REMAP Area Plan policies. The General Plan is a policy document that reflects the County’s vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions protected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

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Implementation of the project would not impact air quality beyond the levels documented in the EIR No. 960 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through automotive emissions. However, the proposed project consists of mostly existing buildings. The proposed buildings consist of; Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds. A project of this type and size will not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a project-specific or cumulatively considerable significant impact. The construction of these minor improvements would be well below the regional criteria pollutant thresholds for both construction and operations and would not create any localized significant air quality impacts. Therefore, the impacts to air quality are considered less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, due to the type and small size of the project, coupled with the considerable separation of the proposed improvements from these receptors, it is not expected to generate substantial point source emissions nor cause any potential air quality impacts to those receptors. Therefore impacts will be less than significant.

d) The project is not located in close proximity to a substantial point source emitter; therefore no impact is anticipated. The project will not include commercial or manufacturing uses, or generate significant odors, therefore no impact shall occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | | | | |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); Habitat Assessment Report/MSHCP Consistency Analysis Living Free Animal Sanctuary APN567-140-014 prepared by SoCal Biology, dated July 16, 2018; Riverside County Oak Tree Management Guidelines

Findings of Fact:

a) The approximately 153-acre project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) REMAP Area Plan. The project site is not located within a Criteria Cell; therefore, it is not subject to the MSHCP Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

MSHCP Riparian/Riverine Habitat is present on the project site. According to the Habitat Assessment Report/MSHCP Consistency Analysis Living Free Animal Sanctuary APN567-140-014 prepared by SoCal Biology, dated July 16, 2018, there are 3 riparian/ wetland areas on the parcel. However, no ground disturbing activities are proposed in any of these riparian or wetland areas and those areas will be avoided to ensure their protection. There is no dense riparian shrub layer in any area; the most complex riparian habitat consists of only two layers: herbaceous and tree cover. There is no habitat for Least Bell' s Vireo, Southwestern Willow Flycatcher or yellow -Billed Cuckoo on the site. There are no vernal pools or pools or depressions of persistent standing water primarily due to the well -drained soils of the project area. There is no habitat for either the Riverside or vernal pool fairy shrimp species on

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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site. The proposed project will not impact riparian/riverine habitat or riparian associated birds. No clay soils have been documented as occurring on any portion of the site and the site does not appear to support any natural vernal pool habitat. No special status plant species typically associated with vernal pools in the region were observed during this study and none are expected to occur on the site. No fairy shrimp or potential habitat for fairy shrimp was identified onsite during the field survey. No potential habitat for mountain yellow-legged frog is present on the project site.

The project is consistent with Section 6.1.2 of the MSHCP with adherence to County of Riverside Conditions of Approval.

6.1.3 Protection of Narrow Endemic Plant Species

The project site occurs within a predetermined MSHCP Survey Area for three narrow endemic plant species: Johnston's rockcress, Munz's mariposa lily and San Jacinto Mountains bedstraw. Johnston's rockcress is absent and the habitat areas of Munz's mariposa lily and San Jacinto Mountains bedstraw will be entirely avoided. Because these will be entirely avoided, there is no level of impact in the appropriate habitat areas. In this situation of avoidance, no surveys are required.

The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The MSHCP Urban/ Wildlands Interface guidelines presented in Section 6.1. 4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to a MSHCP Conservation Area. This project is not located adjacent to a Conservation Area. Although it is within the San Bernardino National Forest, use of the project area will be similar to the uses and activities of the last 35 years and considerably less active than the 50 years prior to that. The project is required to comply with the MSHCP Urban/Wildland Interface Guidelines (UWIG) related to Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for mountain yellow-legged frog. According to the Habitat Assessment for Mountain Yellow-Legged Frog (MYLF), Evaluation of Urban/Wildlands Interface, and MSHCP Consistency Analysis prepared by SoCal Biology (July 16 2018), the ephemeral drainage features onsite do not contain a consistent supply of water and pools do not exist. Extant populations are in the higher elevation streams of the San Jacinto Mountains at much higher elevations than this parcel. Critical habitat includes Tahquitz Creek, Willow Creek and Andreas Creek, all high -elevation creeks at 7,000 feet and above. The project parcel is at 4520 to 5080 feet. Mountain yellow -Legged frog has not been found in the adjacent Forest Service land in Johnson Meadow. No potential habitat for mountain yellow-legged frog is present on the project site. The project is consistent with Section 6.3.2 of the MSHCP.

The project is required to comply with Riverside County Ordinance No. 630 (Regulating the keeping and control of dogs, cats, and other animals and providing for the control and suppression of rabies) which regulates Class IV kennels and Class II catteries. The Impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan will be less than significant with adherence to Riverside County Conditions of Approval.

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b) No federal or state listed endangered or threatened species were observed during the field surveys conducted by SoCal Biology in 2016 and 2017. No impacts to any endangered, or threatened species will occur.

c) The project contains property that is suitable nesting habitat. With the implementation of Mitigation measure BIO-1 which conditions the project to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). Therefore, with implementation of the Mitigation Measure BIO-1, impacts are considered less than significant. The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

d) The project site is not located within an MSHCP Existing Linkage, Proposed Linkage, or Special Linkage Area.

e-f) According to the Jurisdictional Delineation prepared by SoCal Biology dated July 16, 2018, MSHCP Riparian/Riverine Habitat is present on the project site. According to the Habitat Assessment Report/MSHCP Consistency Analysis Living Free Animal Sanctuary APN567-140-014 prepared by SoCal Biology, dated July 16, 2018, although there are 3 riparian/ wetland areas on the parcel, no ground disturbing activities are proposed in any of them and operations will not impact any of these resources. Class IV kennels and Class II catteries are required to abide by the requirements of Ordinance 348 and 630 which will ensure that animals will not encroach these areas and pet waste will be controlled, otherwise the permit will be revoked. No federal wetlands are present on the project site.

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

g) The project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees will be removed for any of the proposed additional structures as they either located in existing disturbed areas or are a designated use area such as the proposed Proposed Facilities. No grading is needed for any of the proposed facility as all are to be located in currently disturbed areas. No grading permit is being requested. No oak trees will be removed for any

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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of the proposed additional structures as they either located in existing disturbed areas or are a designated use area such as the proposed.

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

Mitigation: BIO-1 (COA 60 EPD-1) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

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

Source(s): On-site Inspection, Project Application Materials, on site inspection, project application materials, 2016 McCarthy: "Results of an Intensive Cultural Resources Survey located on the Living Free Animal sanctuary, Mountain Center in Riverside County, California."

Findings of Fact:

a-b)The historic period occupation and use of the property began in 1889. By the 1890s the Idyllwild area and Mountain Center were fast becoming destination points, attracting flatlanders to the mountains to escape the heat and attend the great outdoors. By 1905 when Keen Camp Resort was established, there were many recreation opportunities for the public including hiking, hunting, fishing and camping. By the mid teens through the 1930s many more attractions and opportunities were available.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Recreation development is an important theme related to the history of these mountains and Keen Camp is a great example of that burgeoning lifestyle.

Several previously recorded resources as well as newly identified historic resources were identified by the Phase I Cultural Resource Survey conducted by Daniel McCarthy and the San Bernardino National Forest Applied Archaeology Field School. These include RIV-3871, which is a multi -component site and is also the location of the Taquiz Lodge, Post Office/General Store (currently the Living Free Admin Building), pagoda, two large septic tanks, rock walls, swimming pool, tennis court and a cabin foundation among other historic features. Most of these structures were removed after 1981 to make way for buildings and infrastructure needed to accommodate the animals during the living free ownership. The area was historically used for the horse stables and tack buildings for the Keen Camp operations. The area is currently being used for horses with corrals, sheds and a pasture.

All of the historic resources will be avoided by project design and in areas where there is the potential for subsurface resources to be present, an archaeologist will monitor any ground disturbing activities to ensure that if any cultural resources are identified they will be handled appropriately, In addition any historic resources that are located near areas where there will be ground disturbance will be delineated by temporary fencing to avoid inadvertent disturbances to these resources. With the inclusion of the conditions of approval/mitigation measures found below, impacts will be less than significant.

Mitigation: Planning CUL 5 PROJECT ARCHEAOLOGIST Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be prepared to the County Archaeologist to ensure that all earth moving activities are observed by a qualified archaeologist (Project Archaeologist) and the Project Archaeologist shall be physically on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning CUL 6 TEMPORARY FENCING Temporary fencing shall be required for the protection of all cultural/historical sites during any grading activities within one hundred feet (100') of those sites. Prior to commencement of grading or brushing, the Project Archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the sites. Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the Project Archaeologist. The fencing can be removed only after grading operations have been completed.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source(s): On-Site Inspection, Project Application Materials, 2016 McCarthy; "Results of an Intensive Cultural Resources Survey located on the Living Free Animal Sanctuary, Mountain Center in Riverside County, California"

Findings of Fact:

Source: On-site Inspection, Project Application Materials; PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California "Results of an intensive Cultural Resources Survey located on the Living Free Animal Sanctuary, Mountain Center in Riverside County, California"

Findings of Fact:

- a-b) The cultural study conducted by Daniel McCarthy et. al identified several previously recorded resources. Site features include bedrock milling features, midden, lithics and ceramics as well as rock art. The rock art and surface artifact sites are located away from the main kennel area. These sites have not been formally evaluated and significance is assumed. Temporary fencing will be installed in areas where grading is near so the sites will not be inadvertently impacted by grading activities. In addition, an archaeologist and a Native American Monitor will be present during any ground disturbing activities to ensure that any previously unidentified subsurface resources found during grading will be handled appropriately.
- c) It has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. There will be an archaeologist and Native American monitor present during grading activities so that if any human remains are found they will be handled appropriately. With inclusion of these mitigation measures impacts in this regard will be less than significant.

Mitigation: Planning-CUL. 2 CULTURAL SENSITIVITY TRAINING The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report

Planning-CUL. 3 NATIVE AMERICAN MONITOR Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Planning-CUL. 4 PRESERVATION PLAN The Project Archaeologist with input from the consulting Tribes, shall develop a Preservation Plan for the long term care and maintenance of all known significant cultural resources and all cultural resources encountered during grading. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring and necessary emergency protocols. The preservation and maintenance program that is implemented as a result of this condition shall be documented as an appendix to the Phase IV Monitoring report.

With the inclusion of these mitigation measures and avoidance of all cultural resources, impacts will be less than significant.

Monitoring: Archaeological and Tribal monitoring will be required.

ENERGY Would the project:

d) Energy Impacts

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source(s): Riverside County General Plan Figure OS-5 "Renewable Energy Resources", Riverside County Climate Action Plan ("CAP"), Southern California Gas Company-List of Communities Served, California Electric Utility Service Areas Map (https://ww2.energy.ca.gov/maps/serviceareas/Electric_Service_Areas_Detail.pdf)

Findings of Fact:

a-b) Project implementation would result in the permitting of an existing facility, with the addition of the proposed buildings consist of: Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds. This change of zone to Light Agriculture (A-1) would facilitate the existing facility to be compliant with the zone. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances related to one additional single family residence.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. The proposed project will not result in wasteful inefficient, or unnecessary energy consumption and will not be in conflict with any state or local plans. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

e) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

1. The proposed development and existing buildings will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The Geologic Report No. 2579 states:
 1. The site is not within a State of California Alquist-Priolo Earthquake Fault Zone.
 2. A large portion of the property is located within a County of Riverside Fault Zone for a splay of the Hot Springs Fault. ASE has addressed the County Fault Zone in a Fault Study report for the site and recommended a 50-foot structural setback from a possible fault location.
 3. The subject proposed improvement areas are outside those setbacks.
 4. The risk of surface rupture impacting the Project Site is considered very low.

The proposed project will have a less than significant impact with regard to surface rupture.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Impacts would be considered less than significant with incorporation of the County's standard Uniform Building Code (UBC) and County requirements for construction, as well as the Geologist's conditions of approval. Therefore impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Liquefaction Potential Zone

a. Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

a) Liquefaction occurs when loose, unconsolidated, water laden soils are subjected to shaking as a result of an earthquake, causing the soils to lose cohesion. The possibility of liquefaction occurring at a project site is dependent upon the occurrence of a significant earthquake in the vicinity, sufficient groundwater to cause high pore pressures, and on the grain size, plasticity, relative density, and confining pressures of the soil at the project site. As shown on Figure S-3 of the Riverside County General Plan, the project has a moderate liquefaction susceptibility. The Geo Study prepared by Associated Soils Inc. Found that the risk of surface rupture at the site is considered very low. There is no indication that recent landslides or unstable slope conditions on or near enough to the proposed improvement areas would result in an obvious landslide or rock fall hazard to the proposed improvements. Considering that the site is underlain by granitic bedrock material, and historic high groundwater in the vicinity of the subject site is typically greater than 50 feet below site grade based on the ASE's literature review, the likelihood of occurrence of seismically induced liquefaction at the site is deemed negligible.

Condition of Approval 15 GEO GEO02579 Accepted requires:

1. Any fill and colluvium are considered unsuitable for structural support and should be removed from the future foundation areas prior to placing compacted fill for a building pad.
2. The thickness of the fill is unknown, but based on topography, fill removal to depths on the order of 10 feet should be anticipated.
3. Existing fill and colluvium should be removed to expose competent bedrock in areas to receive fill intended to support structures.
4. Planned structures should be founded directly into bedrock or engineered fill.

This is a Standard Condition of Approval and is a regulatory requirement that would be implemented to ensure that impacts related to liquefaction remain less than significant. Impacts would be considered less than significant with incorporation of the County's standard Uniform Building Code

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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(UBC) and County requirements for construction, as well as standard conditions of approval. Therefore impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

g) Ground-shaking Zone

a. Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

a) Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development and existing buildings will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The Geologic Report No. 2579 states:

1. The site is not within a State of California Alquist-Priolo Earthquake Fault Zone.
2. A large portion of the property is located within a County of Riverside Fault Zone for a splay of the Hot Springs Fault. ASE has addressed the County Fault Zone in a Fault Study report for the site and recommended a 50-foot structural setback from a possible fault location.
3. The subject proposed improvement areas are outside those setbacks.
4. The risk of surface rupture impacting the project is considered very low.

The proposed project will have a less than significant impact with regard to ground shaking.

Condition of Approval 15 GEO GEO02579 Accepted requires:

1. Any fill and colluvium are considered unsuitable for structural support and should be removed from the future foundation areas prior to placing compacted fill for a building pad.
2. The thickness of the fill is unknown, but based on topography, fill removal to depths on the order of 10 feet should be anticipated.
3. Existing fill and colluvium should be removed to expose competent bedrock in areas to receive fill intended to support structures.
4. Planned structures should be founded directly into bedrock or engineered fill.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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This is a Standard Condition of Approval and is a regulatory requirement that would be implemented to ensure that impacts related to fault rupture or strong seismic ground shaking remain less than significant. Impacts would be considered less than significant with incorporation of the County's standard Uniform Building Code (UBC) and County requirements for construction, as well as the Geologist's conditions of approval. Therefore impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

h) Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report. Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

a) According to General Plan Figure S-5, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. The proposed development and existing buildings will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The Geo Study prepared by Associated Soils Inc. Found that the risk of surface rupture at the site is considered very low. There is no indication that recent landslides or unstable slope conditions on or near enough to the proposed improvement areas would result in an obvious landslide or rock fall hazard to the proposed improvements. Considering that the site is underlain by granitic bedrock material, and historic high groundwater in the vicinity of the subject site is typically greater than 50 feet below site grade based on the ASE's literature review, the likelihood of occurrence of seismically induced liquefaction at the site is deemed negligible. The proposed project will have a less than significant impact with regard to landslide risk.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

i) Ground Subsidence

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

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report. Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: “Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California” dated October 31, 2017

Findings of Fact:

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to “Map My County,” the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. The Geo Study prepared by Associated Soils Inc. Found that the risk of surface rupture at the site is considered very low. There is no indication that recent landslides or unstable slope conditions on or near enough to the proposed improvement areas would result in an obvious landslide or rock fall hazard to the proposed improvements. Considering that the site is underlain by granitic bedrock material, and historic high groundwater in the vicinity of the subject site is typically greater than 50 feet below site grade based on the ASE’s literature review, the likelihood of occurrence of seismically induced liquefaction at the site is deemed negligible. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

j) Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Geology Report. Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: “Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California” dated October 31, 2017

Findings of Fact:

a) The Project site is more than 26 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is not located within a high dam hazard zone, as illustrated by the Riverside County General Plan. Due to the distance, seiche would not likely impact for this water body. The project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| k) Slopes | | | | |
| a. Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report. Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

a-b) Very little to no grading will occur on the project. Impacts will be considered less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will not create substantial grading, as there will be little to no grading on the project. The project will utilize septic systems. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| l) Soils | | | | |
| a. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the NPDES permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, the California Building Code (CBC) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of the CBC, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the California Building Code. Therefore, there would be no risk to life or property and no impact would occur.

c) No additional septic tanks or alternative wastewater disposal systems are proposed to be constructed or expanded as part of the Project. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds.

The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to these regulatory requirements, wind erosion impacts would be less than significant during construction.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

n) Greenhouse Gas Emissions

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a-b) The proposed project is for the expansion of the operations of an existing animal sanctuary located on 153.45 acres. The proposed new buildings consist of an adult dog quarantine, woodshed, Equine Manager’s residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds.

The type of small-scale development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis.

Consistent with the *CEQA Guidelines*, the proposed project’s significance with respect to GHG emissions is evaluated based on its consistency with the County of Riverside Climate Action Plan (CAP), which is considered a qualified CAP. The County revised its CAP in July 2018 to establish goals and policies to ensure that the impact of development on air quality is minimized, energy is conserved, and land use decisions made by the County and all internal operations within the County are consistent with adopted state legislation. Notably, the CAP sets County-wide GHG emissions targets consistent with state reduction goals in Assembly Bill 32 (AB 32).

The CAP includes a series of implementation measures that may be used by new development proposals to demonstrate consistency with the CAP and by extension, AB 32. Specifically, the CAP includes screening tables that measure the reduction of greenhouse gas emissions attributable to certain design and construction measures incorporated into development projects. Accordingly, the Screening Table assigns points for each option incorporated into a project as a project design feature, where a proposed project that garners at least 100 points will be consistent with the reduction quantities anticipated in the County’s CAP, and a “less than significant” finding can be made under CEQA. As such, any projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions.

The County’s CAP encourages the implementation of realistic sustainable design strategies into the project design, which would reduce GHG emissions. As shown in the County’s CAP Screening Table (Appendix A1), sustainable design strategies that may be utilized in the proposed project would include the following:

- E5.A.1: Install enhanced insulation (walls R-13, roof/attic, R-38); 15 points
- E5.A.2: Install modestly enhanced window insulation (5% > Title 24); 20 points
- E5.B.1: Install modest duct insulation (R-6); 8 points
- E5.B.2: Install improved efficiency heating, ventilating, and air conditioning (HVAC) (SEER 14/65% AFUE or 8 HSPF); 7 points
- E5.B.4: Install high efficiency water heater (0.72 Energy Factor); 16 points
- E5.B.6: Install efficient lights (25% of in-unit fixtures considered high efficacy, defined as 40 lumens/watt for 15 watt or less fixtures, or 50 lumens/watt for 15-40 watt); 12 points
- W1.C.1: Only California Native landscape that requires no or only supplemental irrigation 8 points
- W1.D.1: Water Efficient Showerheads 3 points
- W1.D.2 Water Efficient Urinals 3 points
- W.1D.3 Water Efficient Faucets 3 points

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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SW2.B.1: Recycle 20 percent of construction debris. 6 points

With the implementation of the above project design features, the project would garner 101 points, which exceeds the minimum 100 point requirement to demonstrate consistency with the County's CAP and the goals and strategies of the state regulations aimed at reducing GHG emissions from land use development. Therefore, impacts from the generation of GHG emissions would be less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. The GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO₂e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. This project meets the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

o) Hazards and Hazardous Materials

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source(s): Project Application Materials

Findings of Fact:

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The project involves the existing use of an animal caretaker facility, Class IV kennel, and Class II cattery. The proposed new buildings will consist of; an adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Equipment Sheds. Any future development on the site may involve the handling of incidental amounts of hazardous substances, such as solvents, fuels and oil. To avoid public exposure to hazardous materials, any future development would be required to comply with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. Long-term use of the site is not anticipated to pose a health or safety hazard to the public because normal household materials would be utilized for cleaning, paints, pesticides, etc. Compliance with local, state and federal hazardous material laws and regulations and implementation of BMPs, potential hazardous impacts to the public would be less than significant. The proposed project will not create a hazard to the public or the environment.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, therefore there is a less than significant impact.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, resulting in no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. There will be no impacts as a result.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| p) Airports | | | | |
| a. Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Require review by the Airport Land Use Commission? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore will not result in an inconsistency with the Airport Master Plan. There will be no impacts.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impacts.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There will be no impacts.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

q) Water Quality Impacts

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?

d. Result in substantial erosion or siltation on-site or off-site?

e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

g. Impede or redirect flood flows?

h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

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

a) The topography of the area is flat surrounded by hilly terrain. The grading proposed would result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The proposed project is not anticipated to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Class IV kennels and Class II catteries are required to abide by the requirements of Ordinance 348 and 630 which will ensure that animals will not encroach these areas and pet waste will be controlled, otherwise the permit will be revoked. Therefore, the impact is considered less than significant.

b) The proposed project is to extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use.

The existing site consists of two caretaker residences, an administration building, dog kennel, cattery and cattery addition, sanctuary, gate house residence, shed, cat quarantine, meadow house/garage, pump house, horse barn, sheds, puppy quarantine, cistern, water tanks, dog park, primitive campground, main kennel, kennel house and arenas. An average of 10 employees are on the site daily. The facility is open to the public from 11 am to 4 pm daily except Wednesdays to visit the park, meet the animals, take a hike on one of the trails and dirt roads, and stay at the campground depending on season.

The proposed buildings consist of: Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds. Ultimate development of the site could potentially result in the development of one additional single family residence. This is considered a small development. It is anticipated that future development would require a well to serve the site. The project will not decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, and has been conditioned to comply with standard water quality conditions of approval. Therefore impacts would be less than significant.

c) Since minimal grading is anticipated to accommodate the new components of the facility, the project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the inclusion of impervious surfaces. Therefore, impacts would be less than significant.

d) The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result erosion or siltation. The project site is mostly vacant and will remain at its current state with the exception of the proposed seven structures. Areas of the project that would remain barren are subject to the BMPs set forth in the FWQMP as conditioned in (60- Final WQMP). Therefore impacts would not result in substantial erosion or siltation on-site.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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e) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The project has been reviewed by the Riverside County Flood Control and Water Conservation District and conditioned (Map Flood Hazard Report) that all natural watercourses shall be kept free of all buildings and obstructions. Therefore the project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Therefore, the impact is considered less than significant.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

g) Since minimal grading is anticipated to accommodate the new components of the facility, the project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in or impede flood flows. Therefore, impacts would be less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. In flood hazard, tsunami, or seiche zones) Therefore, the impact is considered less than significant.

i) The proposed project is not located within a water quality control plan or sustainable groundwater management plan. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

r) Land Use

a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a-b) Under existing conditions, the Project site contains an existing animal sanctuary. With implementation of the proposed Project, the site would expand an existing use. There are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. Therefore, the proposed Project

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

s) Mineral Resources

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a & b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources*, the Project site is designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. The proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

c) The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing surface mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Therefore, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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NOISE Would the project result in:

t) Airport Noise

a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The nearest airport to the Project site is Palm Springs International Airport, which is located approximately 15 miles east of the Project site. Therefore, there would be no impact.

b) The Project is not located in the vicinity of a private airstrip therefore, people would not be exposed any excessive noise levels. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

u) Noise Effects by the Project

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b. Generation of excessive ground-borne vibration or ground-borne noise levels?

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, because the project proposes an Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds on 153.45 gross acres, exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Given the existing ambient noise level is likely below 60 dBA, and any increase in ambient noise level increases caused by the project would be well below a 3 dBA increase, noise impacts will be very slight and would be considered less than significant.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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b)The project would not expose persons to, or create generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground borne noise levels. Exterior noise levels will be limited to less than or equal 45dB(A_ 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Any future project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Groundborne vibrations from construction activities rarely reach levels that damage structures. Based on the Federal Transit Administration's Transit Noise and Vibration Impact Assessment Manual, Table 7-4, Vibration Source Levels for Construction Equipment, the project construction would typically generate vibration levels ranging from 0.003 to 0.089 inches per second peak particle velocity at 25 feet from the source of activity. Because the closest existing residence from any potential future development would be over 300 feet from the nearest focused construction area, impacts from vibration and noise are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

v) Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact these potential resources. Impacts would be reduced to less than significant through compliance with Mitigation measure PALEO -1.

Mitigation:

MM PALEO-1 (60 Planning PALEO PRIMP/MONITOR)

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist), as appropriate. One original signed copy of the report(s)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Monitoring: Monitoring of the mitigation measure shall be implemented through adherence to the project conditions of approval that are addressed at the applicable permitting milestone.

POPULATION AND HOUSING Would the project:

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

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

Findings of Fact:

a) Under existing conditions, there are two existing homes on-site with one additional equine manager residence proposed. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project is an existing animal sanctuary and would create additional employment opportunities. However, the existing housing stock in the general vicinity of the Project site would be sufficient to address any housing demand. It is not expected that the proposed Project would result in an affordable housing demand that exceeds the existing housing stock in the general vicinity of the Project site. Therefore, there would be a less than significant impact.

c) The project is an existing animal sanctuary with proposed buildings that would supplement the existing use. The project is surrounded by open space, and residential uses. The number of employees would not substantially increase or induce substantial unplanned population growth in the area. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Monitoring: No monitoring is required.

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

x) Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project site is located within a Cal Fire State Responsibility area (SRA) and is within a very high fire hazard severity zone. Development of the proposed project would affect fire protection services by placing an additional demand on existing Idyllwild Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. The new buildings on the proposed facility consist of Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds, which would not significantly increase demands on fire safety in order to require the building of additional government buildings. . With incorporation of mitigation measures impacts would be reduced to less than significant.

Mitigation:

FIRE-1

All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of a road. Defensible space must be provided in compliance with Cal FIRE standards providing a total of 100 feet of hazardous vegetation clearance.(COA 0010-Fire-USE - FUEL MODIFICATION)

Access roadways shall be provided to within 150 feet of all portions of buildings located on the site. (COA 0010- Fire – Use _ FIRE ACCESS TO BUILDINGS)

All existing and proposed Kennels and Catteries are required to be in compliance with California Health and Safety Code Section 122155 which provides the following requirements: "It shall be unlawful for a pet dealer to fail to do any of the following: (7) Maintain either of the following: (A) A fire alarm system that is connected to a central reporting station that alerts the local fire department in case of fire. (B) Maintain a fire suppressions sprinkler system(0010 Fire – Use – Kennel/Cattery REQ)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Emergency water supply must be supplied by means of an established hydrant system maintained by the applicant. The spacing of the hydrant must meet the referenced CCR Title 14 standards, or improvements will be required.

The hydrant head shall be brass with a male 2 ½ inch National Standard Thread connection and cap. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection where required by the Fire Code Official.

Each hydrant located along a roadway shall be identified by a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire hydrant post. The sign shall be within 3 feet of said hydrant, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway. (0010 Fire Use #30 EMERGENCY WATER SUPPLY)

The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and the Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Highway 74. Adequate accessibility to the Project site will be available for all emergency vehicles.

Monitoring: No Monitoring required.

y) Sheriff Services

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

Source(s): Riverside County General Plan

Findings of Fact: Riverside County Sheriff's Department provides community policing to the project area via the Riverside County Sheriff's Sub Station located approximately 3 miles south of the project site at 56570 Highway 74, Mountain Center, CA 92561. The proposed project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the project would not create the need to construct a new Sheriff station or physically alter an existing station. The project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

z) Schools

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

Source(s): School District correspondence, GIS database

Findings of Fact: Implementation of the project would result in the expansion of an existing animal sanctuary. No housing, which could increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Monitoring: No monitoring is required.

aa) Libraries

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

Source(s): Riverside County General Plan

Findings of Fact: Implementation of the project would result in the expansion of an existing animal sanctuary. No housing, which could increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

bb) Health Services

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

Source(s): Riverside County General Plan

Findings of Fact: The project simply proposes the expansion of an existing animal sanctuary. No housing, which could increase the demand for health services, is being proposed. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

cc) Parks and Recreation

a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Findings of Fact:

a) The project proposes the expansion of an existing animal sanctuary and does not involve the construction or expansion of recreational facilities. The facility will be visited by the public and will contain a primitive campground. The facility is maintained by the Living Free Animal Sanctuary and will not impact public recreational facilities. Therefore, there would be a less than significant impact.

b) The project proposes the expansion of an existing animal sanctuary. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

c) According to "Map My County," the project site is not located within a County Service Area (CSA). Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| dd) Recreational Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Include the construction or expansion of a trail system? | | | | |

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System.

Findings of Fact: The project site is located adjacent to the California Riding and Hiking Trail. The project site is an existing animal sanctuary and will not impact existing conditions. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| TRANSPORTATION Would the project: | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| ee) Transportation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | | | | |
| b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Because the project is a Conditional Use Permit for an existing facility with proposed buildings that will serve the use, and not substantially increase the numbers of visitors or staff, the project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. The project will have a less than significant impact. There are no bus stops or public transit facilities within the project area (Riverside County, 2008). The proposed project would not conflict with polices or programs that support alternative transportation, nor construct facilities in locations which future alternative transportation facilities are planned. Therefore, impacts would be less than significant.

b) Refer to response 37 a) above. Based on a review of applicable VMT screening thresholds, the project is anticipated to meet the Small Projects screening threshold and would result in a less than significant VMT impact. Meeting the Small Projects screening threshold is sufficient to determine a less than significant impact and no additional VMT analysis is required. Therefore, impacts are considered less than significant, no mitigation is required.

c-d) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses, because the Conditional Use Permit is for an existing facility with proposed buildings that will serve the use, and not substantially increase the numbers of visitors or staff, the project site would not result in a substantial increase in either the number of vehicle trips. The projects have no potential to result in uses that are incompatible with the surrounding area and that could result in significant impacts to circulation and traffic, or a need for new or altered maintenance of roads.

e) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. Any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be considered less than significant. No additional mitigation is required.

f) The project would be located off of the existing Highway 74 and Keen Camp Road. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading/building permits would reduce impacts to less than significant levels. The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ff) **Bike Trails**

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

a. Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: The project site is located adjacent to the California Riding and Hiking Trail. The project site is an existing animal sanctuary and will not impact existing conditions. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

gg) Tribal Cultural Resources

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): Native American Consultation

Findings of Fact: Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American Archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on April 20, 2016. No response was received from Colorado River Indian Tribes, Soboba Band of Indians, San Manuel, Morongo of the Cahuilla Band of Indians.

Consultation was requested by the Agua Caliente Band of Cahuilla in a letter dated April 29, 2016. The project was discussed during a meeting held by July 26, 2017. The tribe provided information that the area is very sensitive and recommended complete avoidance of all cultural sites and features. Although

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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no specific Tribal Cultural Resources were identified, the tribe provided recommendations for archaeological and tribal monitoring during grading activities. This will ensure that if subsurface tribal resources are identified during grading activities, they will be handled in a timely and culturally appropriate manner.

Based on information provided by the consulting tribes this project will require a Native American Monitor to be present during ground activities. (TCR1)

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the County Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure. With the inclusion of these Conditions of Approval/ mitigation measures, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

060 – Planning-TCR.1

Native American Monitoring

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, the Native American Monitor(s) shall be on-site during all ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

hh)Water

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application Materials, Water Company

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Findings of Fact:

a) The project will receive potable water delivery service from Idyllwild Water District. Any connections from the project site to existing water lines are considered to be part of the project's construction phase and have been evaluated by the County of Riverside Department of environmental Health. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

b) The proposed project is to extend and remove the expiration date on the existing Conditional Use Permit through removing the conditions that impose time limits, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use.

The proposed new buildings consist of: adult dog quarantine, woodshed, equine manager's residence, horse stables, kennel, puppy quarantine, RV Pad, parking and equipment sheds. Ultimate development of the site could potentially result in the development of one additional single family residence. This is considered a small development. No water district would be impacted with future project implementation because of the existing onsite water use can accommodate the new proposed development. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ii) Sewer

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Department of Environmental Health Review

Findings of Fact: a-b) The project is conditioned to provide a set of two detailed site plans drawn to a proper scale showing the proposed onsite wastewater treatment system. It will include a floor plan/plumbing schedule to ensure proper septic tank sizing. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will have a less than significant impact. Provide a set of two detailed site plans drawn to a proper scale showing the proposed onsite wastewater treatment system.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

jj) Solid Waste

a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is conditioned (USE AB 1826) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

kk) Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Project Application Materials, Utility Companies

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Findings of Fact:

a-f)The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

| II) Wildfire Impacts | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project will go on an existing animal sanctuary that has a developed road system surrounding the project area. The proposed project will not interfere with these existing

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

roads and sufficient access to the project site will be maintained during construction and operations. Therefore, impacts are considered less than significant.

b) The project is located in the "SRA Very High Fire Hazard Severity Zones" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

The project site is located within a Cal Fire State Responsibility area ("SRA") and is within a very high fire hazard severity zone. Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the wildfire risks. With incorporation of mitigation measures impacts would be reduced to less than significant.

c) The proposed project is being developed on an existing animal sanctuary surrounded by a developed road system that will not be impacted. As discussed above the project site is surrounded by existing roads and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

d-e) The project is located in the "SRA Very High Fire Hazard Severity Zones" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

To offset the potential impacts to wildfire services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the potential impacts to fire that would be created by the Project. With incorporation of mitigation measures impacts would be reduced to less than significant.

Mitigation:

FIRE-1

All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of a road. Defensible space must be provided in compliance with Cal FIRE standards providing a total of 100 feet of hazardous vegetation clearance.(COA 0010-Fire-USE - FUEL MODIFICATION)

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Access roadways shall be provided to within 150 feet of all portions of buildings located on the site. (COA 0010- Fire – Use _ FIRE ACCESS TO BUILDINGS)

All existing and proposed Kennels and Catteries are required to be in compliance with California Health and Safety Code Section 122155 which provides the following requirements: "It shall be unlawful for a pet dealer to fail to do any of the following: (7) Maintain either of the following: (A) A fire alarm system that is connected to a central reporting station that alerts the local fire department in case of fire. (B) Maintain a fire suppressions sprinkler system(0010 Fire – Use – Kennel/Cattery REQ)

Emergency water supply must be supplied by means of an established hydrant system maintained by the applicant. The spacing of the hydrant must meet the referenced CCR Title 14 standards, or improvements will be required.

The hydrant head shall be brass with a male 2 ½ inch National Standard Thread connection and cap. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection where required by the Fire Code Official.

Each hydrant located along a roadway shall be identified by a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire hydrant post. The sign shall be within 3 feet of said hydrant, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway. (0010 Fire Use #30 EMERGENCY WATER SUPPLY)

Monitoring: Through Conditions of Approval

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

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

Source(s): Staff Review, Project Application Materials

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

nn) Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source(s): Staff Review, Project Application Materials

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

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| oo) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): Staff Review, Project Application Materials

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

Revised: 11/10/2021 1:21 PM
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RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Project Title/Case Numbers
CUP3123R1 CZ2100119

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

KWC Engineers
Project Applicant

Address

The project site is located north and east of Highway 74, south of Highway 243, and west of May Valley Road.
Project Location

CONDITIONAL USE PERMIT NO. 3123 REVISION PERMIT NO. 1, CHANGE OF ZONE NO. 2100119 – EA: 42881
– Applicant: Living Free Animal Sanctuary-Engineer/Representative: KWC Engineers - Third Supervisorial District – San Jacinto Mountain Zoning Area- REMAP- Open Space-Recreation (OS-R)-Location: The project site is located north and east of Highway 74, south of Highway 243, and west of May Valley Road.
- 153.45 Acres- Zoning: Rural Residential-20 Acre Minimum (R-R-20)- **REQUEST:** A Conditional Permit revision for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class III cattery and menagerie located on 153.45 acres (gross). The proposal will extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use. A Change of Zone to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1). -APN: 567-140-014.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on XXXXXXXX, and has made the following determinations regarding that project:

1. The project Will Not have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,2480.25+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier MND, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEACEQ180070 ZCFG190015

FOR COUNTY CLERK'S USE ONLY

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

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



11/18/21, 9:07 am

CUP03123R1

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03123R1. 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 - 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) from the following:

(a) any claim, action, or processing against the COUNTY to attack, set aside, void, or annul and approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CUP190014 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 CUP190014 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 to 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 the 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 the 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 the 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 Record 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.

Advisory Notification. 2 AND - Preamble

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Preamble (cont.)

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP03123R1, CZ2100119) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Project Description & Operational Limits

Conditional Use Permit No. 3123 Revision No. 1 is a proposal for the expansion of the operations of an existing animal sanctuary located on 153.45 acres (gross), which will include new structures on site. The proposal is to extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, Class IV Dog Kennel, Class III Cattery and menagerie, and add additional buildings that will contribute to the existing use.

The existing site consists of two caretaker residences, an administration building, dog kennel, cattery and cattery addition, sanctuary, gate house residence, shed, cat quarantine, meadow house/garage, pump house, horse barn, sheds, puppy quarantine, cistern, water tanks, dog park, primitive campground, main kennel, kennel house and arenas. An average of 10 employees are on the site daily. The facility is open to the public from 11 am to 4 pm daily except Wednesdays to visit the park, meet the animals, take a hike on one of the trails and dirt roads, and stay at the campground depending on season.

The proposed buildings consist of: Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds.

Advisory Notification. 4 AND - Causes for Revocation

In the event the use hereby permitted under is 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.

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable with the 3rd District Design Guidelines and County Wide Design Guidelines and Standards.

Advisory Notification. 6 AND - EA Mitigation Measures

Mitigation Measures from EA 42881 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EA 42881.

Advisory Notification. 7 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated 9-16-21.

Exhibit B (Elevations), dated 9-16-21.

Exhibit C (Floor Plans), dated 9-16-21.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance (cont.)

Advisory Notification. 8 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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - 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)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1****ECP COMMENTS**

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire**Fire. 1****0010-Fire-USE-#005-ROOFING MATERIAL**

All buildings shall be constructed with minimum class B roofing material as per the California Building Code.

Fire. 2**0010-Fire-USE-#009-CAMPFIRE RINGS**

Campfires will only be allowed in stoves and fire rings which must be in an approved location.

Fire. 3**0010-Fire-USE-#21-VERY HIGH FIRE / SRA**

This project is located in the "Very High Fire Area/State Responsibility 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 787.7.

Fire. 4**0010-Fire-USE-#30-EMERGENCY WATER SUPPLY**

Emergency water supply must be supplied by means of an established hydrant system maintained by the applicant. The spacing of the hydrant must meet the referenced CCR Title 14 standards, or improvements will be required.

The hydrant head shall be brass with a male 2 ½ inch National Standard Thread connection and cap. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection where required by the Fire Code Official.

Each hydrant located along a roadway shall be identified by a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire hydrant post. The sign shall be within 3 feet of said hydrant, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5 **0010-Fire-USE-#88A-AUTO/MAN GATES (cont.)**

Fire. 5 **0010-Fire-USE-#88A-AUTO/MAN GATES**

Gate Entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.

Fire. 6 **0010-Fire-USE-#89-KNOX BOX**

Existing KNOX box/cabinet shall be maintained at the front entrance and provide access keys to all buildings on the site. Additionally instructions on how to manually operate the electric gate during a power failure shall be provided. A site-map with building location and address numbering shall be maintained and updated as needed.

Fire. 7 **0010-Fire-USE* - FIRE ACCESS TO BLDGS**

Access roadways shall be provided to within 150 feet of all portions of buildings located on the site.

Fire. 8 **0010-Fire-USE* - FUEL MODIFICATION**

All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of a road.

Defensible space must be provided in compliance with Cal FIRE standards providing a total of 100 feet of hazardous vegetation clearance.

Fire. 9 **0010-Fire-USE* - KENNEL/CATTERY REQ.**

All existing and proposed Kennels and Catteries are required to be in compliance with California Health and Safety Code Section 122155 which provides the following requirements:

“It shall be unlawful for a pet dealer to fail to do any of the following: (7) Maintain either of the following: (A) A fire alarm system that is connected to a central reporting station that alerts the local fire department in case of

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 9 **0010-Fire-USE* - KENNEL/CATTERY REQ. (cont.)**
fire. (B) Maintain a fire suppressions sprinkler system

Fire. 10 **0010-Fire-USE* - RESIDENTIAL UNITS**

All proposed structures will need to meet the construction requirements as applicable to High Fire Hazard Areas.
All proposed added residential units will need to meet the requirements of the California Residential Code and be provided with a residential fire sprinkler system.

Flood

Flood. 1 **0010-Flood-USE FLOOD HAZARD REPORT**

Conditional Use Permit (CUP) 3123 R1 is a proposal to expand an existing animal sanctuary by adding new by adding miscellaneous structures on a 153-acre site in the Idyllwild area. The site is located easterly of route 74 and 243.
A well-defined water course with a drainage area of 1000 acres impacts the site from south. It appears that most of the proposed buildings are on a higher ground except building No 25 (mare hotel).
Building 25 is proposed along the northern boundary of the site which is dangerously near the watercourse. It appears from the amended exhibit the flowline is approximately 15' deep and building 25 and the other structures are on the high ground. The District has no objection to this proposal.

Planning

Planning. 1 **0010-Planning-USE - PDA05028 ACCEPTED**

County Archaeological Report (PDA) No. 5028 submitted for this project (CUP03123R1) was prepared by Daniel McCarthy and is entitled: "Results of an Intensive Cultural Resource Survey located on the Living Free Animal Sanctuary, Mountain Center in Riverside County, California", dated November 30, 2016.

Eleven cultural sites have been identified as a result of a resurvey of the Living Free property. There will be no impacts to known cultural resources. If in the future other developments are proposed, their locations should be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

0010-Planning-USE - PDA05028 ACCEPTED (cont.)

compared to known cultural resource locations and evaluated for potential disturbances. In areas with known subsurface cultural deposits, monitoring should be a requirement.

These documents are herein incorporated as a part of the record for project.

Planning. 2

0010-Planning-USE - PDP01579 ACCEPTED

County Paleontological Report (PDP) No. 1579, submitted for case CUP03123R1, was prepared by Applied EarthWorks, Inc., and is entitled: "Paleontological Resource Impact Mitigation Program (PRIMP) for the Living Free Animal Sanctuary Conditional Use Permit Project, Riverside County, California," dated September 2017.

PDP01579 concluded:

The Bautista Formation has a high paleontological sensitivity and a high potential to contain buried intact paleontological resources because the unit has proven to yield significant vertebrate fossils in the vicinity of the Project area and elsewhere in Riverside County. The younger Quaternary alluvial channel deposits in the southern Project area have a low paleontological resource potential because they are too young and too coarse to preserve fossilized remains. The underlying Cretaceous granodiorite has no potential for fossilized remains due to the extreme heat during plutonic igneous rock crystallization.

PDP01579 recommended:

Paleontological resource monitoring is recommended for any ground-disturbing activities (e.g., grading, excavation, etc.) that will impact previously undisturbed Pliocene-Pleistocene Bautista Formation deposits (QTf) that have been determined to have a high potential for buried paleontological resources, according to the criteria set forth by SVP (2010). At this time, the current Project design does not include any proposed ground disturbance in this sensitive unit and as such, the need for construction monitoring is not anticipated; however, should future Project design amendments include proposed ground-disturbing work in the Bautista Formation, then the following mitigation measures should be implemented.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 **0010-Planning-USE - PDP01579 ACCEPTED (cont.)**

PDP01579 satisfies the requirement for a Paleontological Resource Impact Mitigation Program (PRIMP) and is herein accepted for the purpose of monitoring grading activities for CUP03123R1, and mitigation of the presence of significant paleontological resources. All grading activities shall be monitored for these resources in accordance with PDP01579.

Planning. 3 **Gen - Animal Confinement**

All dogs shall be maintained and confined in a house-type enclosure between the hours of 8:00 p.m. and 7:00 a.m., except that up to four dogs may be unconfined on kennel premises during such hours.

Planning. 4 **Gen - CAP screening design strategies**

In order to comply with the County's CAP Screening sustainable design strategies, the following strategies must be utilized for the appropriate structures:

- E5.A.1: Install enhanced insulation (walls R-13, roof/attic, R-38); 15 points
- E5.A.2: Install modestly enhanced window insulation (5% > Title 24); 20 points
- E5.B.1: Install modest duct insulation (R-6); 8 points
- E5.B.2: Install improved efficiency heating, ventilating, and air conditioning (HVAC) (SEER 14/65% AFUE or 8 HSPF); 7 points
- E5.B.4: Install high efficiency water heater (0.72 Energy Factor); 16 points
- E5.B.6: Install efficient lights (25% of in-unit fixtures considered high efficacy, defined as 40 lumens/watt for 15 watt or less fixtures, or 50 lumens/watt for 15-40 watt); 12 points
- W1.C.1: Only California Native landscape that requires no or only supplemental irrigation 8 points
- W1.D.1: Water Efficient Showerheads 3 points
- W1.D.2 Water Efficient Urinals 3 points
- W.1D.3 Water Efficient Faucets 3 points

Planning. 5 **Gen - Caretaker**

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

Planning. 6 **Gen - Causes for Revocation**

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.

Planning. 7 **Gen - 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 **Gen - Comply with ORD/Codes (cont.)**

Planning. 8 **Gen - Comply with ORD/Codes**

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 9 **Gen - Exercise Space/Shelter**

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

Planning. 10 **Gen - 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 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 off site residence or other simila noise sensitive land use. In the event noise exceeds this standard, the permittee of the permittee's successor in interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

Planning. 11 **Gen - Fees for Review**

Any subsequent submittal 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 as 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.

Planning. 12 **Gen - Food Storage/Sanitation**

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

Planning. 13 **Gen - Food/Water**

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

Planning. 14 **Gen - Land Division Required**

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A (CUP03123R1) a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 **Gen - Landscape Species (cont.)**

Planning. 15 **Gen - Landscape Species**

Draught tolerant and native plant species shall be preferred over non-draught tolerant and non-native species. However the quantity and extent of those species shall depend on the project's climactic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

Planning. 16 **Gen - Lighting Hooded/Directed**

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

Planning. 17 **Gen - No Off Road Uses Allowed**

Trail bikes, dune buggies off-road vehicles and other similar powered apparatus shall not be operated for purposes such s but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

Planning. 18 **Gen - No Onsite Signs**

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.

Planning. 19 **Gen - No Public Address System**

The use of outside public address systems, including but not limited to hand held microphones, shall be prohibited except in case of emergency.

Planning. 20 **Gen - Noise Monitoring Reports**

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee of the Permittee's successor in interest shall prepare and submit an approved report, the permittee of the permittee's successor in interest shall prepare and submit an approved report with thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene and the Health Service Agency (the permittee of the permittee's successor in interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report.

Planning. 21 **Gen - Ordinance No. 630 Compliance**

All facilities must comply with Riverside County Ordinance No. 630 (Regulating the keeping and Control of Dogs, Cats, and Other Animals and Providing for the Control and Suppression of Rabies)

Planning. 22 **Gen - Preserve Native Trees**

The existing native specimen trees on the subject property identified for preservation on APPROVED

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22 Gen - Preserve Native Trees (cont.)

EXHIBIT A (CUP3123R1) shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning. 23 Gen - The Kennel

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

Planning. 24 Gen - USE AB 1826

The project is conditioned (USE AB 1826) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Planning. 25 Gen - Viable Landscaping

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

Planning-CUL

Planning-CUL. 1 HUMAN REMAINS

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity,

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1

HUMAN REMAINS (cont.)

where the Native American human remains are located, is not damaged or disturbed The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

- The nondestructive removal and analysis of human remains and items associated with Native American human remains.
- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.
- Utilize an open-space or conservation zoning designation or easement.
- Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning-CUL. 2

UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

UNANTICIPATED RESOURCES (cont.)

to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1

0015 GEO02579 ACCEPTED

County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017. In addition, the following reports were submitted for the project:

"Addendum to Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017.

"Response to Riverside County Review Comments for Fault Investigation, Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated July 24, 2017.

"Fault Study, Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated March 24, 2017.

These documents are herein incorporated in GEO02579.

GEO02579 concluded:

1. The site is not within a State of California Alquist-Priolo Earthquake Fault Zone.
2. A large portion of the property is located within a County of Riverside Fault Zone for a splay of the Hot Springs Fault. ASE has addressed the County Fault Zone in a Fault Study report for the site and recommended a 50-foot structural setback from a possible fault location.
3. The subject proposed improvement areas are outside those setbacks.
4. The risk of surface rupture at the Site is considered very low.
5. There is no indication that recent landslides or unstable slope conditions on or near enough the proposed improvement areas that would result in an obvious landslide or rock fall hazard to the proposed improvements.
6. Considering that 1) the site is underlain by granitic bedrock material, and 2) historic high groundwater in the vicinity of the subject site is typically greater than 50 feet below site grade based on ASE's literature review, the likelihood of occurrence of seismically-induced liquefaction at the Site is deemed negligible.
7. Based on our understanding of the proposed improvements, we do not expect the composite (static and seismic) total and differential settlement to exceed 1.0 inch and 0.5 inch, respectively.

GEO02579 recommended:

1. Any fill and colluvium are considered unsuitable for structural support and should be removed from the future foundation areas prior to placing compacted fill for a building pad.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 0015 GEO02579 ACCEPTED (cont.)

2. The thickness of the fill is unknown, but based on topography, fill removal to depths on the order of 10 feet should be anticipated.
3. Existing fill and colluvium should be removed to expose competent bedrock in areas to receive fill intended to support structures.
4. Planned structures should be founded directly into bedrock or engineered fill.

GEO No. 2579 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEC No. 2579 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1 0015-TRANS- USE - 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 0015-TRANS. USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all road dedications set forth herein in accordance with 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. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)

recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 4 0010-Waste Resources-USE*- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE*- AB 341 (cont.)

solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

0060-Planning-USE - PALEO PRIMP/MONITOR

Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

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Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Satisfied

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Gen - Fee Balance Not Satisfied

Prior to issuance of Grading Permits, the Planning Department shall determine if the deposit based fees for CUP3123R1 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 Gen - Grading Plans Not Satisfied

If grading is proposed, the project must comply with the following: a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions. b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right of way. c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety. d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

Planning-CUL

060 - Planning-CUL. 1 CONTROLLED GRADING Not Satisfied

A controlled grading plan shall be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. This plan shall also include specifications for the adequate screening of excavated native soils. This plan shall be included in the project CRMP for site grading. Results of the controlled grading program shall be included in the Phase IV monitoring report.

060 - Planning-CUL. 2 CULTURAL SENSITIVITY TRAINING Not Satisfied

The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning-CUL. 3 NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 NATIVE AMERICAN MONITOR (cont.) Not Satisfied

Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 4 PRESERVATION PLAN Not Satisfied

The Project Archaeologist with input from the consulting Tribes, shall develop a Preservation Plan for the long term care and maintenance of all known significant cultural resources and all cultural resources encountered during grading. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring and necessary emergency protocols. The preservation and maintenance program that is implemented as a result of this condition shall be documented as an appendix to the Phase IV Monitoring report.

060 - Planning-CUL. 5 PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning-CUL. 6 TEMPORARY FENCING Not Satisfied

Temporary fencing shall be required for the protection of all cultural sites during any grading activities within one hundred feet (100') of those sites. Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the sites. Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey MBTA Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird

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60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey MBTA (cont.) Not Satisfied
- survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

- 060 - Transportation. 1 0060-TD_PLNCK. USE – SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

- 060 - Transportation. 2 FINAL WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

- 060 - Transportation. 3 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided. This requirement applies to both on-site and off-site property.

70. Prior To Grading Final Inspection

Planning

- 070 - Planning. 1 0070-Planning-USE - PHASE IV CULTURAL RPT. Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PHASE IV CULTURAL RPT. (cont.) Not Satisfied

be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit.

The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA-Planning website. The report shall include, at a minimum, results of all controlled grading activities, all records of any resources encountered during site grading, results of any residue analysis performed, disposition documentation for all artifacts encountered during grading and for all artifacts that were previously collected from the site, and evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION Not Satisfied

Upon completion of the implementation phase, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.
2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
3. If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied

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

E Health

080 - E Health. 1 E HEALTH-Technical, Managerial and Financial Report Not Satisfied

Prior to issuance of building permits, applicant must submit engineered plans for the water system and submit a Technical, Managerial, Financial Report for review and approval. Contact the Indio office (LPA program) at (760) 863-7570 for additional information

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Gen - Lighting Plans (cont.) Not Satisfied

All existing and proposed outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance no. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 6 Gen - Roof Mounted Equipment Not Satisfied

Roof Mounted equipment shall be shielded from ground view to a minimum sight distance of 1.320 feet. Screening material shall be subject to Planning Department approval.

Transportation

080 - Transportation. 1 0080-.TRANS. USE* - R-0-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along SH-74 shall be conveyed for public use to provide for a 55 foot half- width right-of-way per Standard No. 95, Ordinance 461.

080 - Transportation. 2 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied

The project-proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF Not Satisfied
materials and solid waste disposal must be kept.
Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Water System Not Satisfied

Since this project is to be served water by a small water system (<200 service connections), a water supply permit will be required. The requirements for a water supply permit are as follows: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity (to include fire flow and available for intended development). 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems. 4) Satisfactory information concerning how the system will be owned and operated.

Fire

090 - Fire. 1 0090-Fire-USE-#45-FIRE LANES Not Satisfied

Fire clearance is required prior to occupancy of any new buildings. Contact the Office of the Fire Marshal at 760-863-8886

Planning

090 - Planning. 1 Gen - Existing Structures Not Satisfied

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.

090 - Planning. 2 Gen - Handicapped Parking Not Satisfied

A minimum of 1 accessible parking space for persons with disabilities shall be provided. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign 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 as a minimum height of 36 inches from the parking space to 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 forced 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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Gen - Lighting Plan Comply Not Satisfied

All existing and proposed outdoor lighting shall be shown on electrical plans submitted to the department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 4 Gen - Parking Paving Material Not Satisfied

A minimum of 13 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete or decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 Gen - Roof Mounted Equipment Not Satisfied

Roof Mounted equipment shall be shielded from ground view to a minimum sight distance of 1.320 feet. Screening material shall be subject to Planning Department approval.

Transportation

090 - Transportation. 1 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 2 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to register the project with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 04, 2020,

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

APN (s) or case numbers CUP03123R1 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

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557070034
SHAWAF TAREK M
P O BOX 928
IDYLLWILD CA 92549

557100006
MOUNTAIN CENTER
P O BOX 243
IDYLLWILD CA 92549

557110011
RICHARD TIMOTHY GILBERT
P O BOX 48
MTN CENTER CA 92561

557070029
SHAWFIVE HOLDING NV
P O BOX 928
IDYLLWILD CA 92549

557100004
LOUIS R. SIMPSON
P O BOX 41
MTN CENTER CA 92561

557110007
CECIL L. PETERS
P O BOX 311
MOUNTAIN CENTER CA 92561

557110016
JODY R. POSEY
PO BOX 295
MOUNTAIN CENTER CA 92561

557110023
MARY K. LEGGETT
P O BOX 54
MTN CENTER CA 92561

557110025
P LANCE TERNASKY
265 GAYMAN CT
AVON IL 61415

557110002
WILLIAMS ENERGY CO
1 LIBERTY PLAZA
LIBERTY MO 64068

557110018
NOAH LAWRENCE BISCHOF
PO BOX 151
MOUNTAIN CENTER CA 92561

557110020
LAWRENCE J BISCHOF
P O BOX 59
MTN CENTER CA 92561

567140016
USA AGRICULTURE
1824 S COMMERCENTER CIR
SAN BERNARDINO CA 92408

567220003
USA DEPT OF AGRICULTURE
10845 RANCHO BERNARDO 200
SAN DIEGO CA 92127

557060015
USA 557
1824 S COMMERCENTER CIR
SAN BERNARDINO CA 92408

557100008
HAROLD K. SMITH
P O BOX 115
IDYLLWILD CA 92549

557110015
MIRANDA FAMILY HOLDINGS
126 N CARMALITA ST
HEMET CA 92543

557110026
LAWRENCE J. BISCHOF
P O BOX 59
MOUNTAIN CENTER CA 92561

557100016
CHAPEL IN THE PINES CHRISTIAN FELLOWSHIP
P O BOX 111
MTN CENTER CA 92561

557110021
KANTER FAMILY TRUST DATED 07/03/2019
PO BOX 483
IDYLLWILD CA 92549

557110006
DORIS P. TELLES
P O BOX 452
MOUNTAIN CENTER CA 92561

557110010
BISCHOF FAMILY TRUST DATED 11/28/2018
PO BOX 59
MOUNTAIN CENTER CA 92561

557110012
SERENITY WOOD
43430 E FLORIDA AVE F177
HEMET CA 92544

557110022
ROBERT C. KANTER
P O BOX 483
IDYLLWILD CA 92549

567140014
LIVING FREE
P O BOX 5
MOUNTAIN CENTER CA 92561

557100001
DORIS JEAN LOMBARD
P O BOX 75
MOUNTAIN CENTER CA 92561

557100002
MARY ANN HUNT
1645 AMALFI DR
PACIFIC PALISADES CA 90272

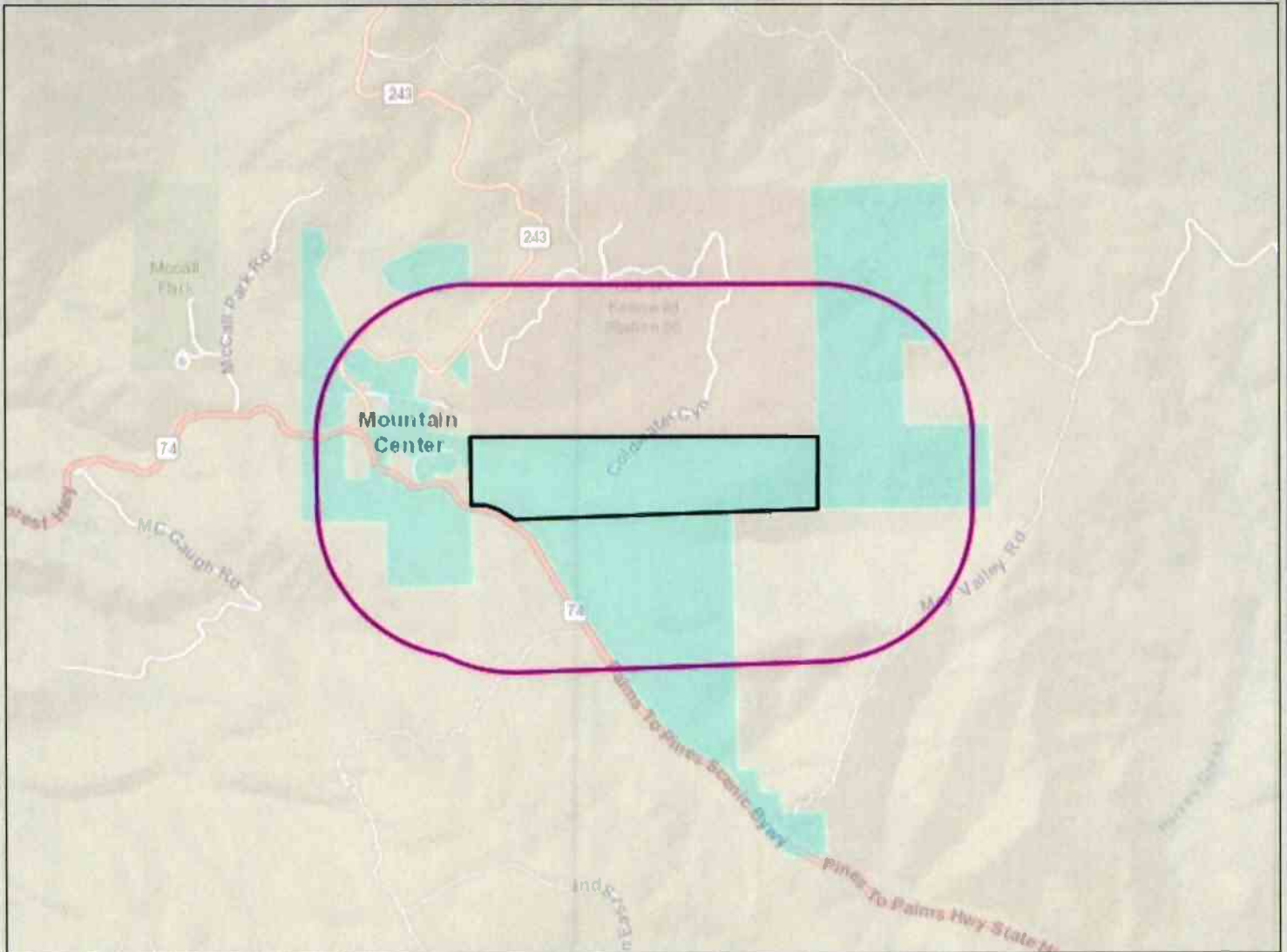
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DORE CAPITANI
P O BOX 455
MTN CENTER CA 92549

557110019
ANCHETA ANNA P TRUST UNDER INSTRUMENT
PO BOX 63
MOUNTAIN CENTER CA 92561




567220010
USA 567
1824 S COMMERCENTER CIR
SAN BERNARDINO CA 92408

Riverside County GIS Mailing Labels

CUP03123R1 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

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... 11/4/2020 2:20:45 PM

© Riverside County RCIT

11/17/2021 12:28:01 PM

Victor Ella
1880 Compton Ave, Suite 100
Corona CA 92881

Ray Baramore
Living Free Animal Sanctuary
PO Box 5
Mountain Center CA 92561

3°13'04"W 2,699.95

SOUTH 1/16 LINE

A-1

KEEN CAMP RD

SOUTH SECTION LINE

N88°09'26"E 4,843.09'

AGRICULTURE

LIVING FREE

ANIMAL SANCTUARY

54250 KEEN CAMP ROAD
MOUNTAIN CENTER, CA 92361



PROPOSED MASTER PLAN



RRA
architecture

BEING METZ
20 W LUNA
METZ and
C/O
interior design

ARCHITECT
OVERLA & SON
200-90-086
www.overla.com



DATE: 01-16-2016
 DRAWN BY: PROVISION
 CHECKED BY: PROVISION
 DESIGNED BY: PROVISION
 PROJECT NO: MP-0

EXHIBIT "A"
MP-0

CASE: CUP03123R1
 EXHIBIT: EXHIBIT A, B
 DATE: 9/16/2021
 PLANNER: BDawson

Meeting Comment Agenda Final

EXHIBIT "A" MP.1

01-10-2016 06:10:016

CONDONAL USE PERMIT MASTER PLAN



LIVING FREE ANIMAL SANCTUARY

MOUNTAIN CENTER, CA 92381

44250 KEEN CAMP ROAD

ARCHITECTURE interior design

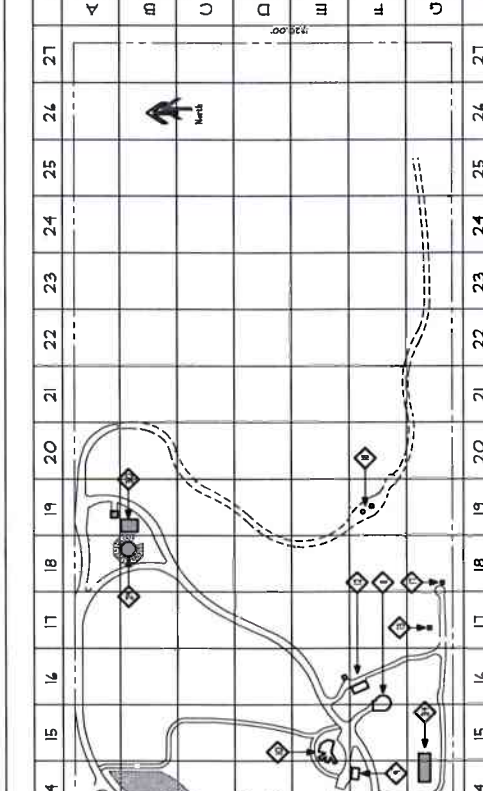
PROJECT INFORMATION

PROJECT OWNER
LIVING FREE ANIMAL SANCTUARY
POST OFFICE BOX 5
54250 KEEN CAMP ROAD
MOUNTAIN CENTER, CALIFORNIA 92361
951-459-4687

PERMIT APPLICANT
EXECUTIVE DIRECTOR - PRIMAL SERVICES
951-459-4687

PROJECT CLASSIFICATION
PRIMAL SANCTUARY
69.9 L.P. 40-400
SURROUNDING ZONING:
R-R-40, M-L-160
153.45 ACRES
507-140-014
THOMAS GUIDE - 2009 EDITION
PAGE 58A, C, D5, E5

SCHOOL DISTRICT
HEMAT UNIFIED SCHOOL DISTRICT, HEMET, CALIFORNIA



| SYMBOL | STRUCTURE | GRID I.D. | AREA | ROOF AREA | PHASE | REMARKS/PERMITS | STRUCTURE | GRID I.D. | AREA | ROOF AREA | TOTAL AREA | PHASE | REMARKS |
|--------|-------------------------------|-----------|------------|-----------|-------|--|-----------|-----------|------------|------------|------------|-------|---------|
| | | | | | | | | | | | | | |
| 1 | FENCING WALL 40' X 1/4" THICK | B-2 | 40' x 1/4" | | 1 | NO BUILDINGS | 2 | F-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 2 | PERFORM GATE UNDER REFINISH | B-4 | 40' x 1/4" | | 1 | NO BUILDINGS | 2 | F-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 3 | PERFORM GATE UNDER REFINISH | D-1 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 24 | D-1 | 40' x 1/4" | 40' x 1/4" | | | |
| 4 | BUILDING BARRIERS | E-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 25 | E-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 5 | ENTRANCE APPROXIMATE BARRIERS | F-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 26 | F-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 6 | ENTRANCE APPROXIMATE BARRIERS | G-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 27 | G-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 7 | ENTRANCE APPROXIMATE BARRIERS | H-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 28 | H-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 8 | ENTRANCE APPROXIMATE BARRIERS | I-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 29 | I-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 9 | ENTRANCE APPROXIMATE BARRIERS | J-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 30 | J-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 10 | ENTRANCE APPROXIMATE BARRIERS | K-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 31 | K-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 11 | ENTRANCE APPROXIMATE BARRIERS | L-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 32 | L-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 12 | ENTRANCE APPROXIMATE BARRIERS | M-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 33 | M-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 13 | ENTRANCE APPROXIMATE BARRIERS | N-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 34 | N-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 14 | ENTRANCE APPROXIMATE BARRIERS | O-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 35 | O-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 15 | ENTRANCE APPROXIMATE BARRIERS | P-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 36 | P-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 16 | ENTRANCE APPROXIMATE BARRIERS | Q-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 37 | Q-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 17 | ENTRANCE APPROXIMATE BARRIERS | R-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 38 | R-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 18 | ENTRANCE APPROXIMATE BARRIERS | S-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 39 | S-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 19 | ENTRANCE APPROXIMATE BARRIERS | T-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 40 | T-2 | 40' x 1/4" | 40' x 1/4" | | | |
| 20 | ENTRANCE APPROXIMATE BARRIERS | U-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 41 | U-2 | 40' x 1/4" | 40' x 1/4" | | | |

MASTER LEGEND

| SYMBOL | STRUCTURE | GRID I.D. | AREA | ROOF AREA | PHASE | REMARKS/PERMITS | SYMBOL | STRUCTURE | GRID I.D. | AREA | ROOF AREA | TOTAL AREA | PHASE | REMARKS |
|--------|-------------------------------|-----------|------------|-----------|-------|--|--------|-----------|------------|------------|-----------|------------|-------|---------|
| 1 | FENCING WALL 40' X 1/4" THICK | B-2 | 40' x 1/4" | | 1 | NO BUILDINGS | 2 | F-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 2 | PERFORM GATE UNDER REFINISH | B-4 | 40' x 1/4" | | 1 | NO BUILDINGS | 2 | F-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 3 | PERFORM GATE UNDER REFINISH | D-1 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 24 | D-1 | 40' x 1/4" | 40' x 1/4" | | | | |
| 4 | BUILDING BARRIERS | E-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 25 | E-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 5 | ENTRANCE APPROXIMATE BARRIERS | F-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 26 | F-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 6 | ENTRANCE APPROXIMATE BARRIERS | G-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 27 | G-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 7 | ENTRANCE APPROXIMATE BARRIERS | H-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 28 | H-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 8 | ENTRANCE APPROXIMATE BARRIERS | I-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 29 | I-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 9 | ENTRANCE APPROXIMATE BARRIERS | J-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 30 | J-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 10 | ENTRANCE APPROXIMATE BARRIERS | K-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 31 | K-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 11 | ENTRANCE APPROXIMATE BARRIERS | L-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 32 | L-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 12 | ENTRANCE APPROXIMATE BARRIERS | M-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 33 | M-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 13 | ENTRANCE APPROXIMATE BARRIERS | N-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 34 | N-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 14 | ENTRANCE APPROXIMATE BARRIERS | O-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 35 | O-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 15 | ENTRANCE APPROXIMATE BARRIERS | P-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 36 | P-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 16 | ENTRANCE APPROXIMATE BARRIERS | Q-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 37 | Q-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 17 | ENTRANCE APPROXIMATE BARRIERS | R-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 38 | R-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 18 | ENTRANCE APPROXIMATE BARRIERS | S-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 39 | S-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 19 | ENTRANCE APPROXIMATE BARRIERS | T-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 40 | T-2 | 40' x 1/4" | 40' x 1/4" | | | | |
| 20 | ENTRANCE APPROXIMATE BARRIERS | U-2 | 40' x 1/4" | | 1 | PERFORM GATE UNDER REFINISH / CONSTRUCTION | 41 | U-2 | 40' x 1/4" | 40' x 1/4" | | | | |

UTILITY INFORMATION

UTILITY: ON-SITE PRIVATE UTILITIES

SEWER: PRIVATE SEPTIC TANK SYSTEMS

ELECTRICITY: SOUTHERN CALIFORNIA Edison
POST OFFICE BOX 400
ROSEMARE, CALIFORNIA 91770
800-494-4123

TELEPHONE: VERIZON CALIFORNIA
POST OFFICE BOX 30001
INGLEWOOD, CALIFORNIA 90313
800-684-3300

CABLE TELEVISION: TIME WARNER CABLE
4077 WILSTON AVENUE
HEMET, CALIFORNIA 92343
800-999-9253

L.P. GAS: PRIVATE DISTRIBUTORS
EXLIND, CALIFORNIA

LEGAL DESCRIPTION

SECTION 25, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 148

SECTION 26, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 149

SECTION 27, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 150

SECTION 28, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 151

SECTION 29, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 152

SECTION 30, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 153

SECTION 31, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 154

SECTION 32, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 155

SECTION 33, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 156

SECTION 34, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 157

SECTION 35, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 158

SECTION 36, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 159

SECTION 37, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 160

SECTION 38, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 161

SECTION 39, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 162

SECTION 40, TOWNSHIP 12S, RANGE 14E, S35, MERIDIAN 114W, CALIFORNIA COUNTY RECORDS BOOK 118, PAGE 163

PROJECT DESCRIPTION

| NO. | CATEGORY | DESCRIPTION | NO. | CATEGORY | DESCRIPTION |
|------|----------|--|-------|----------|-----------------------------|
| MP-1 | A | MASTER PLAN, MASTER LEGEND, LEGAL DESCRIPTION, PROJECT DESCRIPTION, PROJECT INFORMATION, SHEET INDEX | MP-2 | A | MASTER PLAN - WEST HALF |
| MP-3 | A | MASTER PLAN - EAST HALF | MP-4 | B | STRUCTURE 27 / STRUCTURE 29 |
| MP-5 | B | STRUCTURE 28 | MP-6 | B | STRUCTURE 25 |
| MP-7 | B | STRUCTURE 26 | MP-8 | B | STRUCTURE 30 |
| MP-9 | B | STRUCTURE 31 | MP-10 | B | STRUCTURE 32 |

PROJECT OBJECTIVES

- Obtain approval of the Master Plan and Conditional Use Permit to continue and expand the project of building animal sanctuaries and associated facilities.
- Provide for phased construction of facilities to be constructed in phases.
- Provide a thorough site plan for future construction to be constructed in phases.

PROJECT LEGEND

| SYMBOL | DESCRIPTION | PERMITS |
|----------|--------------------------|---------|
| (Symbol) | PROPERTY LINE | |
| (Symbol) | PAVED PUBLIC ROAD | |
| (Symbol) | UNPAVED PRIVATE ROAD | |
| (Symbol) | UNDEVELOPED NATURAL AREA | |
| (Symbol) | EXISTING STRUCTURE | |
| (Symbol) | PROPOSED STRUCTURE | |
| (Symbol) | STRUCTURE DEMOLITION | |
| (Symbol) | STRUCTURE DEMOLITION | |

PERMITS

CASE: CUPD1281
DATE: 5/12/2011
PUBLIC BOOK

PROJECT INFORMATION

CONTRACTOR: [REDACTED]
PROJECT ADDRESS: [REDACTED]
PROJECT PHONE: [REDACTED]
PROJECT FAX: [REDACTED]
PROJECT WEBSITE: [REDACTED]

DATE PREPARED: 01-10-2016
DRAWN BY: [REDACTED]

CONDITIONAL USE PERMIT
MASTER PLAN



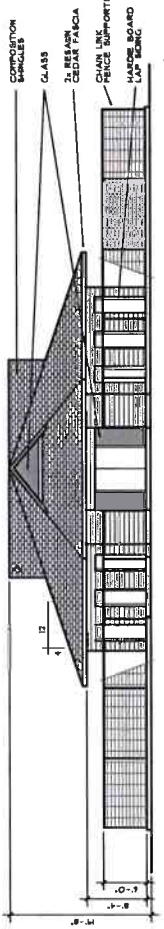
LIVING FREE ANIMAL SANCTUARY

MOUNTAIN CENTER, CA 92381

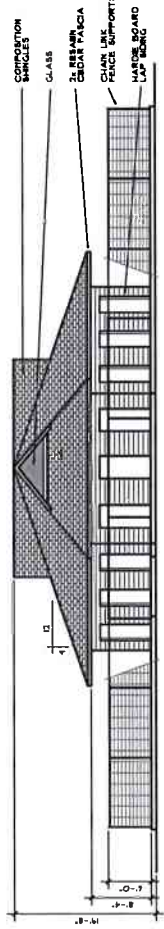
44250 KEEN CAMP ROAD

ARCHITECTURE interior design

CASE: CUP03123R1
 EXHIBIT: EXHIBIT A, B
 DATE: 9/16/2021
 PLANNER: BDRWISON

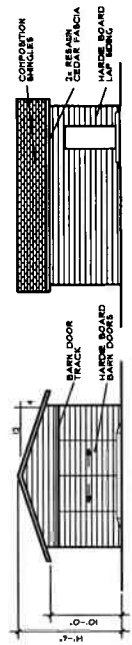


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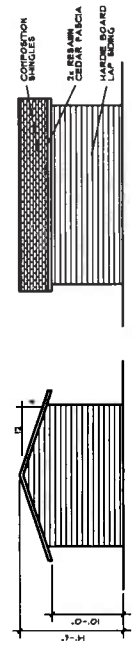


ELEVATION 2
 EXTERIOR ELEVATIONS

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

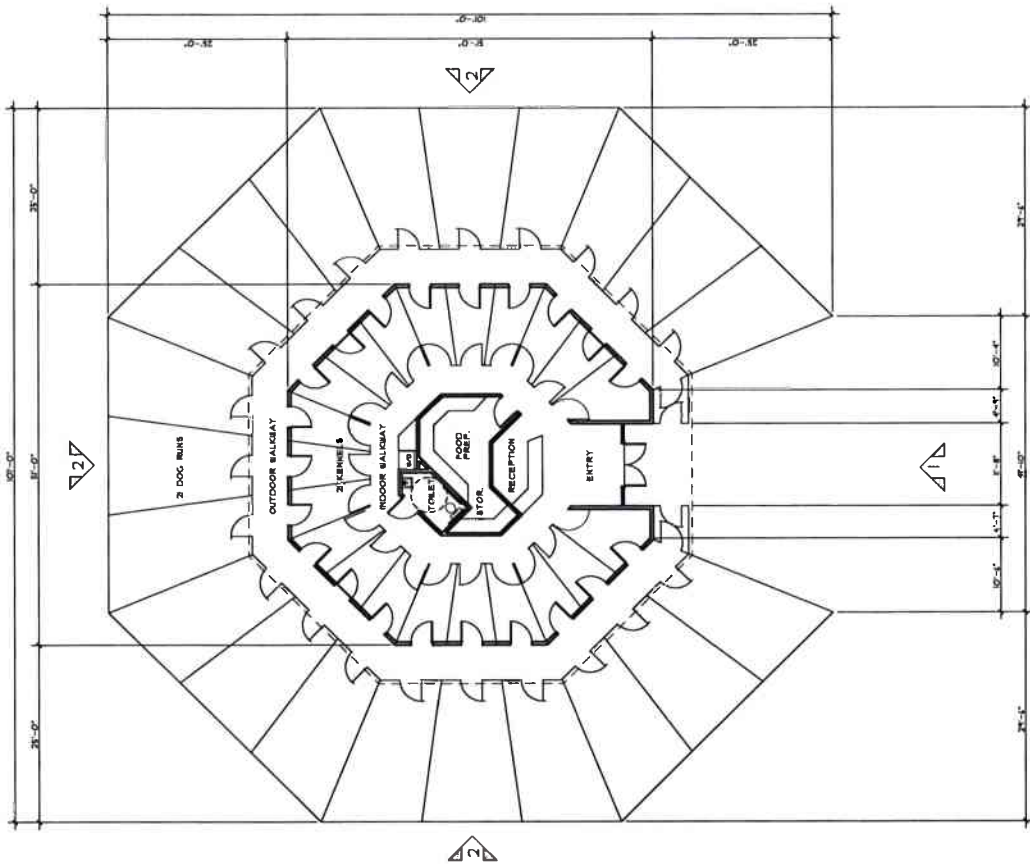


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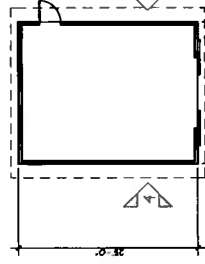


ELEVATION 4
 EXTERIOR ELEVATIONS

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



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



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

STRUCTURE 23 - WOOD SHED / STRUCTURES 37 - EQUIPMENT SHEDS

RRA architecture

BRAND INTERIOR DESIGN
 ZINA LUTINA
 INTERIOR DESIGNER

ARCHITECT
 DEBRA G. SEAR
 ZOOLOGICAL ARCHITECTURE

space planning interior design

LIVING FREE ANIMAL SANCTUARY
 MOUNTAIN CENTER, CA 92581
 64550 KEEBY CAMP ROAD

LIVING FREE
 ANIMAL SANCTUARY

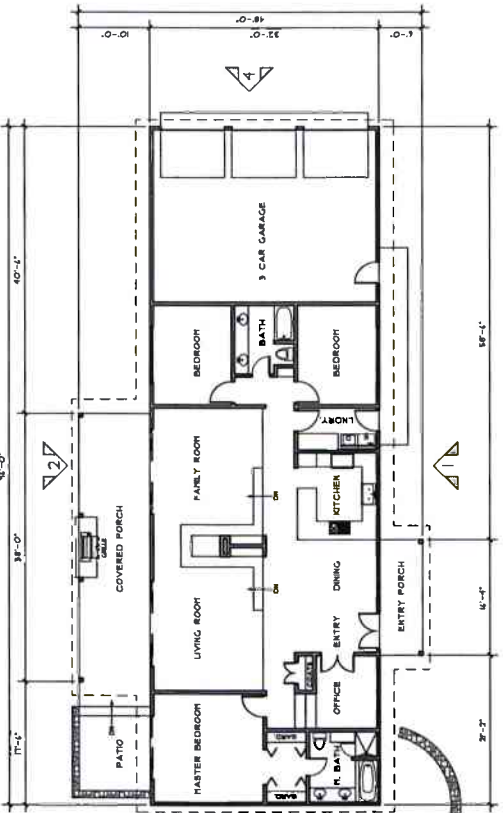
01-10-0116
 DATE: 01-10-0116
 REVISION: REVISION
 REVISION: REVISION
 REVISION: REVISION

CONDITIONAL USE PERMIT

MASTER PLAN

EXHIBIT "B" **MP.4**

CAD: CLIP/STY1
 EXHIBIT: EXHIBIT A, B
 DATE: 11/10/2016
 PROJECT: EQUINE



FLOOR PLAN

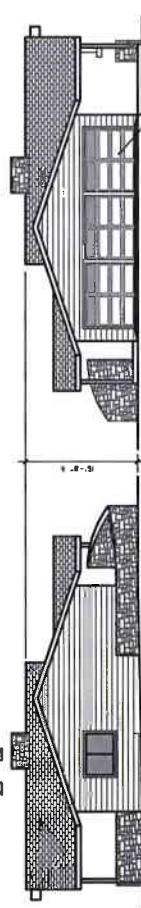
SCALE: 1/8" = 1'-0"



ELEVATION 1



ELEVATION 2

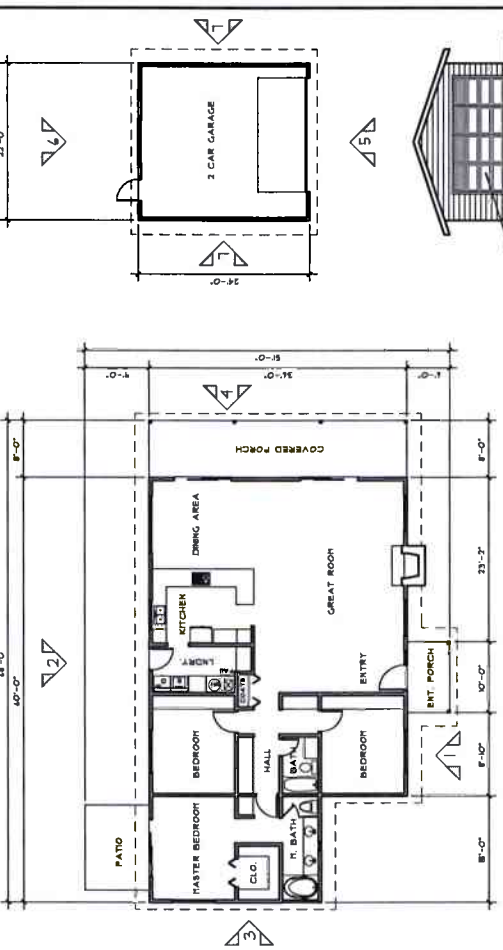


ELEVATION 3

EXTERIOR ELEVATIONS

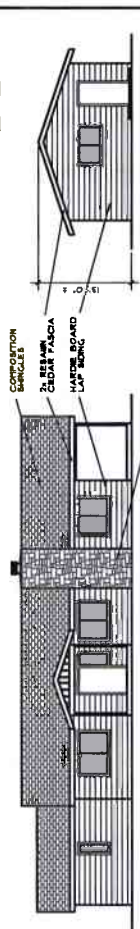
SCALE: 1/8" = 1'-0"

STRUCTURE 24 - EQUINE MANAGERS RESIDENCE / GARAGE



FLOOR PLAN

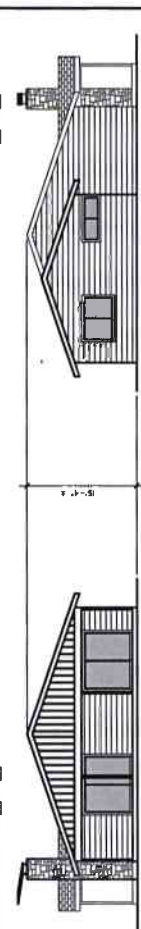
SCALE: 1/8" = 1'-0"



ELEVATION 1



ELEVATION 2



ELEVATION 3

EXTERIOR ELEVATIONS

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

STRUCTURE 30 - CONTINUOUS CARE KENNEL RESIDENCE / GARAGE



RYAN MITCHELL
 ZACHARY
 ROYCE
 CHRYSTAL



ARTIST: ZACHARY ROYCE
 INTERIOR DESIGN

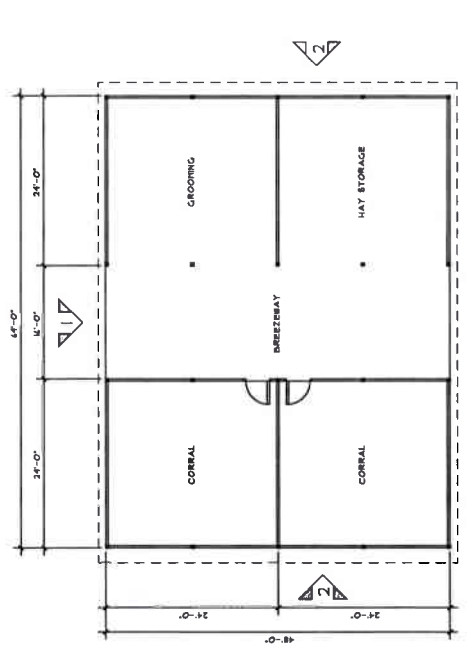
LIVING FREE ANIMAL SANCTUARY
 6450 KEEN CAMP ROAD
 MOUNTAIN CENTER, CA 92261

CONDITIONAL USE PERMIT
 MASTER PLAN

01-10-2016

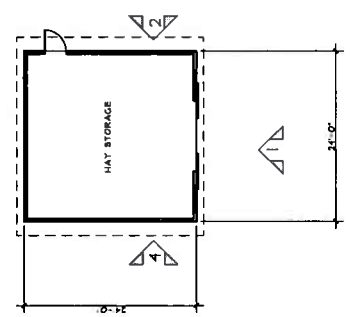
EXHIBIT "B" MP.5

CASE: CUP012381
 EXHIBIT: EXHIBIT A, B
 DATE: 9/16/2021
 PLANNER: B.D. Jensen



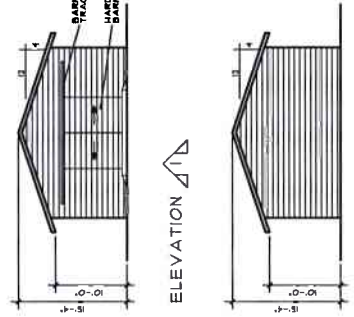
FLOOR PLAN

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



FLOOR PLAN

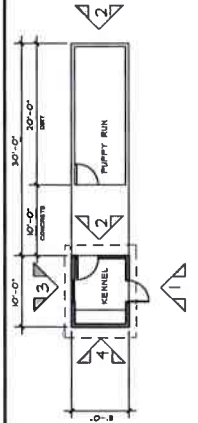
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS

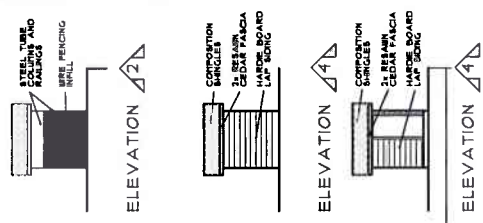
SCALE: 1/8" = 1'-0"

STRUCTURE 26 - HAY BARN



FLOOR PLAN

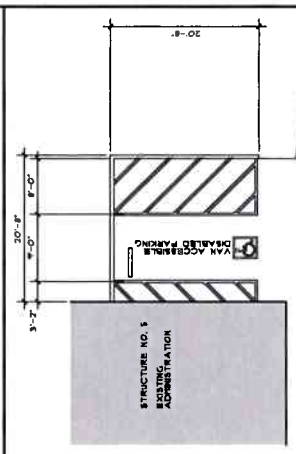
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS

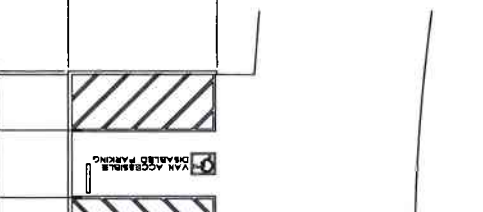
SCALE: 1/8" = 1'-0"

STRUCTURE 28 - PUPPY QUARANTINE



FLOOR PLAN

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



EXTERIOR ELEVATIONS

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

STRUCTURE 40 - DISABLED PARKING

RRA
 architecture

BRAND INTO
 ZB WILSON
 PEET, and IRE
 CML

ARTIST
 DREW G. BUCH
 ZOOPOKER
 ARCHITECTURE



LIVING FREE ANIMAL SANCTUARY
 64200 KEEN CAMP ROAD
 MOUNTAIN CENTER, CA 92281



MASTER PLAN
 CONDITIONAL USE PERMIT

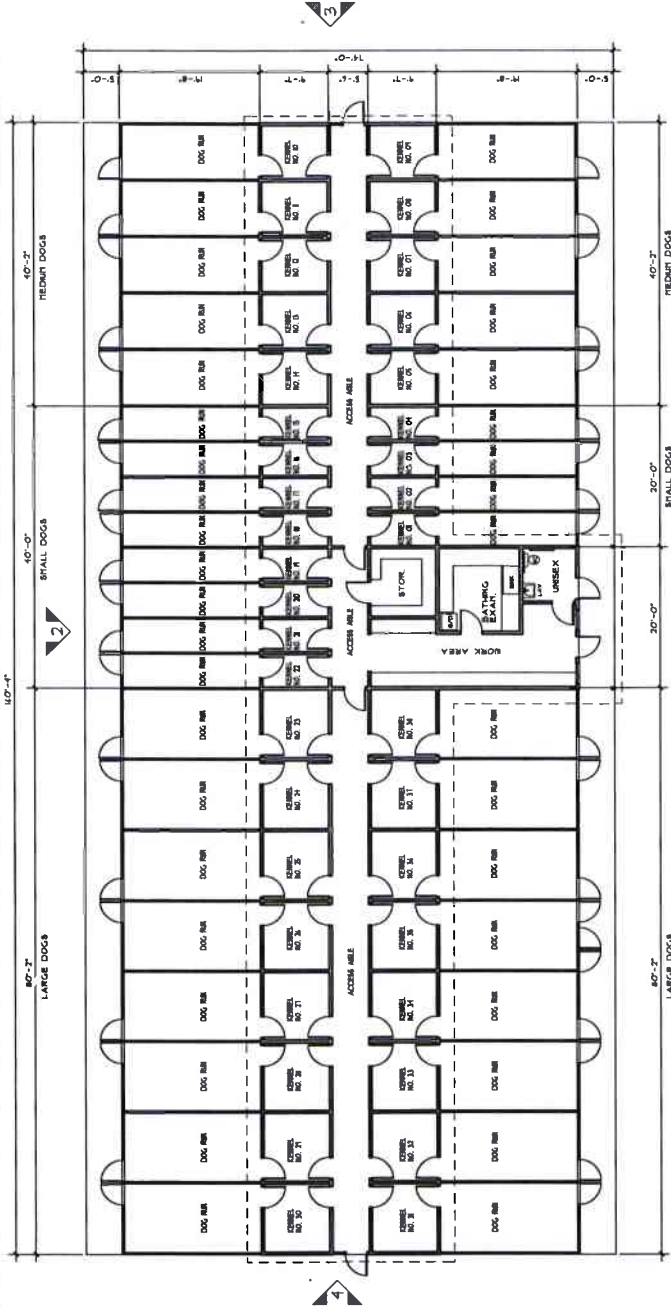
01-10-016
 DATE: 01-10-2016
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EXHIBIT "B"
MP.6

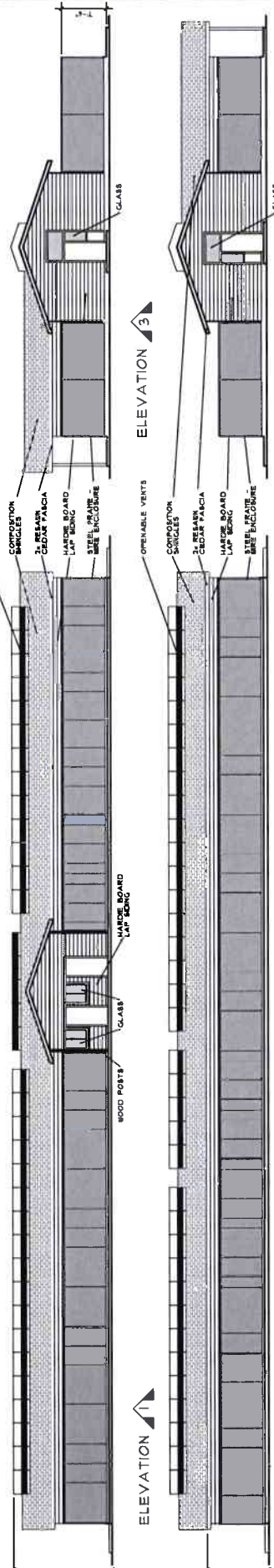
CASE: CUP03123R1
 EXHIBIT: EXHIBIT A, B
 DATE: 9/16/2021
 PLANNER: BDawson

Meeting
 Comment Approval

Print



FLOOR PLAN



ELEVATION 1
 ELEVATION 2
 EXTERIOR ELEVATIONS

STRUCTURE 22 - ADULT DOG QUARANTINE KENNEL

RPA
 architecture

BRANDI WATZ
 271 W. 10th
 Eureka, CA 95501
 707.441.1111
 www.rpa-arch.com

ARCHITECT
 OFFICE OF DESIGN
 1000 16th Street
 San Francisco, CA 94103
 415.774.1111
 www.100016.com

interior planning interior design

LIVING FREE ANIMAL SANCTUARY
 84250 KEEN CAMP ROAD
 MOUNTAIN CENTER, CA 92281



CONDITIONAL USE PERMIT
MASTER PLAN

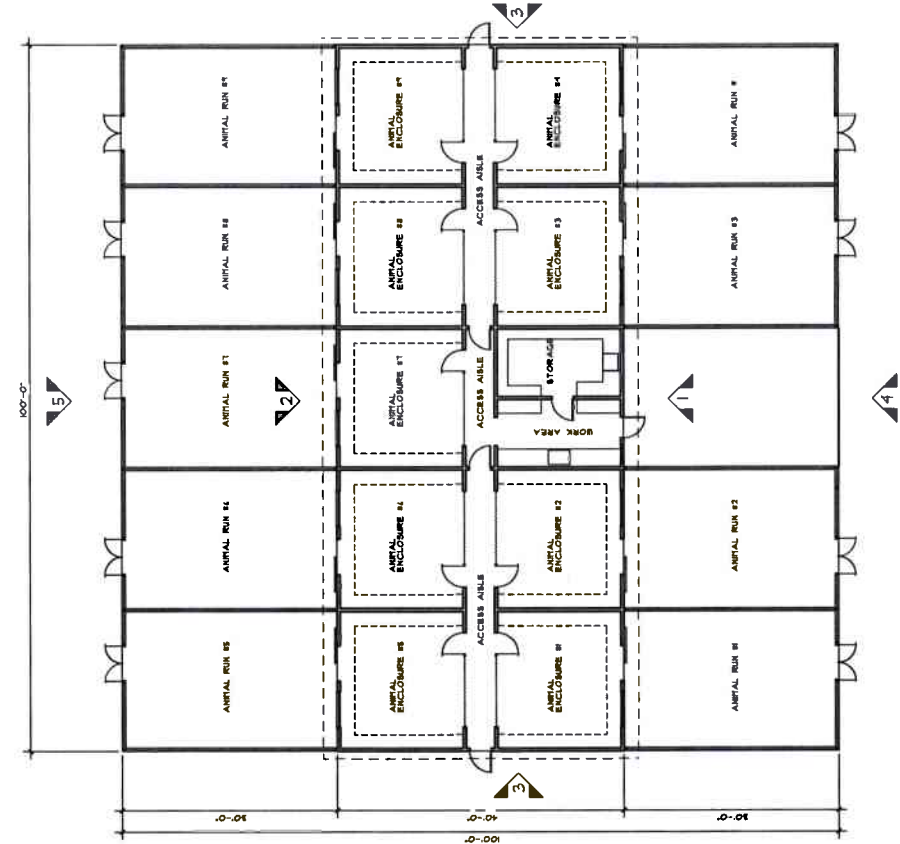
01-10-0016
 DATE PREPARED: 09/16/2021
 PREPARED BY: BDawson
 CHECKED BY: BDawson
 APPROVED BY: BDawson

EXHIBIT "B"
MP.7

MULTI-PURPOSE ANIMAL SHELTERS HAVE BEEN DESIGNED TO ACCOMMODATE A VARIETY OF ANIMALS AND FOWL AS WELL AS WILD-LIFE AS THEY MAY BE NECESSARY WITH MINOR MODIFICATIONS. THOUGH THE ADDITION OR REMOVAL OF CERTAIN BUILDING COMPONENTS FOLLOWING IS A PARTIAL LIST THAT COULD BE HOUSED IN THESE STRUCTURES:

- CATS
- CHICKENS
- COYS
- DOGS
- DUCKS
- EXOTIC BIRDS
- FROGS
- GEESE
- GOATS
- HORSES
- MULES
- PIGS
- TURTLES

MULTI - PURPOSE ANIMAL SHELTER



FLOOR PLAN

STRUCTURES 34, 35 and 36 - MULTI-PURPOSE ANIMAL SHELTER

RRA architecture
 space planning interior design



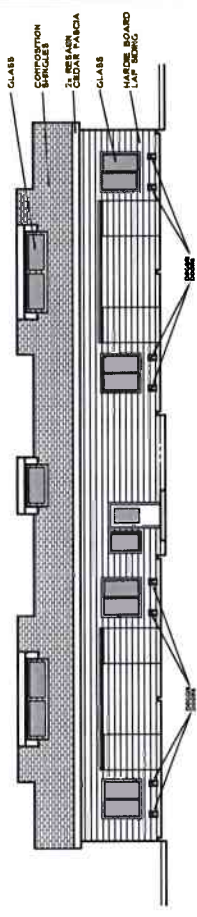
LIVING FREE ANIMAL SANCTUARY
 64250 KEEBEN CAMP ROAD
 MOUNTAIN CENTER, CA 92381



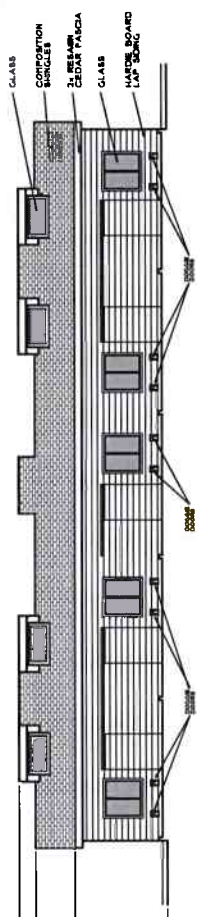
CONDITIONAL USE PERMIT MASTER PLAN

DATE: PERIODIC PERIODIC PERIODIC PERIODIC
 01-10-2016

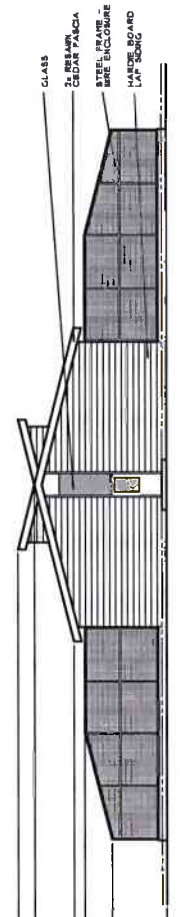
EXHIBIT 'B' MP.8



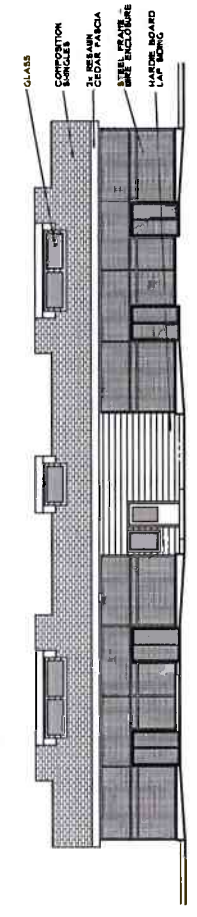
ELEVATION 1



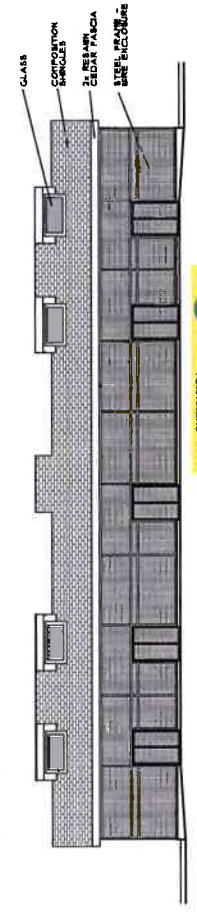
ELEVATION 2



ELEVATION 3



ELEVATION 4

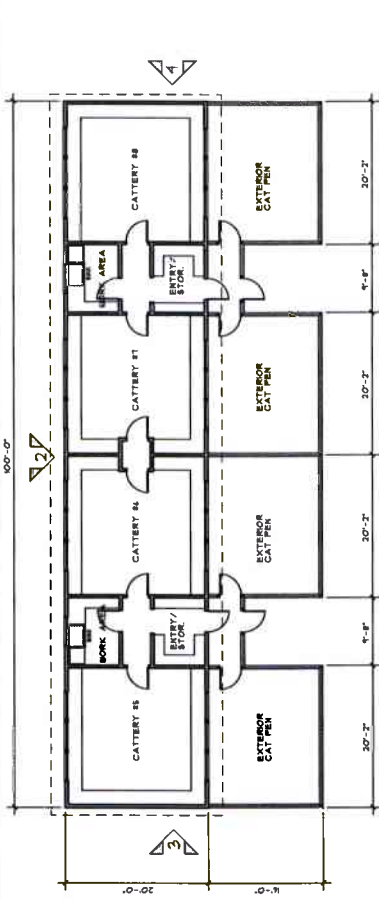


ELEVATION 5

EXTERIOR ELEVATIONS

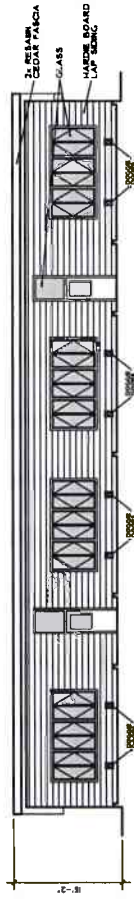
SCALE: 1/8" = 1'-0"
 CASE: CDP031281
 DATE: 01-10-2016
 PLANNER: BOBSON

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



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

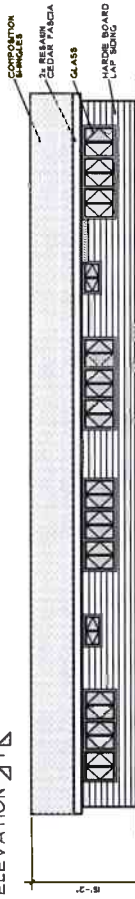
FLOOR PLAN



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

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

EXTERIOR ELEVATIONS
STRUCTURE 39 - CATTERY

CASE: CUP03123R1
EXHIBIT: EXHIBIT A, B
DATE: 9/16/2021
PLANNER: BDawson
Building Permit
Commit Approval Final



LIVING FREE
ANIMAL SANCTUARY
MOUNTAIN CENTER, CA 92391
5450 KEEN CAMP ROAD

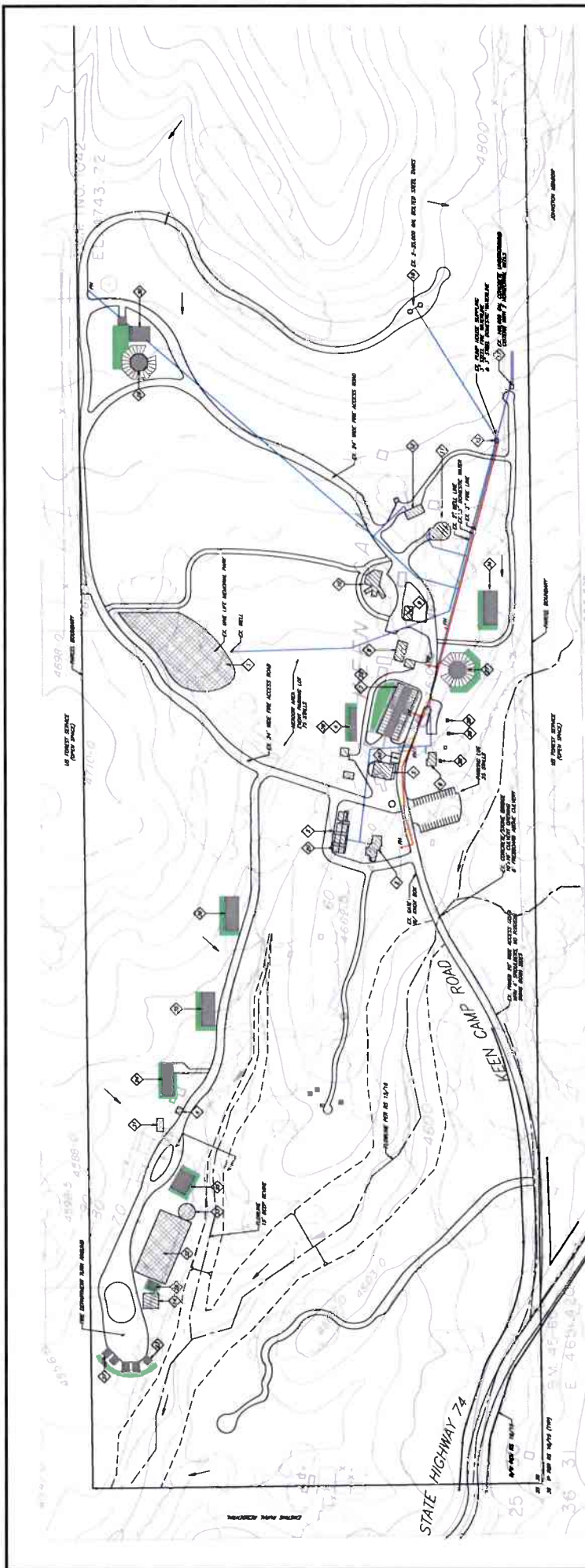


RRA architecture
interior design
space planning
ARTIST
CETIK, O. SORU
2004-2008
REGISTERED ARCHITECT
C-5628
9/16/2021

CONDITIONAL USE PERMIT
MASTER PLAN

01-10-2016

EXHIBIT "B"
MP.9

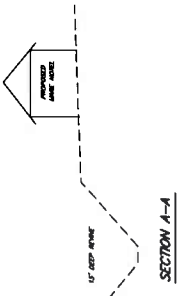


OVERALL SITE PLAN

| STRUCTURE NUMBER | DESCRIPTION | AREA (SQ FT) | PERCENTAGE OF TOTAL AREA | DATE | REVISIONS |
|------------------|-------------|--------------|--------------------------|------|-----------|
| 1 | ... | ... | ... | ... | ... |
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 CASE: CUP031381
 EXHIBIT: EXHIBIT A, B
 DATE: 6/16/2021
 PLANNER: Edmond
 Unchecked
 Checked



PROJECT INFORMATION:
 PROJECT NAME: ...
 CLIENT: ...
 PROJECT LOCATION: ...
 PROJECT ARCHITECT: ...
 PROJECT ENGINEER: ...
 PROJECT DATE: ...
 PROJECT NUMBER: ...
 PROJECT SHEET: ...

STRUCTURE NUMBER:
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 HUC
 HILLTOPS & COMPANY, INC.
 1000 S. ...
 ...

| NO. | REVISION | DATE | BY | CHKD BY |
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| 49 | ... | ... | ... | ... |
| 50 | ... | ... | ... | ... |

MOUNTAIN CENTER, CA
 JUNIPER TREE AVENUE SANITARY
 54250 JUNIPER TREE AVENUE
 MOUNTAIN CENTER, CA 92571
 ENGINEERED SITE PLAN

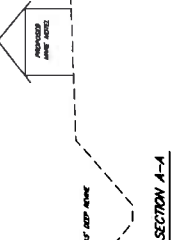


OVERALL SITE PLAN

STRUCTURE INDEX:

| NO. | DESCRIPTION | AREA (SQ. FT.) | NO. OF UNITS | NO. OF STORIES | NO. OF UNITS PER STORY | NO. OF STORIES |
|-----|--------------------------|----------------|--------------|----------------|------------------------|----------------|
| 1 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 2 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 3 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 4 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 5 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 6 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 7 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 8 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 9 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 10 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 11 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 12 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 13 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 14 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 15 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 16 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 17 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 18 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 19 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 20 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 21 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 22 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 23 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 24 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 25 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 26 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 27 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 28 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 29 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 30 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 31 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 32 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 33 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 34 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 35 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 36 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 37 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 38 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 39 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 40 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 41 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 42 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 43 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 44 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 45 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 46 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 47 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 48 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 49 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |
| 50 | GENERAL PURPOSE BUILDING | 1,000 | 1 | 1 | 1 | 1 |

CASE: CUPR03123R1
 EXHIBIT: EXHIBIT A, B
 DATE: 9/18/2021
 PLANNER: BOWSON



PROJECT INFORMATION:

CLIENT: LIVING FREE ANIMAL SANCTUARY
 34250 CAMP ROAD
 MOUNTAIN CENTER, CA 92551

DESIGNER: BOWSON ARCHITECTS
 200 S. MAIN ST.
 MOUNTAIN VIEW, CA 92654

DATE: 9/18/2021

PROJECT TYPE: ANIMAL SANCTUARY

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

DATE: 9/18/2021

PROJECT NO.: CUPR03123R1

PROJECT NAME: LIVING FREE ANIMAL SANCTUARY

PROJECT ADDRESS: 34250 CAMP ROAD, MOUNTAIN CENTER, CA 92551

PROJECT CONTACT: BOWSON ARCHITECTS, 200 S. MAIN ST., MOUNTAIN VIEW, CA 92654, TEL: 951-261-1111

PROJECT INFORMATION:

| | | | | |
|-----|-------------|------|----|---------|
| NO. | DESCRIPTION | DATE | BY | CHKD BY |
| 1 | PRELIMINARY | | | |
| 2 | REVISED | | | |
| 3 | REVISED | | | |
| 4 | REVISED | | | |
| 5 | REVISED | | | |

PROJECT: LIVING FREE ANIMAL SANCTUARY
ADDRESS: 34250 CAMP ROAD
CITY: MOUNTAIN CENTER, CA
PROJECT NO.: CUPR03123R1
DATE: 9/18/2021

| | | | | |
|-----|-------------|------|----|---------|
| NO. | DESCRIPTION | DATE | BY | CHKD BY |
| 1 | PRELIMINARY | | | |
| 2 | REVISED | | | |
| 3 | REVISED | | | |
| 4 | REVISED | | | |
| 5 | REVISED | | | |

PROJECT: LIVING FREE ANIMAL SANCTUARY
ADDRESS: 34250 CAMP ROAD
CITY: MOUNTAIN CENTER, CA
PROJECT NO.: CUPR03123R1
DATE: 9/18/2021



John Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

Date: December 1, 2021

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item 4.1 (PPT190039, CZ2100119)

To the Honorable Chair,

- Included is a late received comment letter and response.

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

"Planning Our Future... Preserving Our Past"

Dawson, Brett

From: Dawson, Brett
Sent: Wednesday, December 1, 2021 8:19 AM
To: got thyme
Subject: RE: CUP03123R1

Hi Cheryl,

I will provide your additional comments to the Planning Commission in a memo.

To clarify, the OS-R general plan land use designation is something that exists today and is not something that is being decided on by the Planning Commission. Any discretionary proposal (like the current Revised CUP) has to be found consistent with the General Plan, including the land use designation. Such consistency does not mean that a given proposal does or is allowed to do all the things that is allowed by the general plan land use designation or the zoning, but each proposal is based on the specifics of what each includes and is limited to those specific uses and improvements.

Campfires will only occur when the local fire regulations permit them, so the project would not present any potential fire hazard from campfires.

We did not see any information provided by the local game warden regarding concerns on potential impacts to the forest preserve, but if that is something you have then forward to us.

This facility has been in operation for a number of years and the Revised CUP does not propose substantial change in improvements or operations that would cause any substantial impact to surrounding properties from what exist today that would affect privacy or your own property rights.

Thanks,
Brett

From: got thyme <gotthyme1@yahoo.com>
Sent: Tuesday, November 30, 2021 6:32 PM
To: Dawson, Brett <BDawson@RIVCO.ORG>
Subject: RE: CUP03123R1

Hi Brett,

After reviewing your responses further, I am even more concerned about the REMAP(OS-R). You state that this is for parks, trails, campgrounds, off-road vehicles, etc. If this allows public equine events, trail rides, camping + rallies, this is unacceptable to Rural Residential-zoned homes!

So, yes there is cause for concern regarding noise levels, smell, sanitation, + health issues, etc, outlined in my previous letter, if these activities are allowed. Not to mention, camping is a real fire hazard. Remember the Cranston Fire of 2018, that roared through our properties? And now in 2021, this area is a tinderbox with 'extremely high' fire rating.

As to the Forest Preserve issues as stated previously, this information was provided by the local Game Warden.

I am not familiar with the Environment Assessment #42881 nor with MSHCP Riparian Riverine, but clearly, their focus was not on our homes + properties! Would they

PERSONALLY enjoy this public activity in their backyards?

From: [got thyme](#)
To: [Dawson, Brett](#)
Subject: RE: CUP03123R1
Date: Tuesday, November 30, 2021 6:32:44 PM

Hi Brett,

After reviewing your responses further, I am even more concerned about the REMAP(OS-R). You state that this is for parks, trails, campgrounds, off-road vehicles, etc. If this allows public equine events, trail rides, camping + rallies, this is unacceptable to Rural Residential-zoned homes!

So, yes there is cause for concern regarding noise levels, smell, sanitation, + health issues, etc, outlined in my previous letter, if these activities are allowed. Not to mention, camping is a real fire hazard. Remember the Cranston Fire of 2018, that roared through our properties? And now in 2021, this area is a tinderbox with 'extremely high' fire rating.

As to the Forest Preserve issues as stated previously, this information was provided by the local Game Warden.

I am not familiar with the Environment Assessment #42881 nor with MSHCP Riparian Riverine, but clearly, their focus was not on our homes + properties! Would they PERSONALLY enjoy this public activity in their backyards?

It seems completely unrealistic to expect Rural Residential -zoned homes to be subject to this disregard for our privacy + property rights.

Please feel free to respond to this email. Thank you, Cheryl

[Sent from Yahoo Mail on Android](#)

On Tue, Nov 30, 2021 at 5:08 PM, got thyme <gotthyme1@yahoo.com> wrote

Hi Brett, I am reviewing your responses sent today.

You may not be aware that Living Free is also, War Horse Creek! This stable block + huge arena are not for cats + dogs, but horses! I remain concerned in this zoning change, due to the proximity of neighborhood residences, all zoned Rural Residential! See picture of posted sign + please review their website. Thank you, Cheryl



1:04

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Cheryl Gaines/Sevinthy Wood

Address: 43430 St. Hwy 74, F177

City: Hemet Zip: 92544

Phone #: 310-968-4296

Date: 3/29/22 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: Cheryl Gaines

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

1:08

Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: RAY BARMORE

Address: PO Box 78

City: MOUNTAIN CENTER Zip: 92561

Phone #: 760/668-0943

Date: 3/29/22 Agenda # 21.1 18312

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ordinance 348.4979 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/06/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: April 06, 2022
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011528067-01

P.O. Number:

Ad Copy:

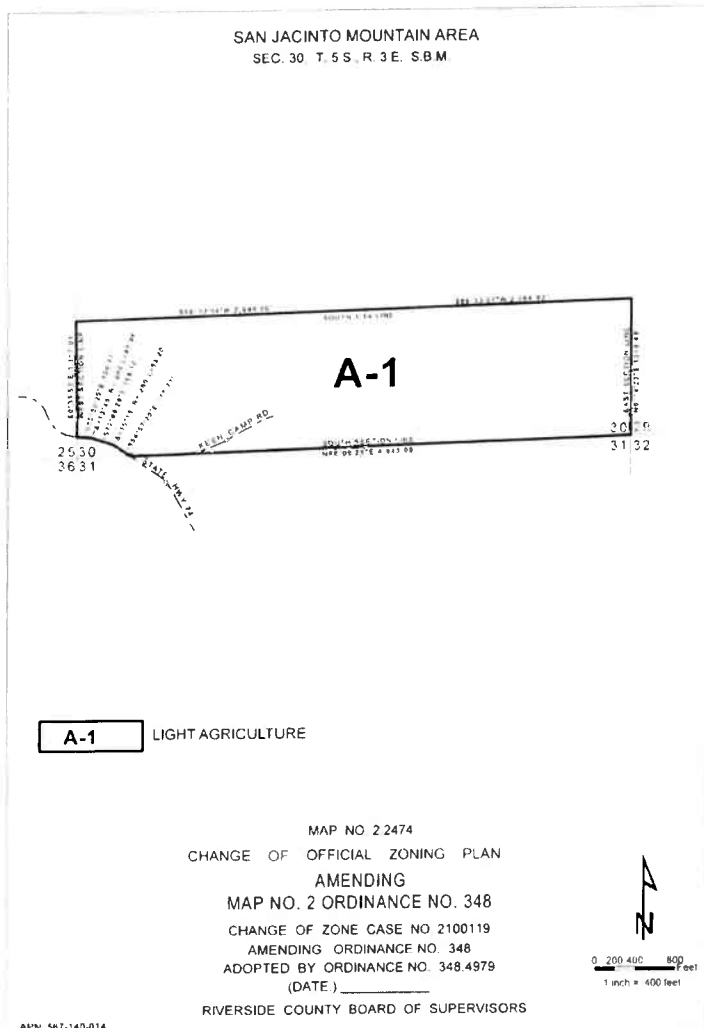
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4979 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the San Jacinto Mountain Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2474, Change of Zone Case No. 2100119" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 29, 2022, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant Press-Enterprise: 4/06

Planning
3/29/22
item 21.1

BofS Agenda # 21.1
26 pages

3/29/22

Good morning to the Board -
of Supervisors -

I am Cheryl Gines for Serenity
Wood, 2 properties bordering
Living Free, nearly 1/4 mile.

My properties & I am negatively
impacted by this project &
actions related to this project.

① NOTICE NO NOTICE

of propert from neighbor of
32+ years, offered no discussion
on present plan, scope,
location, intent, planned
activity or it's bearing on
my properties

Rec'd
11/23/21

② SHORT NOTICE - Planning

11/23/21

Commission hearing 12/1/21,
Showing only ~~part~~ ^{my} ~~part~~

Concern

near property w/ NO IMPACT!

Submitted concerns to
planner, expecting some
discussion NO, result 5 to 0

③ SHORT NOTICE - B/Supr

Received
3/22/22

Hearing 3/29/22. Contacted
Sup. Washington Office for
meeting - phone & email.

Letter
submitted

Contacted surveyor, the Thorsens
Contacted agent RE, Ed Howard
Feltly

④ THIS IS X RURAL

Wsp.

RESIDENTIAL COMMUNITY

Electron

Loss of privacy - in backyard
Loss of sanctuary
endanger, livestock/animals
reduce wildlife.
daily interruption - noise,
lighting, solidation,
activity, public access.

Bree
letter

* But mainly a devaluation
in property values. These
2 properties are my xob
retirement, I ~~can~~ have lived
here 30+ years and this
negative impact creates
a financial burden.

3/22/22
letter

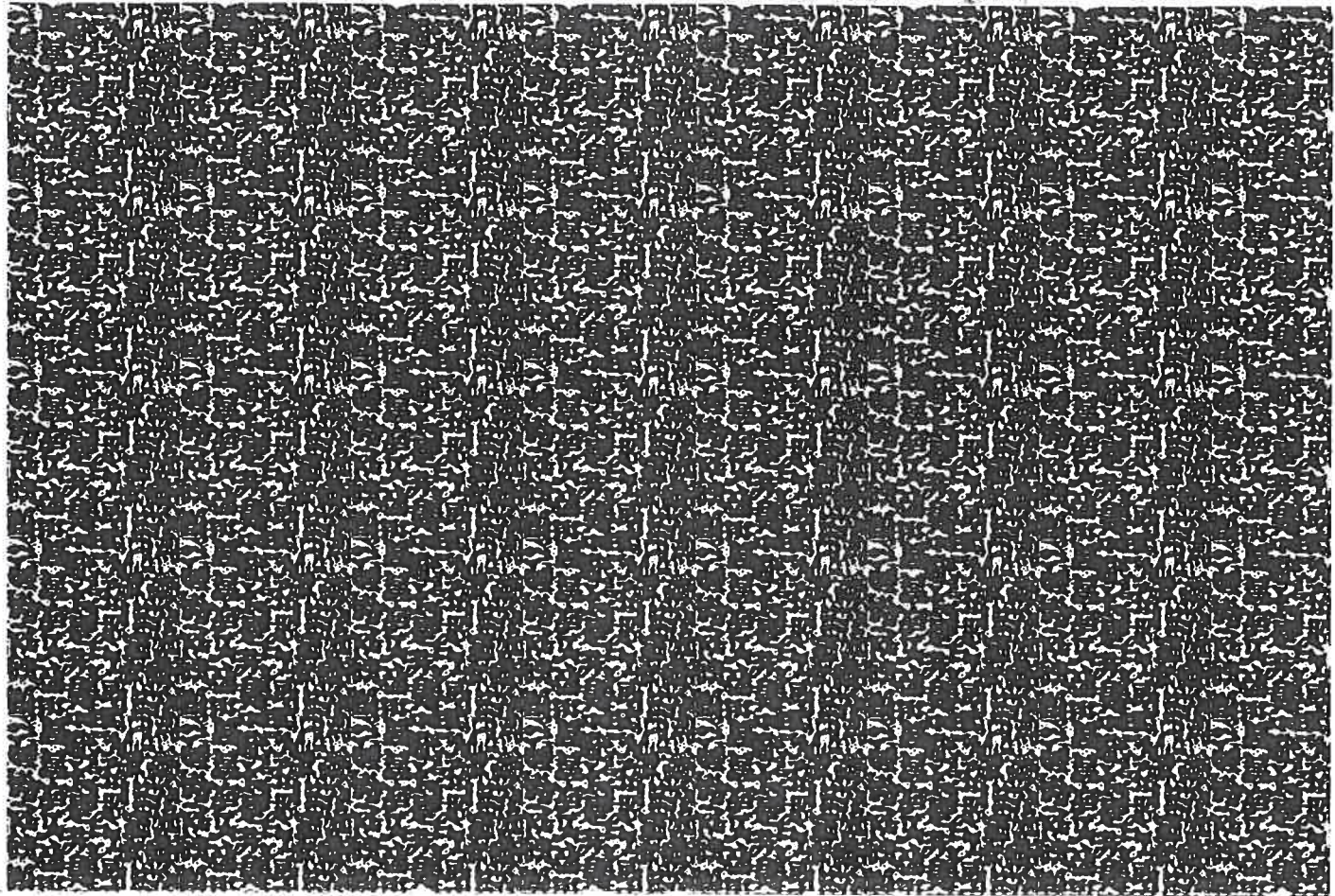
⑤ Physical property damage
by living Free project
without prior discussion.

pix.

- destroyed private property.
My properties & I am reg. impacted
by this project.

⑥ Respectfully I request
no action be taken today
and a continuance be
granted by the Board
until mitigation of impact
& damages can be resolved.
calendar 30+ days

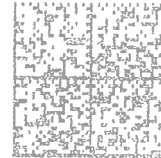
Thank you,
C. Jones



Riverside County Clerk of the Board
 County Administrative Center
 4080 Lemon Street, 1st Floor Annex
 P. O. Box 1147
 Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

PRESORTED
 FIRST CLASS



US POSTAGE
 ZIP 92504 \$ 000.
 02 47
 0000348270 MAR 17

557110012
 SERENITY WOOD
 43430 E FLORIDA AVE F177
 HEMET CA 92544

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, AND REVISION PERMIT IN THE SAN
JACINTO MOUNTAIN AREA, THIRD 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, March 29, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 2100119, Ordinance No. 348.4979, and Conditional Use Permit 3123 Revision Permit No. 1.** The Conditional Permit is a revision for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class II cattery and menagerie located on 153.45 gross acres. The proposal will extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use. A Change of Zone to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1). This proposed project is located northerly and easterly of Highway 74, southerly of Highway 243, and westerly of May Valley Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42881, APPROVE Change of Zone No. 2100119, ADOPT Ordinance No. 2100119, ADOPT Ordinance No. 348.4979, and APPROVE Conditional Use Permit No. 3123 Revision No. 1.**

On December 1, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, CONTRACT PLANNER, AT (951) 955-0972 OR EMAIL BDAWSON@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 Department 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) 955-1069, at least 72 hours prior to hearing.

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

Dated: March 16, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

rec'd 3/22/22



Matthew Jennings
Riverside County Treasurer-Tax Collector

PO BOX 12005 Riverside, CA 92502-2205
4080 Lemon St (1st Floor) Riverside, CA 92501

Telephone: (951) 955-3900
Toll Free Number: 1 (877) 748-2689
From area codes 951 & 760 only

**RIVERSIDE COUNTY ANNUAL
SECURED PROPERTY TAX BILL**

For Fiscal Year July 1, 2021
through June 30, 2022

October 14, 2021

Property Data: 557110013 3.02 ACRES IN LOT 9 MB 015/047 SAN JACINTO MNT PK TR

Address: 53980 HIGHWAY 74 MTN CENTER CA 92561

Mailed to:

SERENITY WOOD
C/O CHERYL GAINES
43430 FLORIDA AVE # F177
HEMET CA 92544



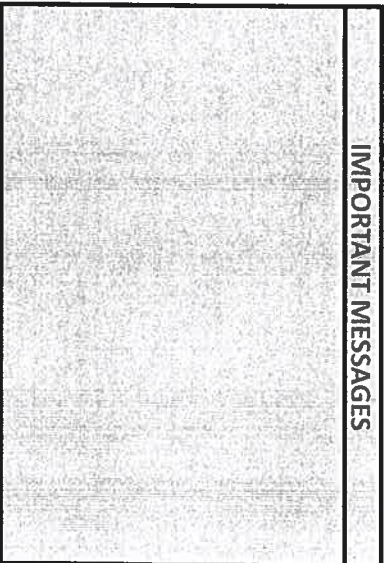
SCAN QR CODE
TO PAY ONLINE

| PIN | Bill Number | Assessment Number | Bill Posted Date | Tax Rate Area |
|--|-------------|----------------------|-----------------------|---------------|
| | 557110013 | 2021004485337 | 2021-557110013 | 09-14-2021 |
| Owner(s) January 1st, 2021 "Et al" means other owners are present on this parcel | | | | |
| SERENITY WOOD | | | | |
| CHARGES LEVIED BY TAXING AGENCIES | | FOR INFORMATION CALL | | AMOUNT |
| General | | | | |
| 03-3201-D HEMET UNIFIED SCHOOL | | | 951-765-5100 Ext:5700 | \$4,960.59 |
| 03-9201-D MT SAN JACINTO JR COLLEGE | | | 951-487-3011 | \$611.29 |
| *** TOTAL AD VALOREM TAXES | | | | |
| 68-1036-FC RESIDENTIAL WASTE SVCS-IDVLL FEE | | | 888-870-4494 | \$5,637.36 |
| *** TOTAL SPECIAL ASSESSMENTS AND FIXED CHARGES | | | | |
| | | | | \$196.08 |

Handwritten notes:
 Copy # 3110 2916.72 11/20/21
 Copy # 3138 2916.72 3/31/22

Go Paperless with our new E-Billing feature! Just visit our website, click the E-Billing link and use the following E-Billing Enrollment Code to receive future tax bills on this assessment number via email. Your Enrollment Code is 7372571.

Visit our website: www.countytreasurer.org
IMPORTANT MESSAGES



IMPORTANT INFORMATION ON REVERSE SIDE

| | | |
|-------------------------------------|-------------------|--|
| Land | \$100,038 | |
| Structures | \$396,022 | |
| Full Taxable Value | \$496,060 | |
| Exemptions - Homeowner | \$0 | |
| Exemptions - Other | \$0 | |
| Net Taxable Value | \$496,060 | |
| Tax Rate Per \$100 Value | 1.13643 | |
| Taxes | \$5,637.36 | |
| Special Assessments & Fixed Charges | \$196.08 | |
| Total Base Tax Amount | \$5,833.44 | |
| Add 10% penalty after 12-10-2021 | \$2,916.72 | Add 10% penalty plus cost after 04-11-2022 |
| | | \$2,916.72 |

A1



Matthew Jennings
Riverside County Treasurer-Tax Collector

PO BOX 12005 Riverside, CA 92502-2205
4080 Lemon St (1st Floor) Riverside, CA 92501

Telephone: (951) 955-3900
Toll Free Number: 1 (877) 748-2689
From area codes 951 & 760 only

October 14, 2021

**RIVERSIDE COUNTY ANNUAL
SECURED PROPERTY TAX BILL**
For Fiscal Year July 1, 2021
through June 30, 2022

Property Data: 557110012 2.33 ACRES IN POR LOT 3 MB 015/047 SAN JACINTO MT PK TR ...
(Please contact the Assessor for more information)

Address:

Mailed to:
SERENITY WOOD
C/O CHERYL GAINES
43430 FLORIDA AVE # F177
HEMET CA 92544



| PIN | Bill Number | Assessment Number | Bill Posted Date | Tax Rate Area |
|--|---------------|-------------------|------------------|---------------|
| 557110012 | 2021002412195 | 2021-557110012 | 09-14-2021 | 071-301 |
| Owner(s) January 1st, 2021 "Et al" means other owners are present on this parcel | | | | |
| SERENITY WOOD | | | | |

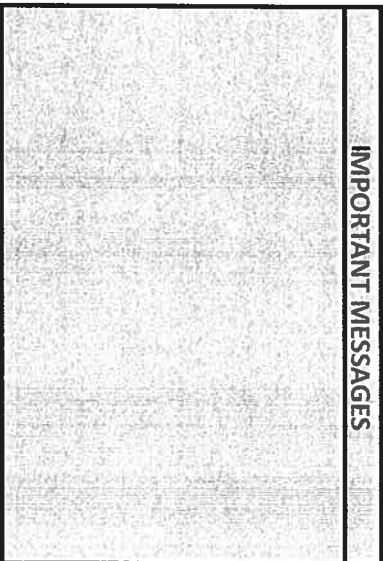
| CHARGES LEVIED BY TAXING AGENCIES | FOR INFORMATION CALL | AMOUNT |
|-------------------------------------|-----------------------|----------|
| General | | \$416.37 |
| 03-3201-D-HEMET UNIFIED SCHOOL | 951-765-5100 Ext:5700 | \$51.31 |
| 03-9201-D-MT SAN JACINTO JR COLLEGE | 951-487-3011 | \$5.50 |
| *** TOTAL AD VALOREM TAXES | | \$473.18 |

88pd 11/20/21 # 3111 \$ 236.59
88pd 3/3/22 # 3139 \$ 236.59

Go paperless with our new E-billing feature! Just visit our website, click the E-billing link and use the following E-billing Enrollment Code to receive future tax bills on this assessment number via email. Your Enrollment Code is 7372562.

Visit our website: www.countytreasurer.org

IMPORTANT MESSAGES



IMPORTANT INFORMATION ON REVERSE SIDE

| | |
|-------------------------------------|----------|
| Land | \$41,637 |
| Full Taxable Value | \$41,637 |
| Exemptions - Homeowner | \$0 |
| Exemptions - Other | \$0 |
| Net Taxable Value | \$41,637 |
| Tax Rate Per \$100 Value | 1.13643 |
| Taxes | \$473.18 |
| Special Assessments & Fixed Charges | \$0.00 |

Total Base Tax Amount \$473.18

| | | | |
|----------------------------------|----------|--|----------|
| Add 10% penalty after 12-10-2021 | \$236.59 | Add 10% penalty plus cost after 04-11-2022 | \$236.59 |
|----------------------------------|----------|--|----------|



Donn Bree, Ph.D., G.R.I.
POB 188
Santa Ysabel, CA 92070
800-371-6669
Donn a Donn.com
www.Donn.com
BRE#01109566;
NMLS#243741

Friday, March 25, 2022

Regarding:
Serenity Woods
c/o Cheryl Gaines
53980 HWY 74
Mountain Center, CA 92561

County of Riverside;

Our firm has been retained by Ms. Cheryl Gaines in an advisory capacity to assist with investigating recent development activities contiguous with, and adversely affecting her primary residence located in the community of Mountain Center, County of Riverside, in the State of California.

The purpose of this letter is to provide reason in support of Cheryl Gaines' request for an extension of time for the County of Riverside public meeting concerning public comments pertaining to the current development of property adjacent to 53980 Highway 74, Mountain Center, CA 92561 (Riverside County Tax Assessor's parcel numbers 557-110-012 and 557-110-013).

Ms. Gaines first became aware of an active building site adjoining her property when developers demolished her fence without prior notification. Moreover, Ms. Gaines is unaware of any effort on behalf of the developer to establish the location of the property line in question prior to the removal of her fence.

Inasmuch as the adjoining project appears to have the potential to deleteriously impact the value of Ms. Gaines' personal residence, she is requesting that the meeting be postponed for an adequate period of time for her to prepare for the public meeting. Ms. Gaines believes a 30 day extension will be adequate for her to prepare her response.

Please advise us of your decision at your earliest opportunity.

Respectfully,
Donn Bree

March 25, 2022

Chuck Washington, Riverside County
Third District Supervisor

Attn: Robyn Brock, Deputy
Chief of Staff

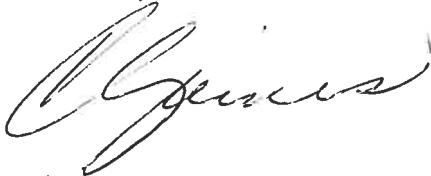
Good morning Robyn,

I spoke to Claudia Maunz McLellan yesterday, she said she would contact you by email to schedule an appointment to discuss my concerns on the upcoming Hearing before the Board of Supervisors on Tuesday, March 29, 2022.

I received no notice of Project EA 4881 and was not offered any discussion of my concerns.

Of course, time is of the essence with the Hearing scheduled for March 29 this next Tuesday. Please schedule an appointment with me to discuss this matter at your earliest convenience, hopefully today or Monday, March 28th, if possible! You can contact me directly at (310) 968-4296.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cheryl Gaines".

Cheryl Gaines for Serenity Wood

March 22, 2022

Living Free Animal Sanctuary
54250 Keen Camp Road
Mountain Center, CA 92561

PO Box 5
Mountain Center, CA 92561

Dear Owners of Living Free Animal Sanctuary,

Living Free has failed to disclose proposed work and project impact on Serenity Wood properties.

Living Free has proceeded in bad faith, trespassing on our properties, encroaching at our property boundaries and destroying our private property.

We request all work cease and desist immediately and a meeting with owners of both properties be scheduled to discuss this matter.

To schedule this meeting you may contact Serenity Wood by mail at 43430 St. Hwy 74, Ste. F177, Hemet, CA 92544. Or Rick Thomsen at the Thomsen Co, Hemet, CA.

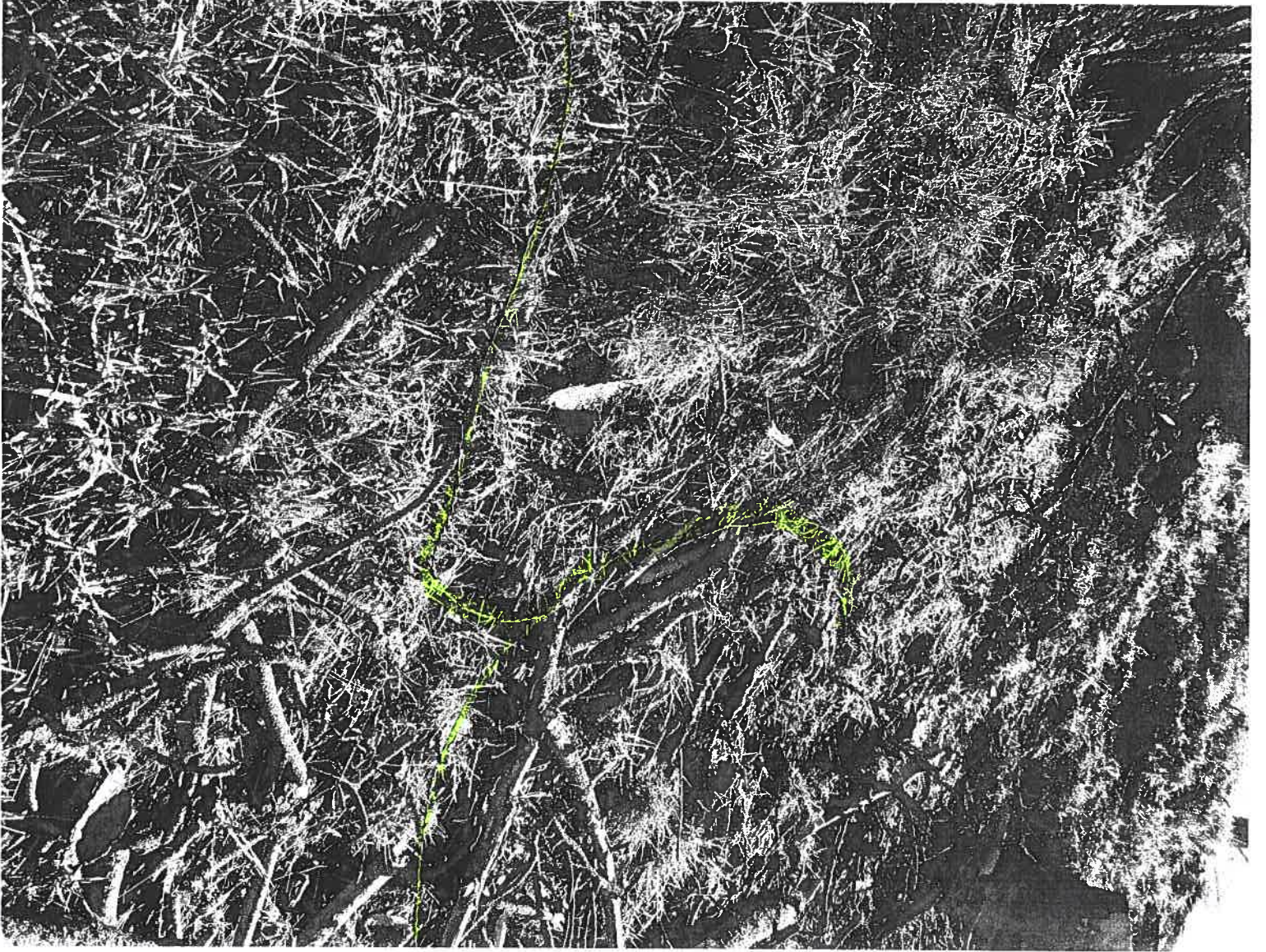
Sincerely,

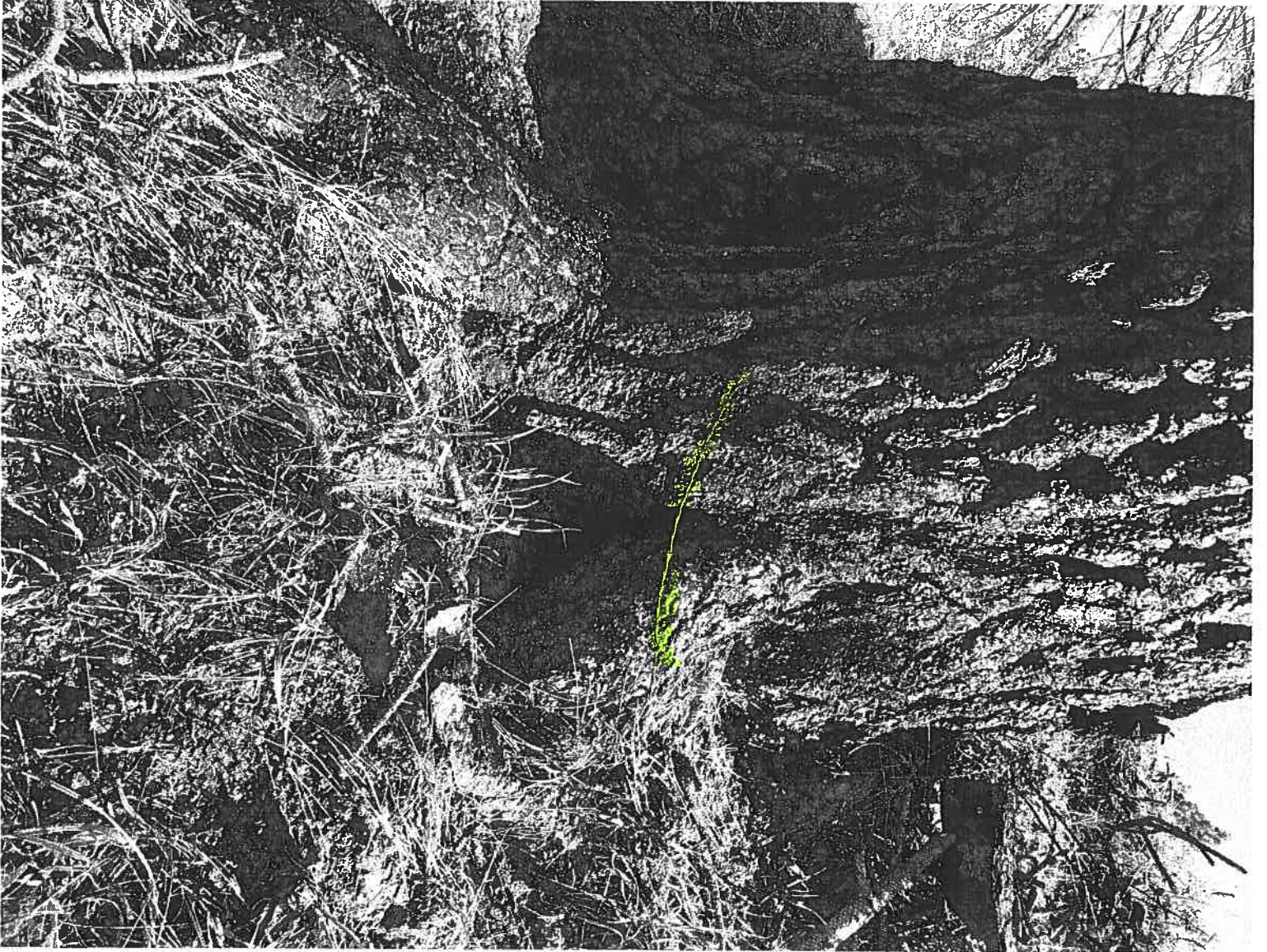
A handwritten signature in black ink, appearing to read "C. Gaines". The signature is written in a cursive, flowing style with a large initial "C".

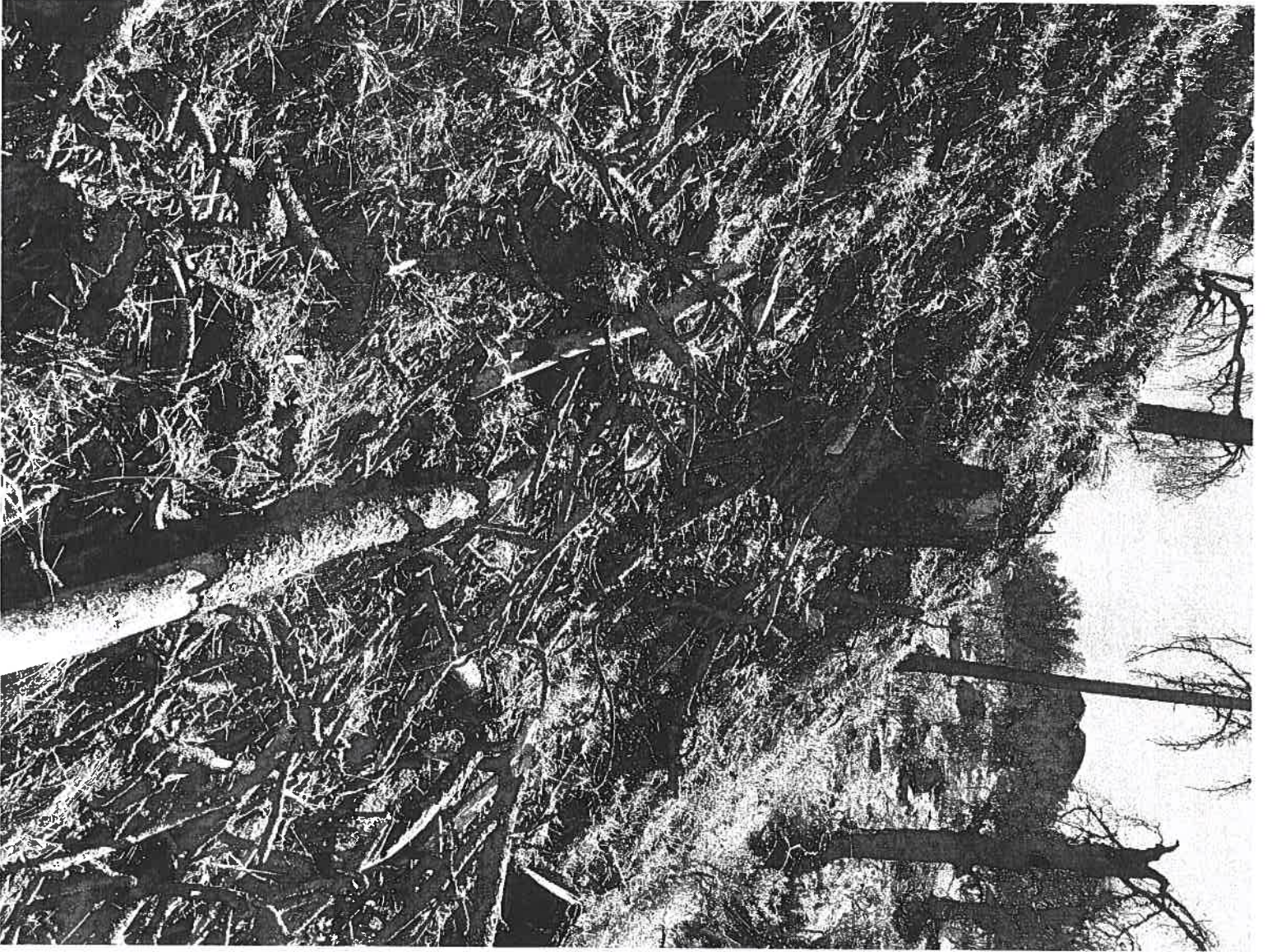
C. Gaines for Serenity Wood

Revised
Fence line,
Damaged
Landscape











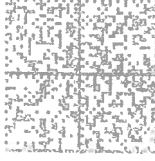






RIVERSIDE COUNTY PLANNING DEPARTMENT
COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1409 • 4080 LEMON STREET • TWELFTH FLOOR
RIVERSIDE, CALIFORNIA 92502-1409

PRESORTED
FIRST CLASS

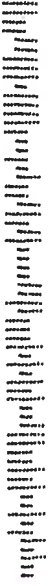


U.S. POSTAGE PITNEY BOWES
ZIP 92504 \$00.48
02 411
0000348270 NOV 10 2021

PUBLIC HEARING NOTICE

557110012
SERENITY WOOD
43430 E FLORIDA AVE F177
HEMET CA 92544

16K15MB 92544



NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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:

CONDITIONAL USE PERMIT NO. 3123 REVISION PERMIT NO. 1 and CHANGE OF ZONE NO. 2100119 – Intent to Adopt a Mitigated Negative Declaration – EA42881 – Applicant: Living Free Animal Sanctuary – Engineer/Representative: KWC Engineers – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP – Open Space-Recreation (OS-R) – Location: The project site is located northerly and easterly of Highway 74, southerly of Highway 243, and westerly of May Valley Road – 153.45 Acres – Zoning: Rural Residential-20 Acre Minimum (R-R-20) – REQUEST: A Conditional Use Permit revision for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class III cattery and menagerie located on 153.45 gross acres. The proposal will extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use. A Change of Zone to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1). APN: 567-140-014.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 1, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The mitigated negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If you challenge this project 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 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

11/29/21

Riverside Co. Planning Department
Attn. Brett Dawson
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Dawson,

Thank you for speaking with me, 11/24/21, regarding the notice of public hearing, dated 11/10/21, received 11/23/21. This hearing involves conditional use permit #3123, revision permit #1 + a change of zone # 21 0019.

Please clarify the term "Open Space-Recreation" (OS-R) in regards to land use, both current + possible future use, in relation to this project.

And, clarify the change of zone RE 20 to light AG (A-1) in regards to APN 567-140-014. What impact does this change have on current use and possible future use of this project?

Regarding Request: states "expansion of operations" of existing animal sanctuary, class I tunnel, class II battery + menagerie located on 153.45 gross acres. This does concern neighboring properties:

Further expansion, affects the protected Natural Forest Preserve that extends through neighboring properties + impacts our wildlife.

And our "Dark Skies" program, implemented in our area, would be impacted with additional illumination.

This is not vacant open land —

This is a private residential area with neighbors above the site to the side, the rear side + across the street here in Mountain Center. Business activity is directly visible from many of these residences, as their elevation is above the site.

An increase in business activity will negatively impact our properties, i.e. additional lighting, noise levels, smell, sanitation (manure), health issues, including increased footprint with additional animals, public access with public events, training, rallies, equipment, vehicles, overnight lodging, etc, both day + night. This degrades our privacy + devalues our properties. Would you want public access + animal events in your backyard?

In any case, clearly, we hope for consideration in your decision. Please protect our homes, our daily living, private sanctuaries, + property values. Please limit this expansion project.

We request an update on your decision,

Thank you,

James, Serenity Wood

APN 557-110-012 +

APN 557-110-013

Subject Re: CUP03123R1
To: [<BDawson@RIVCO.ORG>]
From got thyme <gotthyme1@yahoo.com>
Date Mon, Nov 29, 2021 at 12:09 PM

Hello Brett,Just emailed a letter regarding hearing we spoke about 11/24/21.Please confirm receipt of this letter(check spam,Email ws sent from Staples today).Thank you,Cheryl

Sent from Yahoo Mail on Android

On Wed, Nov 24, 2021 at 3:32 PM, Dawson, Brett
<BDawson@RIVCO.ORG> wrote:

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

You requested I clarify the change of zone R-R 20 to Light AG (A-1).

The primary intent of the zone change is to allow the kennel and cattery use proposed by the Conditional Use Permit. The R-R 20 zone permits at a maximum a Class 1 kennel which only permits 5-10 dogs. The A-1 zone permits a Class IV kennel which permits 41 or more dogs which complies with the existing use. Any use listed by right in the A-1 zone would require either a Conditional Use Permit or a Plot Plan which would require a staff review and a public hearing.

You stated that the expansion of the facility will affect the natural forest preserve and impacts to wildlife.

The project has been evaluated for potential impacts through Environmental Assessment No. 42881. The project was reviewed for MSHCP Riparian Riverine habitat and the analysis was provided in the "Habitat Assessment Report/MSHCP Consistency Analysis Living Free Animal Sanctuary by So Cal Biology July 16, 2018" which found the project to have impacts that are less than significant with the County's recommended conditions of approval. If there are particular concerns on how the project may affect the forest please let us know.

In regards to lighting, the project is required by a condition of approval to provide lighting plans shown on electrical plans to comply with Ordinance no. 655.

You mention concerns with an increase in business activity that would negatively impact noise levels, smell, sanitation, health issues etc.

The Environmental assessment has reviewed and addressed these issues and found the impacts to be less than significant with the county's recommended conditions of approval.

Thank you,
Brett Dawson
Project Planner
(951) 955-0972

From: got thyme <gotthyme1@yahoo.com>
Sent: Monday, November 29, 2021 1:28 PM
To: Dawson, Brett <BDawson@RIVCO.ORG>
Subject: RE: CUP03123R1

Thank you, Brett!

Sent from Yahoo Mail on Android

On Mon, Nov 29, 2021 at 12:40 PM, Dawson, Brett
<BDawson@RIVCO.ORG> wrote:

Hi Cheryl,
I have received it and will forward it to the Planning Commission.
Thanks,
Brett

From: got thyme <gotthyme1@yahoo.com>
Sent: Monday, November 29, 2021 12:10 PM
To: Dawson, Brett <BDawson@RIVCO.ORG>
Subject: Re: CUP03123R1



Sent from Yahoo Mail on Android

On Tue, Nov 30, 2021 at 12:46 PM, Dawson, Brett
<BDawson@RIVCO.ORG> wrote:

Hi Cheryl,

I have reviewed your letter and wanted to provide you with some responses:

The project is a request to change the zoning classification from Rural Residential, 20 acre minimum to Light Agriculture, a Conditional Use Permit to expand the operation of the existing animal sanctuary, Class IV Kennel, Class II cattery and menagerie and remove the condition that established the expiration date.

You requested I clarify the term "Open Space Recreation (OS-R)"

The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and

Subject RE: CUP03123R1
To: [<BDawson@RIVCO.ORG>]
From got thyme <gotthyme1@yahoo.com>
Date Tue, Nov 30, 2021 at 6:32 PM

Hi Brett,

After reviewing your responses further, I am even more concerned about the REMAP(OS-R). You state that this is for parks, trails, campgrounds, off-road vehicles, etc. If this allows public equine events, trail rides, camping + rallies, this is unacceptable to Rural Residential-zoned homes! So, yes, there is cause for concern regarding noise levels, smell, sanitation, + health issues, etc, outlined in my previous letter, if these activities are allowed. Not to mention, camping is a real fire hazard. Remember the Cranston Fire of 2018, that roared through our properties? And now in 2021, this area is a tinderbox with 'extremely high' fire rating.

As to the Forest Preserve issues as stated previously, this information was provided by the local Game Warden.

I am not familiar with the Environment Assessment #42881 nor with MSHCP Riparian Riverine, but clearly, their focus was not on our homes + properties! Would they PERSONALLY enjoy this public activity in their backyards?

It seems completely unrealistic to expect Rural Residential-zoned homes to be subject to this disregard for our privacy + property rights.

Please feel free to respond to this email. Thank you, Cheryl

[Sent from Yahoo Mail on Android](#)

On Tue, Nov 30, 2021 at 5:08 PM, got thyme <gotthyme1@yahoo.com> wrote:

Hi Brett, I am reviewing your responses sent today.

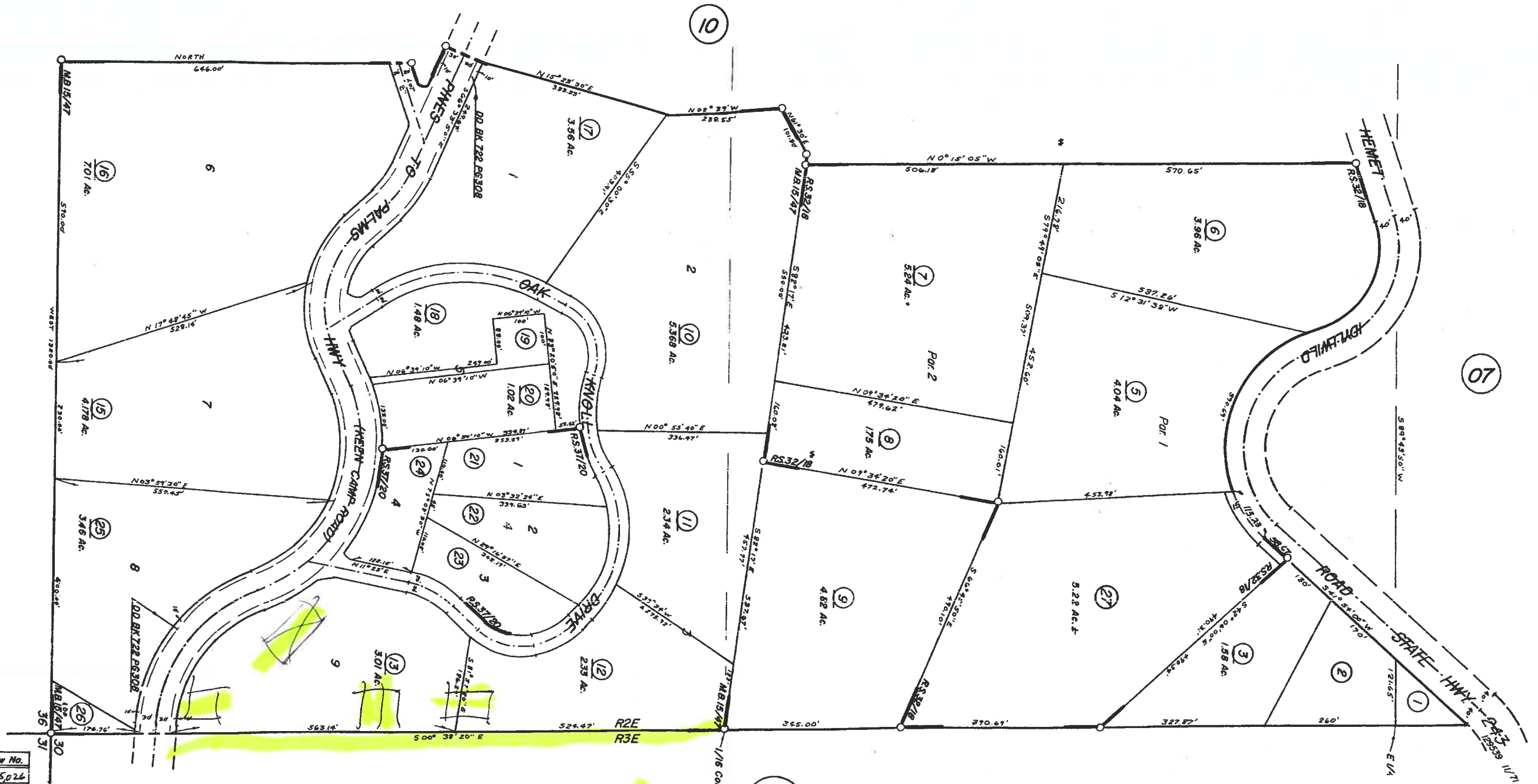
You may not be aware that Living Free is also, War Horse Creek! This stable block + huge arena are not for cats + dogs, but horses! I remain concerned in this zoning change, due to the proximity of neighborhood residences, all zoned Rural Residential! See picture of posted sign + please review their website. Thank you, Cheryl



BofS Agents #21.1

23-23-1
 557-11 T.R.A. 071-301

PTN SE 1/4 SEC.25 T5S-R2E



| Date | Old No. | New No. |
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San Jacinto Mountain Park M.B. 15/47
 Record of Survey 32/18
 Record of Survey 37/20

DATA: R.S. 8/62-67
 RS 95/93
 RS 100/35

NOV 1969

Living Free

BK 567

THE THOMSEN
 COMPANY, INC.
 2587 S. San Jacinto Avenue
 San Jacinto, California 92583

ASSESSOR'S MAP BK. 557 PG. 11
 RIVERSIDE COUNTY, CALIF.



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

CLERK / BOARD OF SUPERVISORS

2022 MAY -9 AM 11:00

| |
|--|
| RECEIPT NUMBER: 22-105192 |
| STATE CLEARINGHOUSE NUMBER (if applicable) |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

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|--|------------------------------------|--------------------|
| LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS | LEAD AGENCY EMAIL COB@RIVCO.ORG | DATE 03/16/2022 |
| COUNTY/STATE AGENCY OF FILING RIVERSIDE | DOCUMENT NUMBER E-202200235 | |

PROJECT TITLE
NOTICE OF PUBLIC HEARING - CZ2100119, CUP03123R01

| | | |
|--|--|--------------------------------|
| PROJECT APPLICANT NAME CLERK OF THE BOARD | PROJECT APPLICANT EMAIL COB@RIVCO.ORG | PHONE NUMBER (951) 955-1069 |
| PROJECT APPLICANT ADDRESS 4080 LEMONS STREET, | CITY RIVERSIDE | STATE CA |
| | | ZIP CODE 92501 |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,539.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$0.00
- Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$0.00

| | |
|-----------------------------------|---|
| SIGNATURE X <i>U. Sandoval</i> | AGENCY OF FILING PRINTED NAME AND TITLE Deputy |
|-----------------------------------|---|

3/29/22 21.1
2022-5-152801

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, AND REVISION PERMIT IN THE SAN JACINTO MOUNTAIN AREA, THIRD 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, March 29, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 2100119, Ordinance No. 348.4979, and Conditional Use Permit 3123 Revision Permit No. 1.** The Conditional Permit is a revision for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class II cattery and menagerie located on 153.45 gross acres. The proposal will extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use. A Change of Zone to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1). This proposed project is located northerly and easterly of Highway 74, southerly of Highway 243, and westerly of May Valley Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42881, APPROVE Change of Zone No. 2100119, ADOPT Ordinance No. 2100119, ADOPT Ordinance No. 348.4979, and APPROVE Conditional Use Permit No. 3123 Revision No. 1.**

On December 1, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, CONTRACT PLANNER, AT (951) 955-0972 OR EMAIL BDAWSON@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 Department 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) 955-1069, at least 72 hours prior to hearing.

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

Dated: March 16, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200235
03/16/2022 11:01 AM Fee: \$ 0.00
Page 1 of 1

Removed. 5/2/22 By *E Samy* Deputy

