NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a “SPEAKER IDENTIFICATION FORM” and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 NONE

2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:

2.1 NONE

3.0 PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:

3.1 PLOT PLAN NO. 25229 – CEQA Exempt – Applicant: Victor Brickus – Engineer/Representative: Oz Bratene – Third Supervisorial District – Cahuilla Zoning Area – Remap Plan: Rural: Rural Residential (R-R) – Location: Northerly of Hwy 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Lane – 5.55 Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - REQUEST: The Plot Plan proposes to legalize a Class III Kennel facility that will house 26 to 40 dogs. No new building proposed for construction. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

3.2 REMOVED FROM AGENDA

3.3 TENTATIVE PARCEL MAP NO. 33683, REVISED MAP NO. 1 – CEQA Exempt – Applicant: Wayne Howard – Engineer/Representative: Herald Lantis – Fifth Supervisorial District –
Cherry Valley District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) Cherry Valley Policy Area – Location: Northerly of Brookside Avenue, southerly of Lincoln Street, easterly of Winesap Avenue, and westerly of Bellflower Avenue – 7.34 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-5) – REQUEST: The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 Gross Acre lot. The previous cul-de-sac has also been removed. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

4.0 PUBLIC COMMENTS:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

Steve Weiss, AICP
Planning Director

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25229 proposes to legalize an existing unpermitted Class III Dog Kennel (Evening Star Kennel). The proposed kennel will train between 26-40 golden retrievers which will act as companion dogs for returning military veterans. The proposed kennel facility will consist of an existing 9,545 square foot dog run, an existing 20x20 square foot puppy pen located within the southern portion of the project site, an existing 21x21 square foot puppy pen within the northern section of the project site, an existing 405 square foot shed structure, an existing converted 630 square foot residential dwelling to be used as the kennel’s administrative office and a 1,944 square foot existing barn structure which will be used for puppy pens/runs and light storage. The project site also includes another existing single family residential dwelling which will remain on site. This primary residential dwelling is approximately 1,600 square feet. The project scope will not involve expanding the existing facility. Rather, the project will entitle the existing kennel facility including the 1,944 square foot barn structure and entitle and convert the existing 630 square foot residential structure into the administration office.

The project site is located northerly of Highway 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Road.

ISSUES OF POTENTIAL CONCERN:

Code Enforcement Case:

The project site has a current Code Violation (CV1200346 for Neighborhood Enforcement- Kennel without a permit). This application to legalize the Class III Dog Kennel will resolve the violation if the project is approved.

Unpermitted structures:

Located within the southern section of the project site is an existing 1,944 square foot barn structure, a 630 square foot office structure, and pen structures which were constructed without applicable permits. This permit shall require appropriate building permits for the structures located on the project site.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Rural: Rural Residential (R-RR)
2. Surrounding General Plan Land Use: Rural: Rural Residential (R:RR) to the north, south, east, and west.
3. **Existing Zoning:** Rural Residential – 5 acre minimum (R-R-5)
4. **Surrounding Zoning:** Rural Residential – 5 acre minimum (R-R-5) to the north, south, and east, Residential Agriculture – 5 acre minimum (R-A-5) to the west.
5. **Existing Land Use:** Single Family Residence with a dog kennel facility
6. **Surrounding Land Use:** Vacant property to the west, and scattered single family residential to the east, south, and north.
7. **Project Data:** Total Acreage: 5.55
8. **Environmental Concerns:** Exempt pursuant to State CEQA Guidelines Section 15303. See attached Notice of Exemption (NOE)

**RECOMMENDATIONS:**

**FIND** the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

**APPROVE PLOT PLAN NO. 25229**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated **Rural: Rural Residential (R:RR)** on the Riverside Extended Mountain (REMAP) Area Plan.

2. The **Rural: Rural Residential (R:RR)** land use designation allows for single-family residence with a minimum lot size of 5 acres, limited animal keeping, agricultural uses, recreational uses, compatible resource development and associated uses and governmental uses. The proposed kennel facility is consistent with the intent of the limited animal keeping use of the Rural Residential (R: RR) land use designation.

3. The project is surrounded by properties which are designated **Rural: Rural Residential (R:RR)** to the north, south, east, and west.

4. The zoning for the project site is **Rural Residential- 5 Acre Minimum (R-R-5)**.

5. The proposed use, a **Class III Kennel (26-40 dogs)**, is permitted within the **Rural Residential-5 Acre Minimum (R-R-5)** zoning classification subject to the approval of a Plot Plan application and the project has been determined to be consistent with Section 18.45 of Riverside County Ordinance No. 348.

6. The project site is surrounded by properties which are zoned **Rural Residential- 5 Acre Minimum (R-A-5)** to the north, south, and east, and **Residential Agricultural- 5 Acre Minimum (R-A-5)** to the west.
7. The proposed project as designed and conditioned is consistent with the development standards set forth in Section 18.45 of Ordinance No. 348 (Kennels and Catteries). More specifically, Class III facilities are permitted in the R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2 zoning classifications through the approval of a Plot Plan application and that the minimum lot size for a kennel facility to be located is one (1) acre.

As illustrated on the proposed site plan, the project site has a zoning classification of Rural-Residential (R-R) and is being processed under a Plot Plan application. In addition, the project site is approximately 5.55 acres. The project complies with the requirements of Section 18.45 of Riverside County Ordinance No. 348.

8. The project site is surrounded by scattered single family residential dwellings to the north, east, and south, and vacant property to the west.

9. The project is located in Criteria Cell 7018 within Cell Group E of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) and was subject to the Habitat Acquisition and Negotiation Strategy (HANS02060) as part of the entitlement process. As indicated by the County Biologist, portions of the project site were not called out for conservation and in result, the project is consistent with the MSHCP.

10. The project is not located within a City Sphere of Influence.

11. The project site is located within a very high fire hazard severity zone.

12. Fire protection and suppression services will be available for the project through Riverside County Fire Department.

13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, and minimum private water supply reserves for emergency fire use.

14. Assembly Bill 52 became effective on July 1, 2015. Overall, in order for project consistency with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on July 10, 2015. AB 52 provides for a 30-day review period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Soboba Tribe within the 30-day period, requesting to initiate project consultation. Staff met with the Soboba representative on February 17, 2016 to discuss the proposed project. At the conclusion of the meeting, the Soboba representative indicated that there were no significant concerns with this project and that Tribal Monitoring would not be required.

15. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. This Section includes the construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. In addition, the Class III CEQA exemption allows for the establishment of accessory structures including garages, carports, patios, swimming pools, and fences.
The project proposes to permit an existing Class III kennel facility and an existing 1,944 barn structure and a 630 square foot residential dwelling which will be converted into the administration office for the facility. The Class III exemption allows for the conversion of an existing structure from one use to another where only minor modifications are made to the exterior of the structure. In addition, the Class III exemption allows for the establishment of an office structure provided the use does not involve significant amounts of hazardous substances and will not exceed 2,500 square feet in floor area.

The existing single family dwelling has an approximate floor area of 630 square feet. The scope of work for the existing structure will consist of the installation of a 10x21 foot ADA accessible ramp and minor alterations to the interior wall layout to the existing structure. The floor area for the proposed office structure will not expand as part of the project scope and the ADA ramp will not increase the floor area ratio of the existing structure.

The Class III exemption allows for the establishment of accessory structures which include but are not limited to a garage, carport, patio, swimming pool, and fence. Although the exemption does not specifically list a barn structure, it can be considered as an accessory structure since it has a similar function as a garage. More specifically, both types of structures can be utilized for storage purposes. Improvements to the existing barn structure will not occur as part of the project scope. The existing barn structure is approximately 1,944 square feet and will not exceed the 2,500 square foot floor area requirement.

The project, as conditioned, requires noise levels be kept below levels prescribed in the Riverside County Noise Element and Riverside County Noise Ordinance No. 847. The closest single family residence is located approximately sixty (60) feet from the southern boundary of the project site; however, the closest structures that houses the dogs for the kennel facility is located 138 feet to the north (enclosed barn structure) and 358 feet to the northwest (dog run structure) from the neighboring single family dwelling to the south. If noise complaints are received, the project shall be required to submit a project specific Noise Study as required by the Department of Environmental Health.

Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive project of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15303 exemption applies.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential (R: RR) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with Section 18.45 of Ordinance No. 348 (Kennels and Catteries), and with all other applicable provisions of Ordinance No. 348.

3. The public’s health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. An Airport Influence area;
   b. A Sphere of Influence;
   c. The Stephens Kangaroo Rat Fee Area;
   d. A Fault Zone;
   e. A Flood Zone;
   f. A County Service Area;
   g. A Subsidence Area;
   h. An area with potential for liquefaction; or
   i. A 100 year flood plan area or dam inundation zone.

3. The project site is located within:
   a. A High Fire and State Responsibility area;
   b. The Boundaries of the Hemet Unified School District;
   c. The Stephens Kangaroo Rat Fee Area; and,
   d. The Boundaries of the Corona-Norco Unified School District.

4. The subject site is currently designated as Assessor's Parcel Number 580-020-046.
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1  
PPA - PROJECT DESCRIPTION

The use hereby permitted is to permit an existing unpermitted kennel as Class III Dog Kennel (Evening Star Kennels) that houses between 26-40 dogs.

10. EVERY. 2  
PPA - 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 proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

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

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

10. EVERY. 3  
PPA - CONFORM TO EXHIBIT

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25229, Exhibit A, dated
10. GENERAL CONDITIONS

10.EVERY. 3  PPA - CONFORM TO EXHIBIT (cont.)


BS GRADE DEPARTMENT

10.BS GRADE. 1  USE - GENERAL INTRODUCTION

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

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

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

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

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

10.BS GRADE. 5  USE - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources
10. GENERAL CONDITIONS

10. BS GRDE. 5 USE - NPDES INSPECTIONS (cont.) RECOMMND

Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10. BS PLNCK. 1 USE BUILD & SAFETY PLNCK RECOMMND

The current plot plan is for the approval dog kennel to be used as a breeding and training facility. The kennel is not open to the public.

There is one stick built structure used for the animals and one mobile home modular unit used as the office. These structures have been constructed and placed on the property without permit. The applicant has agreed with the requirement to obtain the required building permit(s) and
10. GENERAL CONDITIONS

10.BS PLNCK. USE BUILD & SAFETY PLNCK (cont.) RECOMMEND

approved final building inspections.

The structures on the property without permits should not be occupied or in use until the required final approved inspection from the building department has been received.

CWP

Where any building, structure, equipment, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

CODE/ORDINANCE REQUIREMENTS:
The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

ACCESSIBLE PATH OF TRAVEL:
Included with the building plan submittal to the building department, the applicant shall include a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:
1. Connection to the public R.O.W.
2. Connection to all buildings.
3. Connection to areas of public accommodation (including viewing areas).
4. Connection to accessible designed trash enclosures.
5. Connection to accessible parking loading/unloading areas.
The details shall include:
1. Accessible path construction type (Concrete or asphalt)
2. Path width.
3. Path slope%, cross slope%.
4. Ramp and curb cut-out locations.
5. Level landing areas at all entrance and egress points.
10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE LEVELS

Since PP25229 is located on 5.31 acres and the majority of the kennel operation is at the rear of the property, a Noise Study will not be required for entitlement. Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County noise Ordinance No. 847. If noise complaints are received, the project will be required to have a Noise Study evaluated by the appropriate agency. Please call (951)955-8980 for any additional details.

FIRE DEPARTMENT

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

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

Plot Plan 25229 is a proposal to legalize a Class III Kennel to house 26-40 dogs in the Anza area. The site is located on the northerly of Highway 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood lane.

The site appears to be on a ridge and is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure.

Even though no new impervious area is proposed, it appears
10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMEND

from the exhibit that the existing buildings were not permitted and shall assume that as impervious surface; combine buildings, parking spaces and other impervious area creates more than 5000 sq. ft of impervious area, therefore a preliminary Water Quality Management Plan (WQMP) will be required. The preliminary WQMP shall be reviewed and approved by The Transportation Department prior to the issuance of the permit.

PLANNING DEPARTMENT

10.PLANNING 1 USE - LOW PALEO RECOMMEND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the
10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

The probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per 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.

8. 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.

10.PLANNING. 2 USE - INADVERTENT ARCHAEO FIND RECOMMEND

INADVERTENT ARCHAEOLOGICAL FINDS:
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, cultural
10. GENERAL CONDITIONS

10. PLANNING. 2 USE - INADVERTANT ARCHAEO FIND (cont.)

resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

** 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.
10. GENERAL CONDITIONS

10.PLANNING. 3  USE - IF HUMAN REMAINS FOUND

RECOMMEND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:
The developer/permit holder or any successor in interest
shall comply with the following codes for the life of this
project:
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. Further, 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.
If the Riverside County Coroner determines the remains to
be Native American, the Native American Heritage Commission
shall be contacted within the period specified by law.
Subsequently, the Native American Heritage Commission shall
identify the "Most Likely Descendant". The Most Likely
Descendant shall then make recommendations and engage in
consultation with the property owner and the County
Archaeologist concerning the treatment of the remains as
provided in Public Resources Code Section 5097.98. 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.

10.PLANNING. 4  PPA - COMPLY WITH ORD./CODES

RECOMMEND

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.

10.PLANNING. 5  PPA - COMPLY BUILDING & SAFETY

RECOMMEND

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

10.PLANNING. 6  PPA - EXERCISE SPACE/SHELTER

RECOMMEND

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

10.PLANNING. 7  PPA - 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.

10.PLANNING. 8  PPA- 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.

10.PLANNING. 9  PPA- ANIMAL CONFINEMENT

All dogs shall be maintained and confined in a house-type enclosure between the hours of 10:00 p.m. and 6:00 a.m., except that up to four dogs may be unconfined on the kennel premises during such hours.

10.PLANNING. 10  PPA - CARETAKER

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

10.PLANNING. 11 PPA- KENNEL/CATTERY

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

10.PLANNING. 12 USE - BUSINESS LICENSING

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

10.PLANNING. 13  USE - 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
testimonial, or
c) is found to be detrimental to the public health, safety
or general welfare, or is a public nuisance, this permit
shall be subject to the revocation procedures.

10.PLANNING. 14  MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions
of approval, including but not limited to grading or
building plan review or review of any mitigation monitoring
requirement, shall be reviewed on an hourly basis, or other
appropriate fee, as listed in County Ordinance No. 671. Each
submittal shall be accompanied with a letter clearly
indicating which condition or conditions the submittal is
intended to comply with.

TRANSDepartment

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

With respect to the conditions of approval for the
referenced tentative exhibit, the landowner shall provide
all street improvements, street improvement plans and/or
road dedications set forth herein in accordance with
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.

10.TRANS. 2  USE - COUNTY WEB SITE

Additional information, standards, ordinances, policies,
and design guidelines can be obtained from the
Transportation Department Web site:
10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.)

http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Wildwood Lane (60' right-of-way) since adequate right-of-way exists per PM17996.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE- EXPIRATION CODE ENFORCE

This permit shall be considered used as of the day of the effective date. ...WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use)
20. PRIOR TO A CERTAIN DATE

20. PLANNING. 2  USE - EXPIRATION CODE ENFORCE (cont.)  RECOMMEND

and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20. PLANNING. 3  USE - EXISTING STRUCTURE CHECK  RECOMMEND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60. BS GRADE. 1  USE - IF WQMP REQUIRED  RECOMMEND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

PLANNING DEPARTMENT

60. PLANNING. 1  USE - FEE STATUS  RECOMMEND

Prior to the issuance of grading permits for Plot Plan No. 25229, the Planning Department shall determine the
60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE- FEE STATUS (cont.)
status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 WQMP REQUIREMENTS

Prior to the issuance of a building permit, the owner/applicant shall obtain clearance from the Building & Safety Department Environmental Compliance Division or Grading Division. If a site proposes the addition or creation of 5,000 or more square feet of impervious surface a site-specific Water Quality Management Plan (WQMP) is required.

The applicant shall contact the Riverside County Flood Control District for further information when a WQMP is required.

E HEALTH DEPARTMENT

80.E HEALTH. 1 C42 CERTIFICATION W/ PLOT PLAN

Prior to the Issuance of a Building Permit, the applicant shall submit to the Department of Environmental Health (DEH) for review an original copy of a complete C42 Certification along with a scaled (1"=10' to 1"=40') detailed contoured plot plan wet signed by the C42 Licensed Contractor showing the location of all required detail as specified in the DEH Technical Guidance Manual.
80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK $ RECOMMEND

Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 MAP-#50A- WATER TANK SYSTEM RECOMMEND

Prior to the release of your building permits from Building and Safety. A private water storage/well system must be installed. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

PLANNING DEPARTMENT

80.PLANNING. 1 USE- FEE STATUS RECOMMEND

Prior to issuance of building permits for Plot Plan No. 25229, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE- BUSINESS REGISTRATION RECOMMEND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

E HEALTH DEPARTMENT

90.E HEALTH. 1 WELL EVALUATION REQUIRED RECOMMEND

Since this project is to be served water by an existing well(s), pumps, and water tanks, a water well evaluation shall be required.
90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 WELL EVALUATION REQUIRED (cont.) RECOMMEND

The requirements for a water well evaluation 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.

5) Applicable fees shall apply.

FIRE DEPARTMENT

90.FIRE. 1 - DRIVEWAY SURFACE RECOMMEND

DRIVEWAY SURFACE SHALL BE ASPHALT OR CONCRETE.

90.FIRE. 2 USE-#83-AUTOMATIC FIRE ALARM RECOMMEND

(STUD PENS BUILDING)
Applicant or developer shall be responsible to install a automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMEND

install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.
LAND DEVELOPMENT COMMITTEE/ 
DEVELOPMENT REVIEW TEAM 
INITIAL CASE TRANSMITTAL 
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE 
P.O. Box 1409 
Riverside, CA 92502-1409 

DATE: October 2, 2012 

TO: 
Riv. Co. Transportation Dept. 
Riv. Co. Public Health – Industrial Hygiene 
Riv. Co. Flood Control District 
Riv. Co. Fire Department 
Riv. Co. Building & Safety – Grading 
Riv. Co. Building & Safety – Plan Check 
Regional Parks & Open Space District. 
Riv. Co. Environmental Programs Division 
P.D. Geology Section 
P.D. Landscaping Section 
P.D. Archaeology Section 
Riverside Transit Agency 
Riv. Co. Sheriff’s Dept. 
3rd District Supervisor 
3rd District Planning Commissioner 
Hemet Unified School District 
Rancho California Water District 

PLOT PLAN NO. 25229 – EA42551 – Applicant: Victor Brickus – Engineer/Representative: Oz Bratene 
– Third/Third Supervisorial District – Cahuilla Zoning Area - Remap Plan: Rural Community: Rural 
Residential (R-R) – Location: Northerly of Hwy 371, southerly of Surveyor Lane, easterly of Irons Road, and 
westerly of Wildwood Lane – 5.55 Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) 
- REQUEST: The Plot Plan proposes to legalize a Class III Kennel that will house 26 to 40 dogs. 
- APN: 580-020-046. Related Cases: CV1203346, PAR01309 (HANS 2060), PP14979 

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is 
scheduled for a DRT meeting on October 25, 2012. All LDC/DRT Members please have draft 
conditions in the Land Management System on or before the above date. If it is determined that the 
attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY 
the routing on or before the above date. Once the route is complete, and the approval screen is 
approved with or without corrections, the case can be scheduled for a public hearing. 

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

Should you have any questions regarding this project, please do not hesitate to contact H.P. Kang, 
Project Planner, at (951) 955-1888 or email at hpkang@rctima.org / MAILSTOP# 1070. 

COMMENTS: 

DATE: ________________________________ SIGNATURE: ________________________________ 

PLEASE PRINT NAME AND TITLE: .................................................................................. 

TELEPHONE: ________________________________ 

If you do not include this transmittal in your response, please include a reference to the case number and project 
planner’s name. Thank you.
DATE: April 3, 2013

TO:
Riv. Co. Transportation Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff’s Dept.
3rd District Supervisor
3rd District Planning Commissioner
Hemet Unified School District
Rancho California Water District

PLOT PLAN NO. 25229, AMENDED NO. 1 – EA42551 – Applicant: Victor Brickus – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District – Cahuilla Zoning Area - Remap Plan: Rural Community. Rural Residential (R-R) – Location: Northerly of Hwy 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Lane – 5.55 Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - REQUEST: The Plot Plan proposes to legalize a Class III Kennel that will house 26 to 40 dogs. – APN: 580-020-046. Related Cases: CV1203346, PAR01309 (HANS 2060), PP14979

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a DRT meeting on April 25, 2013. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact H.P. Kang, Project Planner, at (951) 955-1888 or email at hpkang@ctima.org / MAILSTOP# 1070.

COMMENTS:

DATE: __________________________ Signature: __________________________

PLEASE PRINT NAME AND TITLE: ___________________________________________

TELEPHONE: __________________________

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.
Date: December 5, 2014

To: Lisa Edwards
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
County of Riverside
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: Plot Plan No. 25229 (Evening Star Kennels located at 42805 Wildwood Lane, Aguanga, CA)

SR Number: 28256

Applicant: Oz Bratene
Bratene Construction & Engineering
41625 Enterprise South Circle, Suite B-2
Temecula, CA 92590

Noise Consultant: Ldn Consultants, Inc.
446 Crestcourt Lane,
Fallbrook, CA 92028

Review Stage: First Review

Information Provided: "Evening Star Kennel Facility Noise Evaluation, County of Riverside, California" dated November 5, 2014."
Noise Standards:

For Stationary Noise Sources:

A. Standards:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

a) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.

b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.

c) Required Modeling Parameters for Stationary Sources:

i. Stationary sources are to be modeled as "point" sources.

ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.

iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.

iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent
continuous sound levels" [or, Leq] averaged over a ten minute period.

v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.

vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("Leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute Leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Victor J. Brickus and Gailute G. Brickus ("PROPERTY OWNER"), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 580-020-046 ("PROPERTY"); and,

WHEREAS, on September 24, 2012, PROPERTY OWNER filed an application for Plot Plan No. 25229 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any
approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY (“Indemnification Obligation.”)

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY’s Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys’ fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys’ fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER’s obligations under this Agreement.

4. **Payment for COUNTY’s LITIGATION Costs.** Payment for COUNTY’s costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY’s Planning Department the total amount of Twenty Thousand Dollars ($20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the “Deposit.”

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by
certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Victor & Gailute Brickus
42805 Wildwood Lane
Aguanga, CA 92536

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER’s obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:
   a. Deem PROPERTY OWNER’s default of PROPERTY OWNER’s obligations as abandonment of the PROJECT and as a breach of this Agreement;
   b. Rescind any PROJECT approvals previously granted;
   c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney’s fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing is this Agreement shall be construed to limit, direct, impede or influence the COUNTY’s review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: [Signature]
Steven Weiss
Riverside County Planning Director

Dated: 3-21-16

**PROPERTY OWNER:**
Victor J. Brickus and Gailute G. Brickus

By: [Signature]
Victor J. Brickus

Dated: 1/25/16

By: [Signature]
Gailute G. Brickus

Dated: 1/25/2016

*See attached Notary Acknowledgment 1/25/16*
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California: [ ]

County of: [ ]

On 01/25/2016 before me, Hajnalka Gold Calihan, Notary Public, here insert name and title of the officer personally appeared Victor J. Brickus and Gailute G. Brickus, Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

HAJNALKA GOLD-CALIHAN
Commission # 2109758
Notary Public - California
Riverside County
My Comm. Expires May 29, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Indemnification Agreement
Document Date: 
Number of Pages: __________ Signer(s) Other Than Named Above: 

Capacity(ies) Claimed by Signer(s)
Signer's Name: 
☐ Corporate Officer — Title(s): 
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: 
Signer Is Representing: 

☐ Corporate Officer — Title(s): 
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: 
Signer Is Representing: 

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APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

[X] PLOT PLAN    [ ] CONDITIONAL USE PERMIT    [ ] TEMPORARY USE PERMIT
[ ] REVISED PERMIT    [ ] PUBLIC USE PERMIT    [ ] VARIANCE

PROPOSED LAND USE: CLASS III KENNEL

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 18.45

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

CASE NUMBER: PP25229    DATE SUBMITTED: 

APPLICATION INFORMATION

Applicant's Name: VICTOR BRICKUS    E-Mail: evestar1@earthlink.net
Mailing Address: 42805 WILDFOOD LANE
Aguanga   CA   92536

Daytime Phone No: (951) 763-0433    Fax No: ( )

Engineer/Representative's Name: OZ BRATENE    E-Mail: brateneconst@prodigy.net
Mailing Address: 41625 ENTERPRISE CIRCLE SOUTH, #B-2
Temecula   CA   92590

Daytime Phone No: (951) 261-2542    Fax No: (951) 296-3711

Property Owner's Name: VICTOR & GAIL UTE BRICKUS    E-Mail: evestar1@earthlink.net
Mailing Address: 42805 WILDFOOD LANE
Aguanga   CA   92536

Daytime Phone No: (951) 763-0433    Fax No: ( )

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

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

"Planning Our Future… Preserving Our Past"

Form 295-1010 (08/08/12)
APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

VICTOR BRICKUS
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

VICTOR BRICKUS
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

GAILUTE BRICKUS
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 580-020-046

Section: 6 Township: T.B.S. Range: R.2.E.
APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 5.55 Ac

General location (nearby or cross streets): North of Hwy 371, South of Surveyor Lane, East of Irons Rd., West of Wildwood Lane

Thomas Brothers map, edition year, page number, and coordinates: 2006, Pg. 963, B-5

Project Description: (describe the proposed project in detail)

CLASS III KENNEL (26 TO 40 DOGS)

Related cases filed in conjunction with this application:

________________________

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

If yes, provide Case No(s). PAR 1309, PP 14979 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) ___________________________ E.I.R. No. (if applicable): ___________________________

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

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

________________________

Is water service available at the project site: Yes □ No ☒ WELL ONLY

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

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes □ No ☒

Is sewer service available at the site? Yes □ No ☒ SEPTIC ONLY

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: No Grading
APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards  \(\text{N/A}\)

Does the project need to import or export dirt? Yes \(\square\) No \(\times\)

Import _____________________ Export _____________________ Neither _____________________

What is the anticipated source/destination of the import/export? \(\text{N/A}\)

What is the anticipated route of travel for transport of the soil material? \(\text{N/A}\)

How many anticipated truckloads? _____________________ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) ______________ sq. ft

Is the project located within 8½ miles of March Air Reserve Base? Yes \(\square\) No \(\times\)

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: [http://cmluca.projects.atlas.ca.gov/](http://cmluca.projects.atlas.ca.gov)) Yes \(\square\) No \(\times\)

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes \(\square\) No \(\times\)

Does the project area exceed one acre in area? Yes \(\times\) No \(\square\)

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) ([http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html](http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html)) for watershed location)?

- [ ] Santa Ana River
- [ ] Santa Margarita River
- [ ] San Jacinto River
- [ ] Whitewater River
HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:
Address:
Phone number:
Address of site (street name and number if available, and ZIP Code):
Local Agency: County of Riverside
Assessor’s Book Page, and Parcel Number:
Specify any list pursuant to Section 65962.5 of the Government Code:
Regulatory Identification number:
Date of list:

Applicant (1) ________________________________ Date 9/20/12
Applicant (2) ________________________________ Date __________

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☐ No ☒
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☐ No ☒

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

Owner/Authorized Agent (1) _______________________________ Date 9/20/12

Owner/Authorized Agent (2) _______________________________ Date __________________
## Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

<table>
<thead>
<tr>
<th>Project File No.</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td></td>
</tr>
<tr>
<td>Project Location:</td>
<td></td>
</tr>
<tr>
<td>Project Description:</td>
<td></td>
</tr>
<tr>
<td>Project Applicant Information:</td>
<td></td>
</tr>
</tbody>
</table>

### Proposed Project Consists of, or includes:

**YES** | **NO**
--- | ---
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety. |  |
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments. |  |
Industrial and commercial development where the land area represented by the proposed map or permit is 100,000 square feet or more including, but not limited to, non-residential developments such as businesses, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities. |  |
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beewines, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Luncheon rooms, Oyster bars, Pizza parlors, Pizzaeries, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms) |  |
Hillslope development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more. |  |
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species, as denoted in the Basin Plan as the “RARE” beneficial use or waterbodies listed on the CWA Section 303(d) list of impaired waterbodies. Discharging directly to means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with “RARE” beneficial use or on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed. |  |
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where parking lot is defined as a site or facility for the temporary storage of motor vehicles. |  |

1Includes San Jacinto River watershed.
2Land area is based on acreage disturbed.
3The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [http://www.waterboards.ca.gov/nwqc8/water_issues/programs/basin_plan/index.shtml](http://www.waterboards.ca.gov/nwqc8/water_issues/programs/basin_plan/index.shtml).
4The most recent CWA Section 303(d) list can be found at [http://www.waterboards.ca.gov/nwqc8/water_issues/programs/tmd/303d.shtml](http://www.waterboards.ca.gov/nwqc8/water_issues/programs/tmd/303d.shtml).

**DETERMINATION:** Circle appropriate determination.

If **any** question answered “YES” Project requires a project-specific WQMP.

If **all** questions answered “NO” Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.
**Checklist for Identifying Projects Requirements for a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region**

<table>
<thead>
<tr>
<th>Project File No.</th>
<th>Project Name: EVENING STAR KENNELS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location: 42805 WILDCOOD LANE, AGUANGA, CA</td>
<td></td>
</tr>
<tr>
<td>Project Description: CLASS III KENNEL</td>
<td></td>
</tr>
<tr>
<td>Project Applicant Information:</td>
<td></td>
</tr>
</tbody>
</table>

### Proposed Project Consists of, or includes:

- **YES**
- **NO**

#### Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surfaces that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)] applies only to the addition, and not to the entire development.]

- **YES**
- **NO**

#### Housing subdivisions of 10 or more dwelling units: Includes single-family homes, multi-family homes, condominiums, and apartments.

- **YES**
- **NO**

#### Commercial development greater than 100,000 square feet: Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals, laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; a fields; and other light industrial facilities.

- **YES**
- **NO**


- **YES**
- **NO**

#### Restaurants: (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premises or immediate consumption, including, but not limited to: Automats (eating places), BEANS, Inc., Box lunch stands, Butcher shops, Cafés, Cafeterias, Carry-out restaurants, Cafeterias, Coffee shops, Commisary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract food service, Dairy bars, Diners (eating places), Dining rooms, Drive-in restaurants, Fast food restaurants, Food bars, Food service institutions, Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog stands, Ice cream stands, Ice cream stands, Industrial and institutional food service and processing, Lunch bars, Lunch counters, Luncheonettes, Luncheonettes, Oyster bars, Pizza parlors, Pizza hut, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountain, Soft drink stands, Submarine sandwich shops, and Tea rooms.)

- **YES**
- **NO**

**All Hillsides development greater than 5,000 square feet:** Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope is that 25% or greater.

- **YES**
- **NO**

#### Environmentally Sensitive Areas (ESAs): All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surfaces on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of the total area subject to the discharge. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.

- **YES**
- **NO**

#### Parking lots of 5,000 sq. ft. or more: A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.

- **YES**
- **NO**

#### Streets, roads, highways, and freeways: Includes any paved surface that is 5,000 square feet or greater for use of the transportation of automobiles, trucks, motorcycles, and other vehicles.

- **YES**
- **NO**

#### Retail Gasoline Cutlets (ROGs): Includes ROGs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.

- **YES**
- **NO**

**Areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be disturbed or degraded by human activities and developments.** ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan, areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat, and any other equivalent environmentally sensitive areas that the Permittee has identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from http://www.waterboards.ca.gov/wqcb/dwata_issues/programs/basin_plan/index.shtml. The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/wqcb/dwata_issues/programs/303d_list/index.shtml.

**If any question answered "YES"**

**If all questions answered "NO"**

**DETERMINATION:** Circle appropriate determination.

- Project requires a project-specific WQMP.
- Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.
LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Victor Brickus hereafter "Applicant" and Victor Brickus Property Owner.

Description of application/permit use:

**Plot Plan Application for Class III Kennel**

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

**Purpose**: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.

B. Within 15 days of the service by mail of the County of Riverside’s written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney’s fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

4080 Lemon Street, 14th Floor · Riverside, California 92501 · (951) 955-6838
P. O. Box 1605 · Riverside, California 92502-1605 · FAX (951) 955-6879
E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 580 - 020 - 046

Property Location or Address:
42805 Wildwood Lane, Agua Nueva, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Victor Brickus
Firm Name: 
Address: 42805 Wildwood Lane
Agua Nueva, CA 92536
Phone No.: (951) 763-0433
Email: evestarl@earthlink.net

3. APPLICANT INFORMATION:

Applicant Name: Victor Brickus
Firm Name: 
Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Victor Brickus Date: 9/28/12
Print Name and Title: Victor Brickus, Owner

Signature of Property Owner: Victor Brickus Date: 9/28/12
Print Name and Title: Victor Brickus, Owners

Signature of the County of Riverside, by: Catherine Morales, LAND USE TECHNICIAN
Print Name and Title: Catherine Morales, LAND USE TECHNICIAN

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit #: P25229
Set #: CD00 4405 Application Date: 9/24/12

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syms Luna
Director, Planning Department

Juan C. Perez
Director, Transportation Department

Mike Lara
Director, Building & Safety Department

Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter “County of Riverside”,

and Victor Bruckus hereafter “Applicant” and Victor Bruckus” Property Owner”.

Description of application/permit use:
Plot Plan Application for Class III Kennel

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect “Deposit-based Fees” for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside’s written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney’s fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 580-020-046

Property Location or Address:
42805 WILDWOOD LANE, AGUANZA, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: VICTOR & GAILUTE BRICKUS

Firm Name:

Address: 42805 WILDWOOD LANE

AGUANZA, CA 92536

Phone No.: (951) 763-0433

Email: evestari1@earthlink.net

3. APPLICANT INFORMATION:

Applicant Name: VICTOR BRICKUS

Firm Name:

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Untitled

Print Name and Title: VICTOR BRICKUS, OWNER

Date: 9/20/12

Signature of Property Owner: Untitled

Print Name and Title: VICTOR BRICKUS / GAILUTE BRICKUS, OWNERS

Date: 9/20/12

Signature of the County of Riverside, by CATHERINE MURADIAN, LAND USE TECHNIQUES

Print Name and Title:

Date: 9/24/12
NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:


TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: APRIL 18, 2016
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Peter Lange, Project Planner at 951-955-1417 or e-mail plange@rclma.org, or go to the County Planning Department’s Director's Hearing agenda web page at http://planning.rclma.org/PublicHearings.aspx.

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

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

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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: Peter Lange
P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, ___________ VINNIE NGUYEN ___________, certify that on ___________ 1/06/2016 ___________,

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

APN (s) or case numbers ___________ PP25229 ___________ For

Company or Individual’s Name ___________ Planning Department ___________,

Distance buffered ___________ 1200' ___________.

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.

NAME: ___________ Vinnie Nguyen ___________

TITLE ___________ GIS Analyst ___________

ADDRESS: ___________ 4080 Lemon Street 2nd Floor ___________

______________________________ Riverside, Ca. 92502 ___________

TELEPHONE NUMBER (8 a.m. – 5 p.m.): ___________ (951) 955-8158 ___________
ASMT: 580310011, APN: 580310011
CONSTANCE LAMAIDA
13 SWALLOWTAIL
IRVINE CA  92714

ASMT: 580310012, APN: 580310012
DEBRA SHERIDAN, ETAL
P O BOX 391306
ANZA CA   92539

ASMT: 580310028, APN: 580310028
HOLLY LUDWIG, ETAL
43050 CANTER CT
AGUANGA, CA. 92536
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  
□ 38688 El Camito Road  
        Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21162 of the California Public Resources Code.

PP25229  
Project Title/Case Numbers  
Peter Lange  
County Contact Person  
951-955-1417  
Phone Number  

State Clearinghouse Number (if submitted to the State Clearinghouse)  

Victor Bricksom  
Project Applicant  
805 Wildwood Lane, Aguanga CA, 92536  
Address  

The project site is located northerly of Highway 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Road.  
Project Location  

The project proposes to legalize an existing Class III Dog Kennel (Evening Star Kennels) that will be used primarily for the training of companion dogs.  
Project Description  

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on ____________, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further was prepared for the project pursuant to the provisions of the Environmental Quality Act ($50.00) and reflect the independent judgement of the Lead Agency.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.
5. A statement of Overriding Considerations was not adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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  
Project Planner  
Title  
February 1, 2016  
Date

Date Received for Filing and Posting at OPR: ______________________________

Please charge deposit fee case#: ZEA 42551 ZCFG .05928.

FOR COUNTY CLERK'S USE ONLY
NOTICE OF EXEMPTION

TO:  ☐ Office of Planning and Research (OPR)  FROM:  Riverside County Planning Department
      P.O. Box 3044 P.O. Box 1409
      Sacramento, CA 95812-3044 Riverside, CA 92502-1409
      ☑ County of Riverside County Clerk

Project Title/Case No.:  Plot Plan No. 25229

Project Location:  In the unincorporated area of Riverside County, more specifically located northerly of Highway 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Road

Project Description:  Plot Plan No. 25229 proposes to legalize an existing unpermitted Class III Dog Kennel.

Name of Public Agency Approving Project:  Riverside County Planning Department

Project Applicant & Address:  Victor Brickus, 805 Wildwood Lane, Aguanga CA 92536

Exempt Status: (Check one)

☑ Categorical Exemption (15303)

☐ Statutory Exemption (__________)

☐ Other: ________________

Reasons why project is exempt:  A Class III exemption from CEQA allows for the construction and location of limited number of new, small facilities or structures, the converting of small structures from one use to another where only minor changes are made to the exterior, and the establishment of accessory structures. The project site proposes to permit an existing Class III kennel facility, convert an existing 630 square foot single family residential home into the managerial office of the kennel facility, and to entitle a barn structure which was constructed without applicable permits.

Peter Lange
County Contact Person

551-955-1417

Contract Planner

Date Received for Filing and Posting at OPR: ________________

Revised: 02/01/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA 42551  ZCFG No. 05928

FOR COUNTY CLERK'S USE ONLY
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Road
Second Floor Suite A Palm Desert, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8277
(951) 955-3200 (951) 600-6100

Received from: BRICKUS VICTOR $64.00
paid by: CK 2555
paid towards: CFG05928 CALIF FISH & GAME: DOC FEE
CAL FISH & GAME FOR EA42551 (PP25229)
at parcel #: 42805 WILDWOOD LN AGUA
appl type: CFG3

By MGARDNER posting date Sep 24, 2012 15:09

Account Code Description Amount
658353120100208100 CF&G TRUST: RECORD FEES $64.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 33683 REVISION NO. 1 proposes to reduce the number of parcels from four (4) parcels with one (1) remainder lot to three (3) parcels ranging between 1.18-acre to 3.13-acres in lot size.

The original parcel map was approved by the Board of Supervisors on October 31, 2006 and included a cul-de-sac through the middle of the project site. However, the original parcel map was never recorded and is now being revised to avoid the construction of a cul-de-sac, which was originally required to provide adequate access to all parcels. The proposed parcel map no longer includes a cul-de-sac and all three proposed parcels have direct and proper access on the north to Lincoln Street. The existing land use designation RC-VLDR (1 acre minimum) is highly consistent with the existing zoning (A-1-1). The proposed project will not be amending the General Plan Foundation, Land Use designation or zoning of the proposed site. Additionally, the project has a foundation component of Rural Community and each parcel has a minimum of one acre. Services are available to all parcels in the land division and the parcel was not involved in a division of a larger parcel within the previous two years. The property does not have an average slope of greater than twenty percent.

The project site is located northerly of Brookside Avenue, southerly of Lincoln Street, easterly of Winesap Avenue and westerly of Bellflower Avenue.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):
   Rural Community: Very Low Density Residential (RC:VLDR)

2. Surrounding General Plan Land Use (Ex. #5):
   Rural Community: Very Low Density Residential (RC:VLDR) to the north, south, east, and west of the project site

3. Existing Zoning (Ex. #2):
   Light Agriculture-1 acre minimum (A-1-1)

4. Surrounding Zoning (Ex. #2):
   Light Agriculture-1 acre minimum (A-1-1) to the north and Residential Agriculture-1 acre minimum (R-A-1) and Light Agriculture-1 acre minimum (A-1-1) to the south, east and west.

5. Existing Land Use (Ex. #1):
   Single family residential dwellings

6. Surrounding Land Use (Ex. #1):
   Scattered single family residential dwellings and vacant property.
foundation component of Rural Community and each parcel has a minimum of one acre. The project is consistent with Policy 3.1 of the Area Pass Area Plan.

9. The proposed project is exempt from CEQA per Section 15315, Minor Land Divisions, of the CEQA Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. The division must be in conformance with the General Plan designation and zoning classification, with no variances or exceptions required. Services and access must be available to all parcels in the land division. The parcel must not have been involved in a division of a larger parcel within the previous two years or have an average slope of greater than twenty percent.

As discussed previously, the existing land use designation RC-VLDR (1 acre minimum) is highly consistent with the existing zoning (A-1-1). Therefore, the proposed project will not be amending the General Plan Foundation, Land Use designation or zoning of the proposed site. Additionally, the project has a foundation component of Rural Community and each parcel has a minimum of one acre. Services and access are available to all parcels in the land division and the parcel was not involved in a division of a larger parcel within the previous two years. The property does not have an average slope of greater than twenty percent.

CONCLUSIONS:

1. The proposed project is in conformance the Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Light Agriculture (A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is consistent with the Schedule “H” map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

4. The public’s health, safety, and general welfare are protected through project design.

5. The proposed project is compatible with the present and future logical development of the area.

6. The proposed project will not have a significant effect on the environment.

7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan Multi-Species Habitat Conservation Plan (WRCMSHCP).

8. The project proposal is exempt from CEQA pursuant to section 15315 for Minor Land Divisions.

INFORMATIONAL ITEMS:

1. The public notice for this project was sent to residences and owners of record within a 600-foot radius, encompassing 83 addresses. Additionally, a notice was posted in the Riverside Press-Enterprise. As of this writing, no letters, in support or opposition have been received.
10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33683R1 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33683R1, dated 1/10/11.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

The land division hereby permitted is to Revise the Tentative Parcel Map to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 Gross Acre lot. The previous cul-de-sac has also been removed.

10. EVERY. 3 MAP - HOLD HARMLESS

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.
10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more on sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WIDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety.
10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.)

upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.
10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO  RECOMMND

Graded slopes shall be limited to a maximum steepness ratio
of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE  RECOMMND

Minimum drainage grade shall be 1% except on portland
Cement concrete where .35% shall be the minimum.

10.BS GRADE. 13 MAP - SLOPE SETBACKS  RECOMMND

Observe slope setbacks from buildings & property lines per
the California Building Code as amended by Ordinance 457.

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES  RECOMMND

Plant and irrigate all manufactured slopes equal to or
greater than 3 feet in vertical height with drought
tolerant grass or ground cover; slopes 15 feet or greater
in vertical height shall also be planted with drought
tolerant shrubs or trees in accordance with the
requirements of Ordinance 457.

10.BS GRADE. 22 MAP - FINISH GRADE  RECOMMND

Finish grade shall be sloped to provide proper drainage
away from all exterior foundation walls in accordance with
the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 BEAUMONT-CHERRY VALLEY WATER  RECOMMND

Parcel Map#33683 R1 is proposing Beaumont-Cherry Valley
Water District potable water service only. It is the
responsibility of the developer to ensure that all
requirements to obtain potable water service are met with
the Beaumont-Cherry Valley Water District as well as all
other applicable agencies.

10.E HEALTH. 2 COUNTY ORDINANCE 871  RECOMMND

All lots are subject to the conditions specified under
Riverside County Ordinance No. 871. In summary, no
application for a new septic system shall be accepted for
any lot or parcel unless that system is designed to remove
no less than fifty percent (50%) of the nitrogen released
10. GENERAL CONDITIONS

10.E HEALTH. 2 COUNTY ORDINANCE 871 (cont.)

in the effluent (advanced treatment, denitrifying systems).
No existing system in the area shall be expanded or otherwise modified to accommodate new construction and/or additional wastewater generating fixtures or appliances. In the event that an existing system requires replacement or repair, such replacement may be approved and installed, subject to the requirements of Riverside County Ordinance No. 650.

10.E HEALTH. 2 USE - PERC TEST REQ'D

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) Technical Guidance Manual is required.

10.E HEALTH. 2 USE - ATU PLANS

The applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.
If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed Advanced Treatment Unit disposal area may require further soils percolation testing and/or engineering.

10.E HEALTH. 3 ADVANCED TREATMENT UNITS REQ'D

Per County Ordinance No. 871, all lots will require advanced treatment units (ATU) that are designed to remove no less than fifty percent (50%) of the nitrogen released in the effluent.

10.E HEALTH. 4 ATU - MAINTAIN SETBACKS

All components of any proposed Advanced Treatment Units (ATUs) must remain outside of any dedicated easements. Moreover, all ATUs must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State
10. GENERAL CONDITIONS

10.E HEALTH. 4 ATU - MAINTAIN SETBACKS (cont.) RECOMMEND

and Local Laws. In addition, no part of the proposed ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 5 DEH SITE EVALUATION REQUIRED RECOMMEND

Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board clearance may be required.**

10.E HEALTH. 6 FLOOR PLANS-PLUMBING FIXTURES RECOMMEND

A floor plan of the proposed structure showing all proposed plumbing fixtures and bedrooms must be submitted to the Department of Environmental Health (DEH) for review to ensure proper septic tank sizing.

FIRE DEPARTMENT

10.FIRE. 1 MAP*-#13-HYDRANT SPACING RECOMMEND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMEND

Parcel Map 33683, Revised Map No. 1, is a proposal to subdivide an approximately 7.3-acre site into 3 lots for residential use. The site is located in the Cherry Valley area on the south side of Lincoln Street, west of
10. GENERAL CONDITIONS

10.FLOOD R1. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMEND

Bellflower Avenue. The exhibit shows an existing residence on Parcel 3. Parcel Map 33683 proposed subdividing the site into 4 lots and a remainder lot.

Our review indicates the site is subject to sheet flow storm runoff from both the north and the east. All new construction shall be floodproofed by elevating the finished floor a minimum of 18-inches above the highest adjacent ground. Mobile homes/premanufactured homes shall be placed on a permanent foundation. All new construction shall comply with all applicable ordinances and any grading shall perpetuate the natural drainage patterns for the area.

10.FLOOD R1. 2 MAP ELEVATE FINISH FLOOR RECOMMEND

The finished floor of new structures shall be elevated 18 inches above the surrounding finished grade. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMEND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from
10. GENERAL CONDITIONS

10.PLANNING. 1  GEN - IF HUMAN REMAINS FOUND (cont.)  RECOMMEND

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 Planning /Director.

10.PLANNING. 2  GEN - INADVERTANT ARCHAEO FIND  RECOMMEND

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

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

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

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

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

10.PLANNING. 3 MAP - LC LNDSCP REQUIREMENTS RECOMMEND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/permit holder/landowner shall:

1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 4 MAP - LC LNDSCP SPECIES RECOMMEND

The developer/permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site http://www.rctlma.org/planning/content/devproc/landscape/landscape.html. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 5 MAP - PALEO RESOURCES RECOMMEND

THIS SITE IS INDICATED IN THE COUNTY'S GENERAL PLAN AS HAVING AN UNDETERMINED POTENTIAL FOR SIGNIFICANT PALEONTOLOGICAL RESOURCES. THE ORIGINAL PARCEL MAP DID NOT INDICATE A POTENTIAL FOR SIGNIFICANT IMPACT TO THIS
10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - PALEO RESOURCES (cont.)

RESOURCE AND STUDIES IN THE AREA HAVE NOT RESULTED IN
RECORDED FOSSIL FINDS IN THE IMMEDIATE VICINITY OF THIS
PROJECT SITE. HENCE, IT IS ANTIPATED THAT THE REDUCTION IN
TOTAL DEVELOPABLE PARCELS CONTEMPLATED IN THIS REVISION
WILL RESULT IN A LESSENING OF THE POTENTIAL AREAS TO BE
DEVELOPED AND, THUS, A LESSENING OF THE POTENTIAL IMPACT TO
THE POTENTIAL PALEONTOLOGICAL RESOURCES THAT COULD BE AT
THIS SITE.

As such, this project is not anticipated to require any
direct mitigation for paleontological resources. However,
should fossil remains be encountered during site
development:

1. All site earthmoving shall be ceased in the area of where
the fossil remains are encountered. Earthmoving
activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified
of the fossil discovery who will in turn immediately notify
the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist
approved by the County of Riverside.

4. The paleontologist shall determine the significance of
the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will
continue thereafter on an as-needed basis by the
paleontologist during all earthmoving activities that may
expose sensitive strata. Earthmoving activities in areas
of the project area where previously undisturbed strata
will be buried but not otherwise disturbed will not be
monitored. The supervising paleontologist will have the
authority to reduce monitoring once he/she determines the
probability of encountering any additional fossils has
dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving
activities when the paleontologist is not onsite, these
activities will be diverted around the fossil site and the
paleontologist called to the site immediately to recover
the remains.

7. Any recovered fossil remains will be prepared to the
10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - PALEO RESOURCES (cont.) (cont.)

point of identification and identified to the lowest
taxonomic level possible by knowledgeable paleontologists.
The remains then will be curated (assigned and labeled with
museum* repository fossil specimen numbers and
corresponding fossil site numbers, as appropriate; places
in specimen trays and, if necessary, vials with completed
specimen data cards) and catalogued, an associated specimen
data and corresponding geologic and geographic site data
will be archived (specimen and site numbers and
corresponding data entered into appropriate museum
repository catalogs and computerized data bases) at the
museum repository by a laboratory technician. The remains
will then be accessioned into the museum* repository fossil
collection, where they will be permanently stored,
maintained, and, along with associated specimen and site
data, made available for future study by qualified
scientific investigators. * The County of Riverside must be
consulted on the repository/museum to receive the fossil
material prior to being curated.

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of
California Subdivision Map Act and to all requirements of
County Ordinance No. 460, Schedule H, unless modified by
the conditions listed herein.

10.PLANNING. 7 MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions
of approval, including but not limited to grading or
building plan review or review of any mitigation monitoring
requirement, shall be reviewed on an hourly basis, or other
appropriate fee, as listed in county Ordinance No. 671. Each
submittal shall be accompanied with a letter clearly
indicating which condition or conditions the submittal is
intended to comply with.

10.PLANNING. 12 MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance
with the development standards of the
A-1-1 zone.
10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - 90 DAYS TO PROTEST

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

10.PLANNING. 16 MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 17 MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.
10. GENERAL CONDITIONS

10.PLANNING. 17  MAP - ORD NO. 659 (DIF) (cont.)

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 18  MAP - OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel

10.PLANNING. 19  MAP - SUBMIT BUILDING PLANS

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

TRANS DEPARTMENT

10.TRANS. 1  MAP - TS/EXEMPT

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

10.TRANS. 2  MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3  MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of
10. GENERAL CONDITIONS

10.TRANS. 3  MAP - DRAINAGE 2 (cont.)  RECOMMEND

streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4  MAP - NO ADD'L ON-SITE R-O-W  RECOMMEND

No additional on-site right-of-way shall be required on Lincoln Street since adequate right-of-way exists, per MB 6/58.

10.TRANS. 5  MAP - NO ADD'L ROAD IMPRVMNTS  RECOMMEND

No additional road improvements will be required at this time along Lincoln Street due to existing improvements.

10.TRANS. 9  MAP - COUNTY WEB SITE  RECOMMEND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2  MAP - EXPIRATION DATE  RECOMMEND

The conditionally approved TENTATIVE MAP revision shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.
50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRAIVEWAY ACCESS

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2 MAP-#73-ECS-DRAIVEWAY REQUIR

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. Access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#88-ECS-AUTO/MAN GATES

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 4 MAP-#98-ECS-HYD/WTR TANK

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, a domestic water system with an approved fire hydrant within 500' of the driveway entrance, as approved by the Riverside County Fire Department.
50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 2 MAP ELEVATE FINISH FLOOR ECS RECOMMND

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 18 inches above the surrounding finished grade. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the A-1-1 zone, and with the Riverside County Integrated Project (RCIP).
50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.)

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 7 MAP - QUIMBY FEES (1)

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the -Cherry Valley (#27) County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 16 MAP - ECS NOTE RIGHT-TO-FARM

The following Environmental Constraints Note shall be placed on the ECS:

"All lots are located wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper
and accepted customs and standards, as established and 
followed by similar agricultural operations in the same 
locality, shall be or become a nuisance, private or public, 
due to any changed condition in or about the locality, 
after the same has been in operation for more than three 
(3) years, if it wasn't a nuisance at the time it began. 
The term "agricultural activity, operation or facility, or 
appurtences thereof" includes, but is not limited to, the 
cultivation and tillage of the soil, dairying, the 
production, cultivation, growing and harvesting of any 
apiculture, or horticulture, the raising of livestock, fur 
bearing animals, fish or poultry, and any practices 
performed by a farmer or on a farm as incident to, or in 
conjunction with, such farming operations, including 
preparation for market, delivery to storage or to market, 
or to carriers for transportation to market."

In the event the number of lots, or the configuration of 
lots, of the FINAL MAP differs from that shown on the 
approved TENTATIVE MAP, the actual language used above 
shall reflect those lots which are partly or wholly within 
300 feet of agriculturally zoned (A-1, A-2, A-F, A-D) 
properties.

The land divider shall submit a detailed proposal for the 
notification of all initial and future purchasers of 
dwelling units within the subject project of the existence 
of dairies and/or other agricultural uses within the 
vicinity of the property and potential impacts resulting 
from those uses. Said notification shall be in addition to 
any notice required by Ordinance No. 625 (Riverside County 
Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial 
and all future purchasers of dwelling units within the 
subject project.

Prior to recordation, the Planning Department shall 
determine if the deposit based fees for the TENTATIVE 
MAP are in a negative balance. If so, any unpaid fees 
shall be paid by the land divider and/or the land
50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - FEE BALANCE (cont.) RECOMMND
divider's successor-in-interest.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

TRANS DEPARTMENT

50.TRANS. 6 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov."
60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMEND

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMEND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMEND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMEND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.
60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

PLANNING DEPARTMENT

60.PLANNING. 17 MAP - FEE BALANCE

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.
80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.
80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMEND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMEND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMEND

Impacts to the Beaumont School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 MAP - FEE BALANCE RECOMMEND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSPECTION RECOMMEND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:
90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - PRECISE GRADE INSPECTION (cont.) RECOMMEND

b. Installation of slope planting and permanent irrigation on required slopes

2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVAL RECOMMEND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMEND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMEND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

90.E HEALTH. 3 USE-ALT SYSTEM DEED RECORD RECOMMEND

The existence of an alternative system on this property must be recorded on the deed and proof provided to the
90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE-ALT SYSTEM DEED RECORD (cont.) RECOMMND

Department of Environmental Health prior to final.

90.E HEALTH. 4 USE-QUALIFIED SERVICE PROVIDER RECOMMND

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

90.E HEALTH. 5 USE-RENEWABLE OPERATING PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY FEES (2) DRAFT

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Beaumont Cherry Valley Recreation and Park District.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.
TENTATIVE PARCEL MAP NO. 33683, REVISED MAP NO. 1 – EA42418 – Applicant: Wayne Howard – Engineer/Representative: Herald Lantis – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) Cherry Valley Policy Area – Location: Northerly of Brookside Avenue, southerly of Lincoln Street, easterly of Winesap Avenue, and westerly of Bellflower Avenue – 7.34 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-5) - REQUEST: The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 Gross Acre lot – APN: 403-300-007 – Related Cases: PM33683

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC Meeting Agenda on February 3, 2011. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Matt Straite, Project Planner, at (951) 955-8631 or email at mstraite@rclma.org / MAILSTOP# 1070.

COMMENTS:

DATE: ___________________________ SIGNATURE: ___________________________

PLEASE PRINT NAME AND TITLE: ___________________________________________

TELEPHONE: ___________________________

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

CHECK ONE AS APPROPRIATE:

☐ TRACT MAP  ☐ MINOR CHANGE  ☐ VESTING MAP
☒ REVISIONED MAP ☐ REVERSION TO ACREAGE  ☐ EXPIRED RECORDABLE MAP
☐ PARCEL MAP  ☐ AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 33683 R

DATE SUBMITTED: Aug. 2005

APPLICATION INFORMATION

Applicant's Name: Wayne Howard  E-Mail: __________________________

Mailing Address: 40721 Lincoln St.

Cherry Valley, Ca. 92223  Street

City  State  ZIP

Daytime Phone No: (951-227-3904)  Fax No: (___)

Engineer/Representative's Name: Herald R. Lantis, P.E.  E-Mail: heraldL@cm4sanbag.com

Mailing Address: 39910 Dutton St.

Cherry Valley, Ca. 92223  Street

City  State  ZIP

Daytime Phone No: (760) 802-7730  Fax No: (909) 875-6716

Property Owner's Name: Wayne Howard  Marian

E-Mail: __________________________

Mailing Address: 40721 Lincoln Street

Cherry Valley, Ca. 92223  Street

City  State  ZIP

Daytime Phone No: (951) 227-3904  Fax No: (951) 769-5748

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Wayne Howard
PRINTED NAME OF APPLICANT

Marian Howard
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Wayne Howard
PRINTED NAME OF PROPERTY OWNER(S)

Marian Howard
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 402-300-007

Section: 26 Township: T2S Range: R1W

Approximate Gross Acreage: 7.34

General location (street address, cross streets, etc.): North of Brookside, South of Lincoln St., East of Windesap, West of Bellflower.
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Thomas Brothers map, edition year, page number, and coordinates: 691 B-5

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Divide 7.34 acre parcel into 3 parcels ranging from 1.00 acre to 2.44 acre with a remainder parcel consisting of 2.30 acres.

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). ___________________________________________ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) ____________________________ E.I.R. No. (if applicable): __________

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

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

Is water service available at the project site: Yes xx ☒ No ☐

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

Is sewer service available at the site? Yes ☐ No xx ☒

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes ☐ No xx ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: no grading proposed

Estimated amount of fill = cubic yards

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

Import __________________________ Export __________________________ Neither xx __________________________

What is the anticipated source/destination of the import/export?
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

How many anticipated truckloads? ___________________________ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____________________ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes xx☒ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees xx☒ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No xx☒

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

Does the subdivision exceed more than one acre in area? Yes xx☒ No ☐

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

Check answer:
xx☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) ___________________________ Date 8-20-0  
Owner/Representative (2) ___________________________ Date  

Form 295-1011 (06/20/05)  
Page 4 of 14
INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Phillip Wayne Howard ("PROPERTY OWNER"), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 402-300-007 ("PROPERTY"); and,

WHEREAS, on December 16, 2010, PROPERTY OWNER filed an application for Parcel Map No. 33683R1 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. Indemnification. PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any
approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys’ fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY’s Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys’ fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys’ fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER’s obligations under this Agreement.

4. **Payment for COUNTY’s LITIGATION Costs.** Payment for COUNTY’s costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY’s Planning Department the total amount of Twenty Thousand Dollars ($20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the “Deposit.”

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by
7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER’s obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

   a. Deem PROPERTY OWNER’s default of PROPERTY OWNER’s obligations as abandonment of the PROJECT and as a breach of this Agreement;
   b. Rescind any PROJECT approvals previously granted;
   c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney’s fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing is this Agreement shall be construed to limit, direct, impede or influence the COUNTY’s review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: [Signature]
Steven Weiss
Riverside County Planning Director

Dated: 3-14-16

**PROPERTY OWNER:**
Phillip Wayne Howard

By: [Signature]
Phillip Wayne Howard

Dated: 2-22-16
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On Feb 22, 2016, before me, Antonioette Yahzamin Stanisci, Notary Public, personally appeared Phillip Wayne Howard, who proved to me on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that he/she/they executed the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

Description of Attached Document

Title or Type of Document: AGREEMENT

Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer’s Name:

- Corporate Officer — Title(s):
- Partner — Limited General
- Individual
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:

Signer is Representing:

Signer’s Name:

- Corporate Officer — Title(s):
- Partner — Limited General
- Individual
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:

Signer is Representing:

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907
NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR’S HEARING to consider the project shown below:

TENTATIVE PARCEL MAP NO. 33683, REVISED MAP NO. 1 – CEQA Exempt – Applicant: Wayne Howard – Engineer/Representative: Herald Lantis – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) Cherry Valley Policy Area – Location: Northerly of Brookside Avenue, southerly of Lincoln Street, easterly of Winesap Avenue, and westerly of Bellflower Avenue – 7.34 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-5) – REQUEST: The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 Gross Acre lot. The previous cul-de-sac has also been removed.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: APRIL 18, 2016
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Matt Straite, Project Planner at 951-855-8631 or e-mail mstraite@rcctma.org, or go to the County Planning Department’s Director’s Hearing agenda web page at http://planning.rcctma.org/PublicHearings.aspx.

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

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

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, Vinnie Nguyen, certify that on 3/10/2016.

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

APN (s) or case numbers Pm 33683R1 For

Company or Individual's Name Planning Department

Distance buffered 600'

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158
ASMT: 402230014, APN: 402230014
LUCAS JONES
9396 OAK CREEK RD
CHERRY VALLEY CA 92223

ASMT: 402240005, APN: 402240005
MARGUERITE SCHOONDERWOERD
10004 WINESAP AVE
CHERRY VALLEY CA 92223

ASMT: 402230015, APN: 402230015
LUCAS JONES
9396 OAK CREEK
CHERRY VALLEY CA 92223

ASMT: 402240006, APN: 402240006
JENNIFER CASS, ETAL
40650 LINCOLN ST
BEAUMONT, CA 92223

ASMT: 402230016, APN: 402230016
TRACY CHAMBERS, ETAL
40590 LINCOLN ST
BEAUMONT, CA 92223

ASMT: 402240007, APN: 402240007
THERESA VALDIVIA, ETAL
40630 LINCOLN ST
BEAUMONT, CA 92223

ASMT: 402230017, APN: 402230017
TUNG PHAN
12631 SKYWOOD DR
GARDEN GROVE CA 92840

ASMT: 402290003, APN: 402290003
GERALDINE FRANCO, ETAL
10904 WINESAP AVE
CHERRY VALLEY CA 92223

ASMT: 402230020, APN: 402230020
SHIRLEY SANTAR
1345 JELLICK AVE
ROWLAND HEIGHTS CA 91748

ASMT: 402290004, APN: 402290004
SUSAN FOSTER, ETAL
10890 WINESAP AVE
BEAUMONT, CA 92223

ASMT: 402240002, APN: 402240002
ROBERT HOHERBERG
P O BOX 2466
CHINO CA 91710

ASMT: 402290010, APN: 402290010
JOANNE SERNA, ETAL
10912 WINESAP AVE
CHERRY VALLEY CA 92223

ASMT: 402240004, APN: 402240004
ANGELO BAGNARA
2746 E VANDERHOOF DR
WEST COVINA CA 91791

ASMT: 402290011, APN: 402290011
MARTHA SORIA, ETAL
115 HORSESHOE CIR
WEST COVINA CA 91791
ASMT: 402290020, APN: 402290020  
PATSY LAYMAN, ETAL  
40555 LINCOLN ST  
CHERRY VALLEY CA 92223  

ASMT: 402290022, APN: 402290022  
MICHAEL CUSHING  
40585 LINCOLN ST  
CHERRY VALLEY CA 92223  

ASMT: 402290023, APN: 402290023  
SUSAN LARA, ETAL  
40601 LINCOLN ST  
BEAUMONT, CA. 92223  

ASMT: 402290024, APN: 402290024  
KERRI COMBS, ETAL  
10950 WINESAP AVE  
BEAUMONT, CA. 92223  

ASMT: 402290025, APN: 402290025  
IDALIA GARCIA, ETAL  
10980 WINESAP  
BEAUMONT, CA. 92223  

ASMT: 402290026, APN: 402290026  
CYNTHIA STJOHN  
11560 FIELDS RD  
BANNING CA 92220  

ASMT: 402290027, APN: 402290027  
MARY ANDREAS  
11561 FIELDS RD  
BANNING CA 92220  

ASMT: 402300001, APN: 402300001  
WARREN SIMMONS, ETAL  
40743 LINCOLN ST  
CHERRY VALLEY CA 92223  

ASMT: 402300002, APN: 402300002  
CAROLYN EMORD  
301 WESTWOOD LN  
REDLANDS CA 92373  

ASMT: 402300003, APN: 402300003  
ANA MAGANA, ETAL  
797 AUTUMN LN  
CORONA CA 92881  

ASMT: 402300006, APN: 402300006  
LINDA SUFFICOOOL  
10921 BELLFLOWER AVE  
BEAUMONT, CA. 92223  

ASMT: 402300007, APN: 402300007  
MICHELLE RODRIQUEZ  
40721 LINCOLN ST  
CHERRY VALLEY CA 92223  

ASMT: 402300008, APN: 402300008  
ANNA CRADDOCK, ETAL  
10943 BELLFLOWER AVE  
BEAUMONT, CA. 92223  

ASMT: 402300009, APN: 402300009  
LORI RUEHLE  
10995 BELLFLOWER ST  
CHERRY VALLEY CA 92223
ASMT: 402300010, APN: 402300010
NANCY KENNEDY
40670 BROOKSIDE AVE
CHERRY VALLEY CA 92223

ASMT: 402310017, APN: 402310017
CHRISTINE GAMBRALL, ETAL
10820 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402300011, APN: 402300011
IRMA NAVA, ETAL
40652 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 402310018, APN: 402310018
MARLENE OLSON, ETAL
10830 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402300012, APN: 402300012
ROSIE SERNA, ETAL
10901 BELLFLOWER AVE
CHERRY VALLEY CA 92223

ASMT: 402310020, APN: 402310020
ROSE COCKERILL, ETAL
10910 BELLFLOWER AVE
CHERRY VALLEY CA 92223

ASMT: 402310006, APN: 402310006
DAVID ROMANO
10852 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402310023, APN: 402310023
HIGHLAND SPRINGS COUNTRY CLUB OWNER
40905 LINCOLN PL
BEAUMONT CA 92223

ASMT: 402310009, APN: 402310009
LEW WEAVER
405 PEDERSON RD
KALISPELL MT 59901

ASMT: 402310026, APN: 402310026
VONA JAMES
40852 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 402310010, APN: 402310010
DORA RIOS, ETAL
168 LOMA AVE
BEAUMONT CA 92223

ASMT: 402391010, APN: 402391010
AIKO HORN, ETAL
40613 CABALLERO DR
CHERRY VALLEY CA 92223

ASMT: 402310015, APN: 402310015
ANDREI LEFEBVRE
10896 BELLFLOWER AVE
CHERRY VALLEY CA 92223

ASMT: 402391011, APN: 402391011
DEANNA MACDOUGALL, ETAL
40803 CABALLERO DR
CHERRY VALLEY CA 92223
ASMT: 402391012, APN: 402391012
PAUL DEASON
40793 CABALLERO DR
CHERRY VALLEY CA 92223

ASMT: 402391013, APN: 402391013
DICKIE MILLER
40783 CABALLERO DR
BEAUMONT, CA. 92223

ASMT: 402391014, APN: 402391014
JUDITH REMELE, ETAL
37262 OAK GROVE RD
YUCAIPA CA 92399

ASMT: 402391015, APN: 402391015
ESTHER TISTHAMMER, ETAL
40763 CABALLERO DR
CHERRY VALLEY CA 92223

ASMT: 402391016, APN: 402391016
SHERRY HINMAN, ETAL
10260 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402391017, APN: 402391017
DONNA SCHARTON, ETAL
10270 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402391018, APN: 402391018
EDNA BREGANTE, ETAL
10280 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402391019, APN: 402391019
CHARLOTTE ERICSON, ETAL
10290 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402391020, APN: 402391020
MARI KUHN, ETAL
10300 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402391021, APN: 402391021
GLENDA TUIG, ETAL
10310 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402391022, APN: 402391022
JACQUELINE HILOVSKY, ETAL
10320 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402391028, APN: 402391028
HIGHLAND SPRINGS COUNTRY CLUB OWNER
C/O GURALNICK & ASSOC
1535 SOUTH D ST STE 200
SAN BERNARDINO CA 92408

ASMT: 402392013, APN: 402392013
WANDA DODGE, ETAL
40804 CABALLERO DR
CHERRY VALLEY CA 92223

ASMT: 402392014, APN: 402392014
CONSTANCE NUNLEY, ETAL
40794 CABALLERO DR
BEAUMONT, CA. 92223
Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Owner:
PHILLIP WAYNE AND MARIAN HOWARD
40721 LINCOLN ST
BEAUMONT CA 92223

Owner:
PHILLIP WAYNE AND MARIAN HOWARD
40721 LINCOLN ST
BEAUMONT CA 92223

Engineer:
HERALD R LANTIS, P E
39910 DUTTON ST
CHERRY VALLEY CA 92223

Engineer:
HERALD R LANTIS, P E
39910 DUTTON ST
CHERRY VALLEY CA 92223
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 1469  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.

PM33683R1  Project Title/Case Numbers
Matt Strate  (951) 955-8631  County Contact Person  Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Wayne Howard  40721 Lincoln St. Cherry Valley, CA 92223  Project Applicant  Address

Northernly of Brookside Avenue, southerly of Lincoln Street, easterly of Winesap Avenue, an westerly of Bellflower Avenue  Project Location

The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 Gross Acre lot  Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on 5/9/16, and has made the following determinations regarding that project:

1. The project will not have a significant effect on the environment.
2. A finding that nothing further was prepared for the project pursuant to the provisions of the California Environmental Quality $50.00 and reflect the independent judgement of the Lead Agency.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.
5. A statement of Overriding Considerations was not adopted.
6. Findings were made pursuant to the provisions of CEOA.

This is to certify that the earlier EA, 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 for Matt Strate  Project Planner  3/14/16  Date

Date Received for Filing and Posting at OPR: ______________________

Please charge deposit fee case#: ZEA42418  ZCFG 5785  FOR COUNTY CLERK'S USE ONLY
NOTICE OF EXEMPTION

TO: [ ] Office of Planning and Research (OPR)  P.O. Box 3044  Sacramento, CA 95812-3044  [ ] County of Riverside County Clerk
FROM: Riverside County Planning Department  4080 Lemon Street, 12th Floor  P. O. Box 1409  Riverside, CA 92502-1409  [ ] 38686 El Cerrito Road  Palm Desert, CA 92211

Project Title/Case No.: Tentative Parcel Map No. 33683 Revised No. 1

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Brookside Avenue, southerly of Lincoln Street, easterly of Winesap Avenue, and westerly of Bellflower Avenue.

Project Description: The Revised Tentative Parcel map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 gross acre lot. The previous cul-de-sac has been removed.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Wayne Howard, 40721 Lincoln St., Cherry Valley, CA 92223

Exempt Status: (Check one)
[ ] Ministerial (Sec. 21080(b)(1); 15268)
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a))
[ ] Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
[ ] Categorical Exemption (15315)
[ ] Statutory Exemption (___________)
[ ] Other: ____________________________

Reasons why project is exempt: Class 15 (Minor Land Divisions) consists of division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels.

Matt Straite  County Contact Person  (951) 955-8631  Phone Number

Signature: [Signature for Matt Straite]  Project Planner  March 14, 2016

Date Received for Filing and Posting at OPR: ____________________________

Revised: 03/14/2016: \Yii\Planning\Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42418  ZCFG No. 5785 - County Clerk Posting Fee
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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd
Riverside, CA 92502 Murrieta, CA 92563 Indio, CA 92211
(951) 955-3200 (951) 694-5242

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Received from: HOWARD PHILLIP WAYNE $64.00
paid by: CK 1018
EA42418
paid towards: CFG05785 CALIF FISH & GAME: DOC FEE
at parcel: 40721 LINCOLN ST BEAU
appl type: CFG3

By MGARDNER posting date Dec 23, 2010 10:27
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658353120100208100 CF&G TRUST: RECORD FEES $64.00

Overpayments of less than $5.00 will not be refunded!

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