



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JULY 26, 2021

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
4080 Lemon Street, Riverside, CA 92501  
12<sup>th</sup> Floor Conference Room A  
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Teleconference participation by the Planning Director's designee and County staff. Public access to the meeting location will be limited to comply with the Executive Order.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: [planninghearings@rivco.org](mailto:planninghearings@rivco.org). You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at [esarabia@rivco.org](mailto:esarabia@rivco.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:

NONE

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

- 2.1 **PLOT PLAN NO. 200013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – CEQ200057 – Applicant: The Planning Associates Group c/o Kim Caldwell – Engineer/Representative: The Planning Associates Group c/o Kim Caldwell – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Lakeland Village Policy Area – Location: Northerly of Vail Street, southerly of Turner Street, easterly of Brightman Avenue, and westerly of Grand Avenue – 5.92 Net Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 200013 is a proposal to for an outside pallet storage yard with existing structures/buildings on site. The project proposes 97 pallet stacked storage areas, which would hold approximately 71,142 pallets. The pallets will be stacked 12 to 20 feet high, with each stack not to exceed 400 sq. ft. Main trailer truck access into the project site is from Grand Avenue. Secondary access for emergency and/or automobiles for employees (non-trailer trucks) is provided on Turner Street. The project is conditioned for a 10-foot-high tubular-steel fencing along Grand Avenue (the property frontage) and a 10-foot-high decorative CMU wall along the project's westerly and southerly perimeter. The existing 24-foot wall will remain along the project's easterly perimeter. The project is conditioned to install mature landscaping along the property frontage, and along the westerly and southerly perimeter. The residential properties located south of the project site is zoned General Residential (R-3). The project includes an exception to the landscape requirement along the areas zoned R-3, from 10 feet of landscaping to 2 feet pursuant to Ordinance No. 348, Section 11.5 for the M-SC zone; which allows exceptions to development standard, if determined inappropriate and said modification will not be contrary to the public health and safety. The existing dwelling on the project site would remain and be used as a caretaker's unit. Other existing buildings and structures that will remain onsite, includes a 1,920 sq. ft. office modular, a 4,640 sq. ft. open shop structure and two (2) open canopies at 3,520 sq. ft. and 3,450 sq. ft. respectively. The project site would provide a trash enclosure and 24 parking spaces, including one (1) for disable person's and two (2) truck loading parking spaces near the office modular. The project will have a lifespan of five (5) years, or when the area's land use designation is changed to accommodate mixed use development (whichever comes last), pursuant to the Lakeland Village Policy Area. APN: 371-142-013. Continued from June 21, 2021 and June 28, 2021. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

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

**3.1 PLOT PLAN NO. 190024 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Gumaro J. Vasquez – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Valle Vista Way, westerly of Kellen Court, southerly of Hermosa Drive, and easterly of Cayuse Court – 1.29 Net Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 190024 is a proposal to convert an existing 3,050 sq. ft. two-story detached garage into a Class II Dog Kennel for up to 25 dogs in total, on 1.29 acres. Outside the detached kennel building the Class II Dog Kennel site includes a dog exercise and play area which is enclosed by an existing 6-foot-high vinyl fence. Food and water troughs provided inside the detached kennel building. The remainder of the project site contains a residential dwelling for the kennel owner and a 6-foot-high fenced in area for the residential pool. The project site perimeter is enclosed by either a 6-foot-high chain-link fence or vinyl fence. The proposed Class II kennel will not be open to the public. Customers purchase dogs online and delivery of the dogs are managed offsite. APN: 245-100-048. Project Planner: Tim Wheeler at (951) 955-6060 or email [twheeler@rivco.org](mailto:twheeler@rivco.org).

**4.0** SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

**NONE**

**5.0** PUBLIC COMMENTS:



*John Hildebrand*  
*Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**Date: July 21, 2021**

**To: Riverside County Planning Director (Hearing Officer)**

**From: Tim Wheeler, Project Planner**

**RE: Item 2.1–Plot Plan No. 200013 (AAA Pallet) – Continuance Off-Calendar**

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Since completion of the report package for the Director's Hearing meetings for June 21<sup>st</sup> and June 28<sup>th</sup> to July 26, 2021; further discussions with the Applicant/Representatives and the Riverside County Fire Department have occurred which has resulted in the need for revised Fire Suppression Reports and Water Availability Analysis to be provided. As of July 21, 2021, no resolution has occurred to allow for this project to be heard at the July 26<sup>th</sup> Director's Hearing. Staff requests that this project be "Continued Off-Calendar" and noticed again once any and all Fire concerns have been addressed.

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Palm Desert, California 92211  
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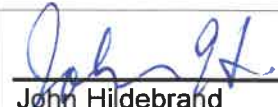
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

**3 . 1**

Director's Hearing: July 26, 2021

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Plot Plan No. 190024	<b>Applicant(s):</b> Gumaro Vasquez
<b>CEQA Exempt</b>	Section 15301 (Existing Facilities)	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Representative(s):</b> Adkan Engineers
<b>Zoning Area/District:</b>	Woodcrest District	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Tim Wheeler	 John Hildebrand
<b>Project APN(s):</b>	245-100-048	Planning Director

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 190024 is a proposal to convert an existing 3,050 sqft. two-story detached garage into a Class II Dog Kennel for up to 25 dogs in total, on 1.29 acres. Outside the detached kennel building the Class II Dog Kennel site includes a dog exercise and play area which is enclosed by an existing 6-foot-high vinyl fence. Food and water troughs provided inside the detached kennel building. The remainder of the project site contains a residential dwelling for the kennel owner and a 6-foot-high fenced in area for the residential pool. The project site perimeter is enclosed by either a 6-foot-high chain-link fence or vinyl fence. The proposed Class II kennel will not be open to the public. Customers purchase dogs online and delivery of the dogs are managed offsite.

The above is hereinafter referred to as "the project or Project".

The site is located north of Valle Vista Way, west of Kellen Court, south of Hermosa Drive and east of Cayuse Court, within the Lake Mathews/Woodcrest Area Plan. The project site address is 15111 Kellen Circle.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

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

**APPROVE PLOT PLAN NO. 190024**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A	
Existing General Plan Foundation Component:	Rural Community (RC)	
Proposed General Plan Foundation Component:	N/A	
Existing General Plan Land Use Designation:	Rural Community: Very Low Density Residential (RC: VLDR)	
Proposed General Plan Land Use Designation:	N/A	
Policy / Overlay Area:	N/A	
Surrounding General Plan Land Uses		
North:	Rural Community: Very Low Density Residential (RC: VLDR)	
East:	Rural Community: Very Low Density Residential (RC: VLDR)	
South:	Rural Community: Very Low Density Residential (RC: VLDR)	
West:	Rural Community: Very Low Density Residential (RC: VLDR)	
Existing Zoning Classification:	Light Agriculture - 1 Acre Minimum (A-1-1)	
Proposed Zoning Classification:	N/A	
Surrounding Zoning Classifications		
North:	Light Agriculture - 1 Acre Minimum (A-1-1)	
East:	Light Agriculture - 1 Acre Minimum (A-1-1)	
South:	Light Agriculture - 1 Acre Minimum (A-1-1)	
West:	Light Agriculture - 1 Acre Minimum (A-1-1)	
Existing Use:	Single Family Residence w/ Pool & Detached Garage	
Surrounding Uses		
North:	Single Family Residence	
South:	Single Family Residence	
East:	Single Family Residence	
West:	Single Family Residence	

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.29 net acres	Minimum 1.00 gross acres
Existing Building Area (SQFT):	Detached Garage 3,050 sqft. (Dwelling 2,430 sqft.)	N/A



<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Detached Garage Height (FT):	24'	Other structures/buildings 50 feet

**Located Within:**

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High and Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone D

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The project, a Class II Dog Kennel, was submitted to the County of Riverside Planning Department on September 11, 2019.

The project site is located on a residential lot of approximately 1.29 acres that is accessible from Kellen Court within the Woodcrest Community. Additionally, the residential property has an 8-foot-wide shared access easement that comes from Valle Vista Way. The lot is currently improved with a 2,431 sqft. residential dwelling built in 1986 and a 3,050 sqft. two-story detached garage. The kennel proposes to convert the existing detached garage into a Class II Dog Kennel for up to 25 dogs (French Bulldogs): including eight (8) indoor kennels, food and water trough areas, and utilities for heating or cooling. The project will not be a training facility nor be open to the public as all transactions for the dogs would be processed online and deliveries will be conducted onsite.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which provides: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing use on the project site is a residential dwelling with ancillary uses such as a residential pool and detached garage. The project is a proposal to convert the existing detached garage into the dog kennel and enclose an area for dogs to play and exercise. The conversion would consist of interior alterations involving such things as kennels, plumbing and electrical conveyance, and heating and cooling. The Class II Dog Kennel would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing structure and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted building, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

In addition, the project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location, thus, no potentially significant environmental impacts are anticipated to occur. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constrains to development posed by subsidence. Moreover, the project's proposed dog kennel use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a this use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources, and the Riverside County Department of Animal Services.

Based upon the identified exemptions above, the County of Riverside hereby concludes that the Project would not have a significant effect on the environment and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR). The RC: VLDR designation supports detached single-family residences on large parcels of 1 to 2 acres, limited agriculture, intensive equestrian, and animal keeping are expected and encouraged.
2. The project site has a Zoning Classification of Light Agriculture one-acre minimum (A-1-1), which is consistent with the Riverside County General Plan as it permits residential and agricultural uses that are encouraged in the RC: VLDR designation.
3. The project site is not located within any General Plan Policy Area or Land Use Overlay.
4. The proposed use, a Class II Kennel, is consistent with Ordinance No. 348 (Land Use) and is allowed within the A-1 Zoning Classification, subject Plot Plan approval.

### **Plot Plan Findings:**

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The project site has a General Plan Land Use designation of Rural Community: Very Low Density Residential (RC: VLDR) and is located in the Lake Mathews/Woodcrest Area Plan. The existing home and proposed Class II Kennel are uses that may occur in areas that are designated RC: VLDR. Single detached residences and animal keeping are encouraged in this designation. The minimum lot size for the RC: VLDR land use designation is 1 to 2 acres and the project site meet that minimum.
2. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare. The project scope includes the establishment of a Class II Dog Kennel (11-25 dogs), within a residential property, which includes an existing single family detached home and a detached garage building. All necessary infrastructure to support the primary use of residential exists, and the dog kennel is a secondary, ancillary use. The site contains a perimeter fence and internal fencing surrounding the detached garage, where the kennel would be located on the project site. The existing site, in conjunction with this project's conditions of approval, would result in a use that will not negatively impact the public health, safety, or welfare.



3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. A Class II Dog Kennel is a permitted use within the Light Agriculture Zone, subject to Plot Plan approval, and this use complies with the development standards within Ordinance No. 348 (Land Use).

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures. Pursuant to the Transportation Department, due to the small project scope and negligible impacts, no traffic study, nor new street, sidewalk, or drainage improvements will be required for this project proposal of a Class II Kennel on a residential property. Customers of the Class II Kennel would purchase dogs online and delivery of the dogs are managed offsite.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project is to entitle the operation of a Class II Dog Kennel and does not include a property subdivision.

**Kennel Development Standard Findings:**

Pursuant to Section 18.45.b.2. of Ordinance No. 348 (Land Use), a Class II Kennel is permitted in the Light Agriculture (A-1) Zoning Classification with an approved plot plan. The subject site for the proposed Class II Kennel is Zoned A-1.

The proposed use complies with the development standards for a Class II Kennel based on the following:

**Location:**

- a. Kennels (or catteries) shall not be placed on any lot with a multiple family dwelling. The project, a Class II Kennel, is not located on a lot with multiple family dwellings. The existing project site has a permitted detached single-family dwelling unit. This project meets this development standard.
- b. All kennels (and catteries) located in the C-1/C-P, C-P-S, C-R, or MU zones shall be located within a fully enclosed building. The project site is zoned A-1 and not a commercial zone or MU zone designation. The proposed project, a Class II Kennel, would be contained within a fully enclosed building (permitted detached garage) on the project site and surrounding the Class II Kennel building are dog runs and exercise areas for the dogs in the kennel. Therefore, this project meets the development standard.

**Lot Size:**

Subject to permitted zoning, a kennel (or Class II Cattery) shall have a minimum lot size of one gross acre in the following zones: A-1, A-2, A-D, A-P, C/V, N-A, R-1, R1A, R-2, R-2A, R-3, R-3A, R-A, R-D, R-R, R-R-O, R-T-R, W-2, and W-2-M. The proposed project site is a 1.29 net acre lot. This project meets this development standard.

License:

The applicant shall obtain and continuously maintain all necessary licenses from the Riverside County Department Animal Services. The project has been conditioned to obtain and continuously maintain a kennel license for a Class II Kennel with the Department of Animal Services.

Ordinance 630:

All kennels (and catteries) are subject to the provisions of Ordinance No. 630. The project has been conditioned to meet the provisions of Ordinance No. 630.

Caretakers:

All kennels and catteries shall have an onsite caretaker. The project site currently has an existing permitted detached single-family dwelling unit. This project meets this development standard.

**Zoning Development Standard Findings:**

Lot Size:

Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use, except as follows: *The uses listed in Section 13.1.B. 1., 2., 3., 4. and 5. of this ordinance shall not be required to have a lot area in excess of 20,000 square feet or an average lot width in excess of 100 feet, irrespective of the minimum zone requirements for a particular area.* The project site is a 1.29 net acre property. This project site was approved per Tentative Tract Map No. 11047 and recorded as a legal lot on July 30, 1979. The project site's average width is 100 feet based on the front property line of 50 feet (via a cul-de-sac) and the rear property line width of 150 feet. The project site's depth is a minimum of 225 feet. Additionally, the use of a Class II Kennel is not one of the uses listed in 13.1.B 1-5. Therefore, this project meets this zoning development standard.

Yards:

Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard. The project site currently meets or exceeds this zoning standard with the existing detached single-family dwelling unit and detached garage. The dwelling is 50 feet from the front property line, a minimum 10 feet from the sides, and over 200 feet from the rear. The detached garage, location of the Class II Kennel, is 214 feet from the front property line, a minimum 46 feet from the sides, and 64 feet from the rear. Therefore, this project meets this zoning development standard.

Heights:

One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The project sites single-family dwelling unit is under

40 feet and the detached garage, location of the Class II Kennel, is 24 feet. Therefore, this project meets this zoning development standard.

Animals:

Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension. The Class II Kennel will be running out of the existing detached garage that is 214 feet from the principle street frontage. Therefore, this project meets this zoning development standard.

Parking:

Automobile storage space shall be provided as required by Section 18.12. of this ordinance. The proposed project, a Class II Kennel, will not require any parking spaces as all transactions for the sell of the dogs will occur offsite. The existing project site has an existing single-family dwelling unit with driveway parking or parking within the attached garage. Therefore, this project meets this zoning development standard.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary, Zone D, and is therefore subject to the Airport Land Use Commission ("ALUC") review. Staff spoke to ALUC and inquired if any review was required for a Class II Kennel within a residential neighborhood and within an existing detached building/structure. The determination was that no ALUC review was needed.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

The project site is not located within a Cal Fire State Responsibility Area ("SRA") OR Local Responsibility Area ("LRA") and is also not located within a fire hazard severity zone.

**Conclusion:**

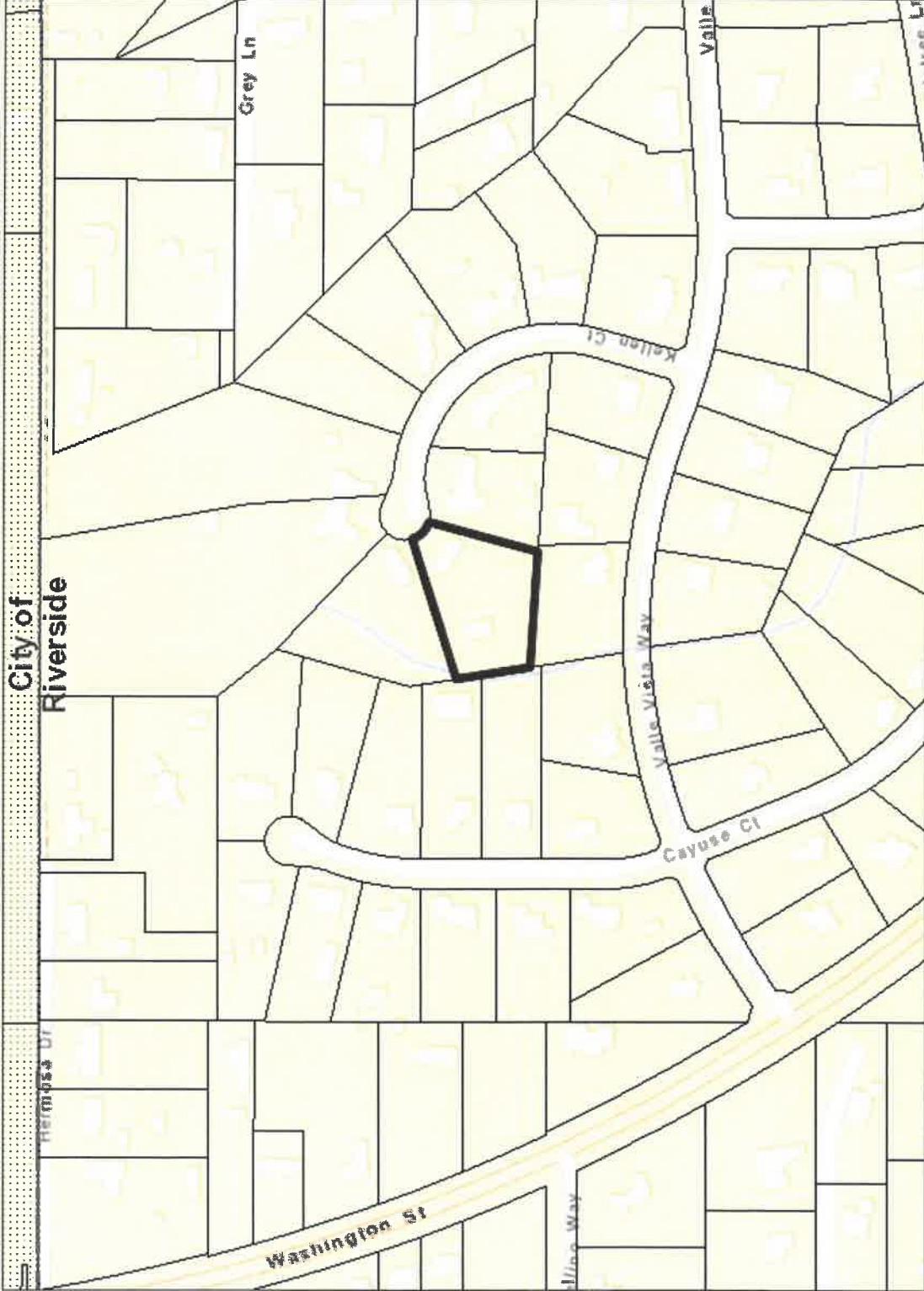
1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project. Kennels are administratively approved unless the public request a hearing (i.e. Director's Hearing).

# Plot Plan No. 190024

## Vicinity Map



**Legend**

- Parcels
- Blueline Streams
- City Areas
- World Street Map

**Notes**

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




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# Plot Plan No. 190024

## General Plan Map



City of



### Legend

□ Parcels

#### General Plan Land Use

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation

### Notes

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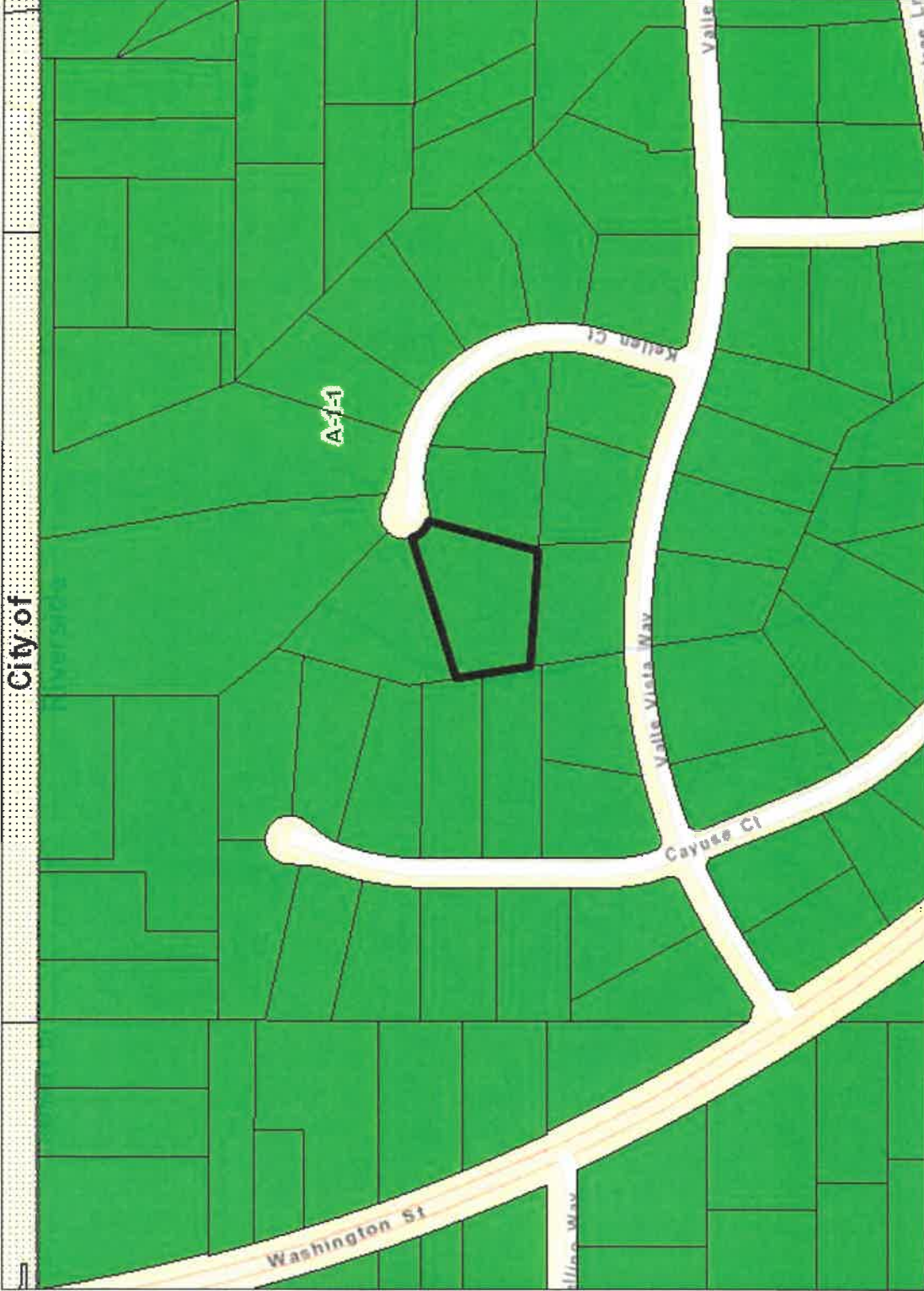
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# Plot Plan No. 190024

## Zoning Map



### Legend

- Parcels
- Zoning
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10



### Notes

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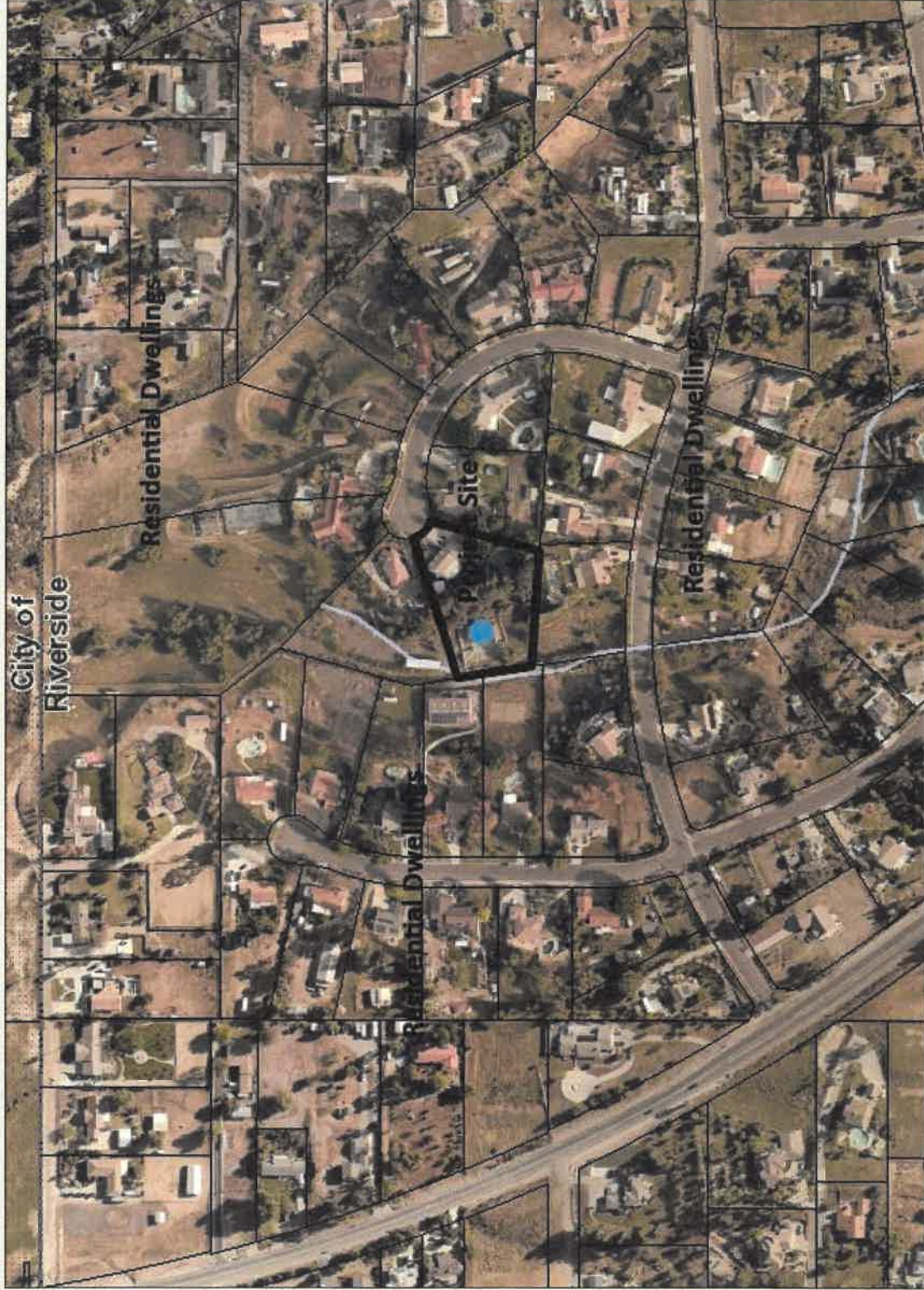
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# Plot Plan No. 190024

## Land Use Map



- Legend**
- Parcels
  - Blueline Streams
  - City Areas
  - World Street Map

**Notes**

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





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CASE: PPT190024  
EXHIBIT B: Elevation & Site Photos  
PLANNER: T. Wheeler  
DATE: July 26, 2021











Fenced in Dog Play + exercise area









Upstairs Storage only



Equestrian Easement access from  
and to street (Valle Vista Way)







Upstairs Storage only



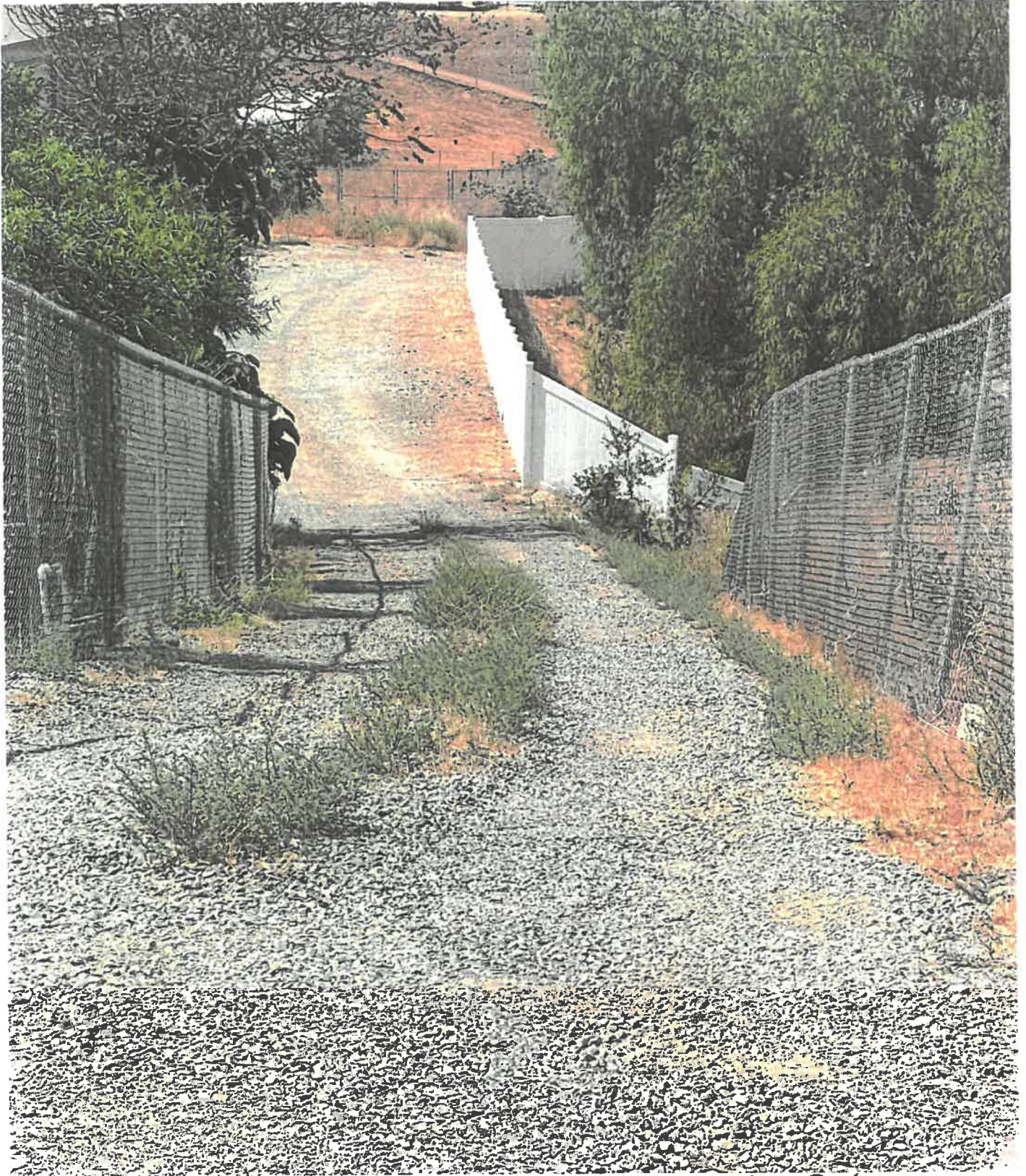






Angle Facing East on Valle Vista showing location of nearest Fire Hydrant.





Easement Entrance FROM Valle Vista Rd.  
Easement is 25 Ft wide





Easement access to Kennel of Valle Vista Rd.



Easement Access to Kennel

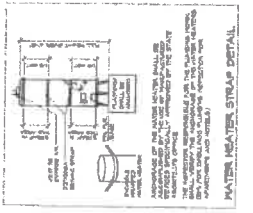
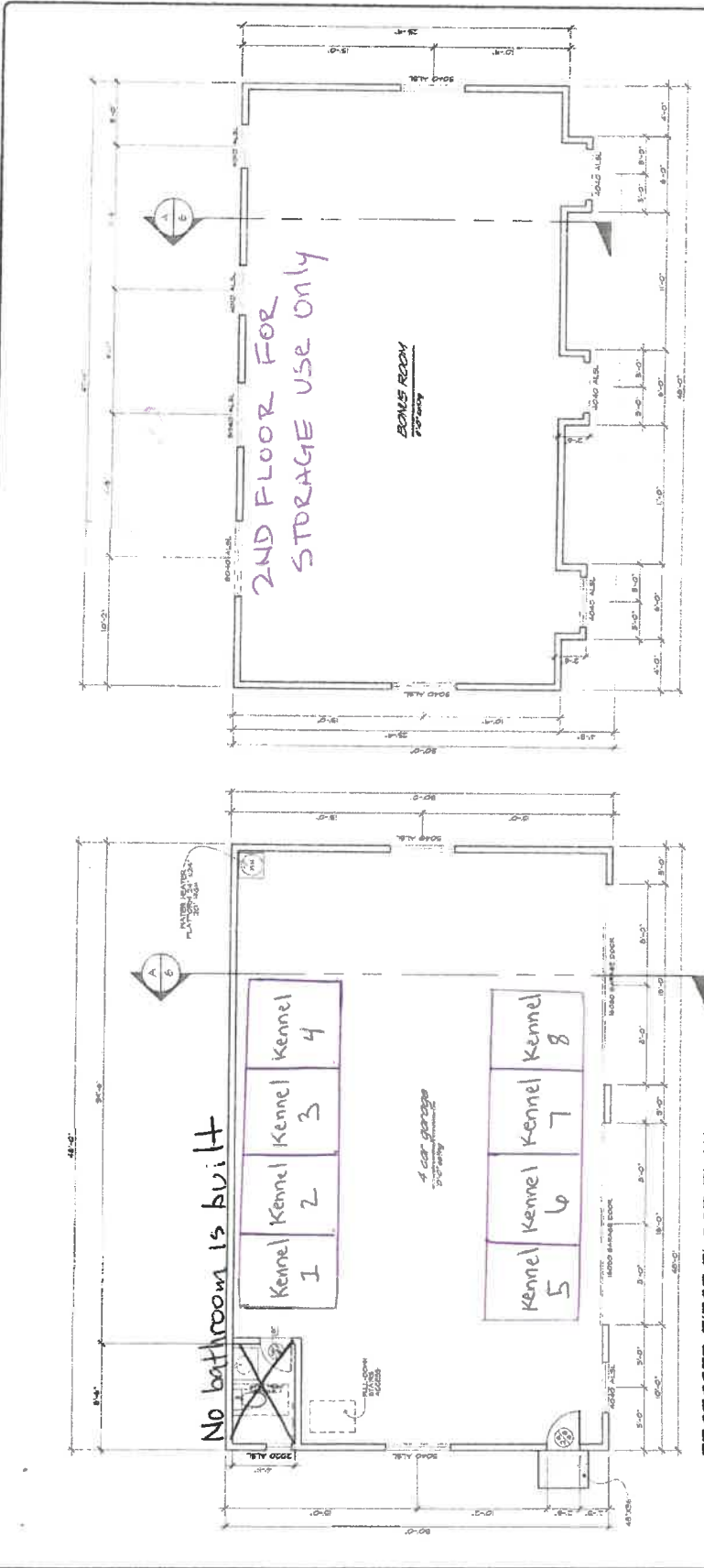


Figure 2-2: Vasquez Kennel - Site Aerial



NO.	DATE	DESCRIPTION

DATE	NO.



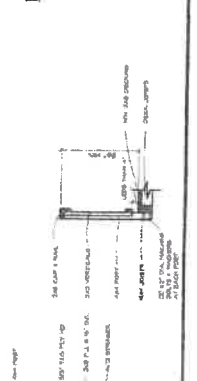
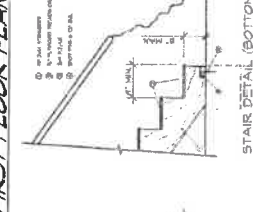
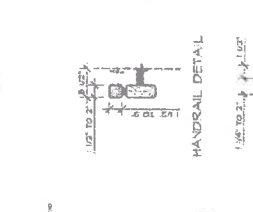
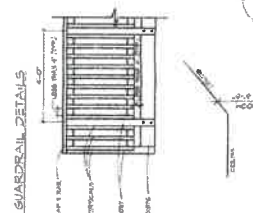
**FLOOR PLAN NOTES**

1. ALL INTERIORS SHALL BE WEATHER STRIPPED
2. ALL INTERIORS SHALL BE R-10
3. ROOF INSULATION SHALL BE R-30
4. ALL ROOFING SHALL BE 30 YEAR
5. ALL ROOFING SHALL BE 30 YEAR
6. ALL ROOFING SHALL BE 30 YEAR
7. ALL ROOFING SHALL BE 30 YEAR
8. ALL ROOFING SHALL BE 30 YEAR
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15. ALL ROOFING SHALL BE 30 YEAR
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17. ALL ROOFING SHALL BE 30 YEAR
18. ALL ROOFING SHALL BE 30 YEAR
19. ALL ROOFING SHALL BE 30 YEAR
20. ALL ROOFING SHALL BE 30 YEAR

**PROPOSED SQUARE FOOTAGE**

FIRST FLOOR AREA: 1440 SQUARE FEET  
 SECOND FLOOR AREA: 1440 SQUARE FEET  
 TOTAL FLOOR AREA: 2880 SQUARE FEET

**DIETZ RESIDENCE**  
 15111 KELLER  
 WOODCREST, CA 92506



## Kennel Daily Operations

We operate a private kennel of French Bulldogs. French bulldogs are a small breed average height between 11"-13" with a weight under 28 Lbs. This breed is an indoor only breed as they are sensitive to the extreme weather. Our dogs are kept inside and only outdoors for approximately 2 hours a day for exercise and play.

There is no public access or visitors. All adoptions are done through social media and shipping and delivery is done with a private nanny off site.

### Our daily operation consists of:

**10am-11am:** they are let out for exercise and play for an approximately one hour. During this time, we pick up the waste, mop and disinfect floor. Their food and water bowls are filled, and their bedding is changed.

**11am:** they are put back inside

**5pm:** they are let out again for an hour to exercise, play and potty. During this time, we pick up the waste, mop and disinfect floor. Their food and water bowls are filled.

**6pm:** they are put back inside

CASE: PPT190024  
EXHIBIT K: Kennel Operations  
PLANNER: T. Wheeler  
DATE: July 26, 2021







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

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



06/23/21, 3:38 pm

PPT190024

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT190024. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT190024) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Plot Plan No. 190024 is a proposal to convert an existing 3,050 sqft. two-story detached garage into a Class II Dog Kennel for up to 25 dogs in total, on 1.29 acres. Outside the detached kennel building the Class II Dog Kennel site includes a dog exercise and play area which is enclosed by an existing 6-foot-high vinyl fence. Food and water troughs provided inside the detached kennel building. The remainder of the project site contains a residential dwelling for the kennel owner and a 6-foot-high fenced in area for the residential pool. The project site perimeter is enclosed by either a 6-foot-high chain-link fence or vinyl fence. The proposed Class II kennel will not be open to the public. Customers purchase dogs online and delivery of the dogs are managed off-site.

The site is located north of Valle Vista Way, west of Kellen Court, south of Hermosa Drive and east of Cayuse Court, within the Lake Mathews/Woodcrest Area Plan. The project site address is 15111 Kellen Circle.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

**Advisory Notification. 4 AND - Exhibits**

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

Exhibit A (Site Plan), dated April 13, 2021.

Exhibit B (Elevation & Site Photos), dated April 13, 2021.

Exhibit C (Floor Plan), dated April 13, 2021.

Exhibit K (Kennel Operations), dated April 13, 2021.

**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Current California Building Code (CBC)
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 630 (Regulating Dogs and Cats)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Obtain Kennel Licensing from the County of Riverside Department of Animal Services. Maintain an active license without the life of the Class II Kennel.
  
4. Mitigation Fee Ordinances:
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### **E Health. 1                      ECP Comments**

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

### Planning

#### **Planning. 1                      0015-Planning-PPT - ANIMAL WASTE**

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

#### **Planning. 2                      0015-Planning-PPT - ANNUAL INSPECTION/RPT**

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

#### **Planning. 3                      0015-Planning-PPT - COMPLY WITH ORD./CODES**

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

Plot Plan No. 190024 establishes a Class II Kennel (11 to 25 dogs). However, this entitlement does not limit the Director of Animal Control Services or the Riverside County Planning Director from further reducing the number of dogs kept or maintained pursuant to Section 5.c. of Ordinance No. 630. This section provides the following: the Director of Animal Control Services or the Riverside County Planning Director may, in their respective discretion, limit the number of dogs or cats over the age of four (4) months which are kept or maintained in any kennel or cattery, and such limitation may be imposed at such time as an application for an initial kennel or cattery license is considered or at such time as an application for renewal of a kennel or cattery license is considered.





**ADVISORY NOTIFICATION DOCUMENT****Waste Resources****Waste Resources. 1            Advisory Notice**

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

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

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

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

## Wheeler, Timothy

---

**From:** Terra Dearth <terra.lynn.dearth@gmail.com>  
**Sent:** Tuesday, July 6, 2021 8:47 AM  
**To:** Planning; Wheeler, Timothy  
**Subject:** APN: 245-100-048, 15111 Kellen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident in close proximity to this property. A notice has been circulated to some of the neighbors stating there is a proposed project at this address. I have been aware of the changes to this property since the current owner's date of purchase in 2016. The letter inappropriately states the owner is proposing these changes of usage. The project is and has been complete for quite some time. The 1.29 acres is tiered with the lower and smaller portion being where the secondary building, a horse corral and very small fenced area exist. The owners have evaded Animal Services for a kennel permit for years and when an animal control officer visited 44 dogs were noted. This would deem a Class IV Kennel license, not Class II. The easement to the structure on the lower portion of the property has been used as a road by the owner and those related to him. This has included trucks, trailers and construction vehicles. The neighbors have been maintaining the easement to ease erosion. The easement is also a run-off for the Woodcrest Dam. Another issue is whether the property added is approved, permitted and up to code as required by the County of Riverside. The easement is used for walking and horses by neighbors; but this many animals on this particular property might encroach on the easement and definitely presents a safety concern for us. I would think the owner would need to make some proofs and pay for some kind of a survey in addition to other items that are required to run this business.

Don't get me wrong, those of us that live in the unincorporated area of the county appreciate the many advantages of living here. But gross mis-treatment of animals and non-compliance of regulations to this degree is not right. This appears as a puppy mill to me.

I would appreciate a detailed response as to what has been done and being done by your department so I can pass this on to the residents in our neighborhood. As I am intricately involved in the neighborhood it is appreciated to keep my inquiry anonymous.

Thank you for your time,

Terra Lynn Dearth  
951-897-1515



## **Wheeler, Timothy**

---

**From:** David Castle <davidecastle@gmail.com>  
**Sent:** Wednesday, July 7, 2021 5:10 AM  
**To:** Wheeler, Timothy  
**Subject:** Opposition to Plot Plan No 190024 (PPT190024) Class II Kennel at 15111 Kellen Cir, Riverside, CA 92506

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Greetings Tim Wheeler,

I am requesting a public hearing to be held on this case for the following reasons.

We practice a live-and-let-live attitude when it comes to pets and hobbies, but if the owners are conducting a commercial business on this property, then we oppose the establishment of a Class II Kennel in Plot Plan No. 190024 (PPT190024) for 3 reasons...

### **PROTECT CHARACTER OF NEIGHBORHOOD**

This neighborhood is 100% residential. There are no other businesses in this neighborhood. This was obvious to the current owners before they purchased this property. We do not want the character of our neighborhood to be changed by this kind of business.

### **CONCERN ABOUT FUTURE ACTIONS**

If they have been operating an illegal unlicensed puppy mill, with 30-40 dogs on the premises for 5 years, while trying to fly under-the-radar, I cannot imagine what they will try to get away with if they are granted a license for "up to 25 dogs."

### **TIP OF THE ICEBERG**

Does animal control, IRS, county tax accessor, and their home insurance provider know about this illegal unlicensed business activity being conducted on private property?

Regards,

David Castle  
15230 Cayuse Ct  
Riverside CA 92506

## **Wheeler, Timothy**

---

**From:** Wheeler, Timothy  
**Sent:** Wednesday, July 7, 2021 3:01 PM  
**To:** Terra Dearth  
**Subject:** RE: APN: 245-100-048, 15111 Kellen

That is my intent is to have someone from Animal Control on Zoom for this hearing on July 26<sup>th</sup>.

Kind Regards,

Tim Wheeler  
Urban Regional Planner IV  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

[How are we doing?](#) Click the Link and tell us

**From:** Terra Dearth <terra.lynn.dearth@gmail.com>  
**Sent:** Wednesday, July 7, 2021 2:59 PM  
**To:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
**Subject:** Re: APN: 245-100-048, 15111 Kellen

Thank you for letting me know, Timothy. I would like to request that a member of Animal Services be part of the call as well.

Terra Lynn Dearth

On Wed, Jul 7, 2021 at 2:45 PM Wheeler, Timothy <[TWHEELER@rivco.org](mailto:TWHEELER@rivco.org)> wrote:

Ms. Terra Lynn Dearth,

I wanted to let you know that I received a request today from someone else wanting a Public Hearing for PPT190024 (Class II Kennel).

I have set that Public Hearing up (Via Zoom) on July 26, 2021 at 1:30 pm. As we get closer to this hearing date I will be provided the Zoom meeting details and I will forward them to you if you'd like.

Please feel free to contact me via email or phone if you have any further questions.

Kind Regards,

Tim Wheeler

Urban Regional Planner IV

4080 Lemon St - 12<sup>th</sup> floor

Riverside, CA 92501

951-955-6060

[How are we doing? Click the Link and tell us](#)

---

**From:** Terra Dearth <[terra.lynn.dearth@gmail.com](mailto:terra.lynn.dearth@gmail.com)>

**Sent:** Tuesday, July 6, 2021 8:47 AM

**To:** Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>; Wheeler, Timothy <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>

**Subject:** APN: 245-100-048, 15111 Kellen

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Don't get me wrong, those of us that live in the unincorporated area of the county appreciate the many advantages of living here. But gross mis-treatment of animals and non-compliance of regulations to this degree is not right. This appears as a puppy mill to me.



I would appreciate a detailed response as to what has been done and being done by your department so I can pass this on to the residents in our neighborhood. As I am intricately involved in the neighborhood it is appreciated to keep my inquiry anonymous.

Thank you for your time,

Terra Lynn Dearth

951-897-1515

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**County of Riverside California**

## Wheeler, Timothy

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**From:** Wheeler, Timothy  
**Sent:** Tuesday, July 13, 2021 9:46 AM  
**To:** Brian Katayama  
**Subject:** RE: PPT190024 (TW) - 15111 Kellen Court

Good Morning Mr. Brian Katayama,

I wanted to let you know that this proposed Class II Kennel has been requested to be heard at a public hearing on July 26<sup>th</sup> at 1:30 pm. Additional noticing for that hearing has been or will be sent out shortly.

If you'd like to attend this hearing via Zoom, please let me know and I can provide your email address to the Director's Hearing Officer and assist staff.

I can let you know that Animal Control will be at this hearing on July 26<sup>th</sup> and also they will provide licensing and regular follow up inspections for any kennels in the County of Riverside.

Kind Regards,

Tim Wheeler  
Urban Regional Planner IV  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

[How are we doing? Click the Link and tell us](#)

**From:** Brian Katayama <hi2ubmk@sbcglobal.net>  
**Sent:** Saturday, July 10, 2021 6:08 PM  
**To:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
**Subject:** PPT190024 (TW) - 15111 Kellen Court

Hello Tim Wheeler

I am Brian Katayama, 15174 Kellen Court.

I would like to express my concerns regarding the proposed operation of the Kennel at the nearby residence. I question the capability of the owner to operate the kennel and the wellbeing of the animals in their charge. Recently, we had a dog running free on our street with no tags or identification. We were able to capture the dog and was informed by a nearby gardener that it might belong to a neighbor at the end of our street. In the process to return the dog to that neighbor; the next door neighbor of the house we were returning the dog to, ran out of the house to claim the dog as theirs. The neighbor that claimed the dog was from 15111 Kellen Court.

In conclusion, I hope that consideration is given to the animals involved as well as to the facilities to care for them.

Thank you Brian Katayama

**Ryan and Stacey Lester**

15140 Cayuse Ct.  
Riverside, CA 92506  
Phone: 951-906-3079

► **Riverside County Planning Department**

---

**Dear Planning Department**

Thank you for this notification regarding Plot Plan No. 190024 (PPT190024) (APN: 245-100-048) application by Gumaro Vasquez to establish a Class II Kennel at their residence within our neighborhood.

My husband and two small children are 3<sup>rd</sup> generation Woodcrest residents. My grandpa's horseback riding group from the 1960's was the reason behind the street name Golden Star. We purchased our home here because this neighborhood is a somewhat rural community that permits horses, goats, chickens, dogs and such, governed by current Riverside County zoning regulations. We abide with current zoning as this is the lifestyle we have chosen. We are courteous of our neighbors with any noise that may occur on our property and gatherings we might host. We are part of a neighborhood watch, as well as participate in the neighborhood newsletter and events. To say this is a close nit community, is very true. However, we are against the proposed Class II Kennel in our neighborhood and **OPPOSE** the approval of this project by the Riverside County Planning Department for the following reasons;

- This project goes beyond the current zoning for land use without a variance being approved
- Sound travels far in this quiet community, the addition of up to 25 dogs and the associated barking on this 1.29-acre property will create an unwanted nuisance to all other surrounding residences. Additionally, the application notes the kennel in on a 1.29-acre property, however the kennel is on a small downhill portion of that property, thus magnifying the impact on adjacent residences
- This location has already been found to have up to 44 dogs on the property without a license, what makes it any different if they are to be approved for only 25.
- This is a residential neighborhood that allows pets and farm animals governed by current zoning regulations, it is not a residential neighborhood that welcomes commercial businesses that would add noise and commotion 24/7. No matter the precautions and efforts proposed in this homeowner's proposal, there would be unwanted barking and noise coming from this proposed Class II Kennel.
- Riverside County Government and residents need to support Pet Adoption from shelters rather than breeders that want to create kennels in residential neighborhoods that may act as puppy mills for profit

Thank you in advance for **NOT** approving the proposed Class II Kennel in our residential neighborhood

Best Regards

---



▶ [Type the sender company name]

---



Ryan and Stacey Lester  
Riverside County Resident and Neighbor to Proposed Class II Kennel

July 06, 2021

**James Thomas Phillips**

8125 Golden Star Ave  
Riverside, CA 92506  
Phone: 619-520-9486

▶ **Riverside County Planning Department**

---

**Dear Planning Department:**

Thank you for this notification regarding Plot Plan No. 190024 (PPT190024) (APN: 245-100-048) application by Gumaro Vasquez to establish a Class II Kennel at their residence within our neighborhood.

Those that reside in this neighborhood enjoy this somewhat rural community that permits horses, goats, chickens, dogs and such, governed by current Riverside County zoning regulations. We abide with current zoning as this is the lifestyle we have chosen. However, we are against the proposed Class II Kennel in our neighborhood and **OPPOSE** the approval of this project by the Riverside County Planning Department for the following reasons;

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- Riverside County Government and residents need to support Pet Adoption from shelters rather than breeders that want to create kennels in residential neighborhoods that may act as puppy mills for profit

Thank you in advance for **NOT** approving the proposed Class II Kennel in our residential neighborhood

Best Regards



**James Thomas Phillips**  
Riverside County Resident and Neighbor to Proposed Class II Kennel

**July 06, 2021**

---

July 7, 2021

To: Riverside County Planning Dept.

**RE: Plot Plan No.190024**

To Whom it May Concern,

We recently received your notice regarding (PPT190024) and would like to express our concerns.

The detached garage that they want to turn into a legitimate kennel has been housing dogs for years. The dogs have been kept inside the structure 24/7 and never seen the light of day. I have complained to Animal Services but they were not helpful.

I have watched over the last 4 years as trucks have driven back and forth from the property via the easement. People have placed equipment in the garage, brought in dog food and other supplies, constructed a fence around the area and then aquired 2 horses that they house in a small stable next to the structure. In all this time I have never seen one dog outside.

Our backyard faces the arroyo and we have a very good view of the garage and the surrounding area. I often hear dogs barking but it is not extremely loud as they are indoors.

**We protest this proposed project vehemently.** Not only has this situation gone unchecked but there seems to be little concern for the animals they house.

Allowing the kennel would mean the neighborhood would be subject to loud barking day and night. There is concern over the erosion and up-keep of the easement. We also believe that the placement of such a business would effect the housing prices in the area and set an unwelcome precedent.

Please deny this plot plan petition.

Respectfully,

Jeff and Susan Clark

15170 Cayuse Ct.

92506



PPT190024 (TW)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons:

~~X~~ I am worried about the smell and noise

I understand that I will be notified of the time and date if public hearing is requested.



Signature

Brian Schmaier

Print Name

16350 Valle Vista Way, Riverside

Print Street Address City/State Zip CA 92506

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

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

"Planning Our Future... Preserving Our Past"

July 19, 2021

Attn:

Tim Wheeler

Urban Regional Planner

County of Riverside

RE: PPT190024 (Class II Kennel)

Mr. Wheeler here is a response to each of the oppositions you received on the approval of our Class II Kennel permit.

1. David Castle

15230 Cayuse Ct.

Riverside, Ca. 92506

**PROTECT CHARACTER OF NEIGHBORHOOD:**

Mr. Castle is assuming that our zoning does not allow a Class II Kennel, Our Zoning A-1 allows us under Ordinance No. 348.4896 Section 18.45 Kennels and Catteries to apply for up to a Class IV Kennel (41+ dogs).

**CONCERN ABOUT FUTURE ACTIONS:**

His allegations of us having a puppy mill of 30-40 dogs is incorrect. We have not been under the radar as Animal Control has been to our premises many times and have found our dogs and property to be in excellent condition. Once we have our kennel licensed issued by animal control, they will continue checking our premises.

Mr. Castles other concerns are not relevant.

2. Ryan and Stacey Lester  
15140 Cayuse Ct.  
Riverside, Ca. 92506

There are 4 properties with over 1 acre in between us. Based on the noise survey report, noise should not be a concern. Mr. and Mrs. Lester's property is over ½ a mile from us and do not have direct visual of our property.

3. James Thomas Phillips  
8125 Golden Star Ave.  
Riverside, Ca. 92506

Again, our Zoning A-1 allows us under Ordinance No. 348.4896 Section 18.45 Kennels and Catteries to apply for up to a Class IV Kennel (41+ dogs).

Mr. Phillips' property is almost a mile away and a 4-minute drive from our property, therefore his concerns are unfounded.

4. Jeff and Susan Clark  
15170 Cayuse Ct.  
Riverside Ca. 92506

All of Mr. and Mrs. Clark's allegations are unfounded. They do not have direct view to our property therefore they are making false assumptions. The easement is only to seven residents and the Clarks are not one of them as they do not have access to their property through the easement. Attached pictures shows how well WE keep the easement.

Animal control has been to our premises several times and have found our dogs and our premises to be in excellent condition.

There are 3 properties with over 1 acre in between us. Based on the noise survey report, noise should not be a concern. Mr. and Mrs. Clark's property is ½ a mile from us and do not have direct visual of our property.

5. Brian Stehmaer  
16350 Valle Vista  
Riverside, Ca. 92506

Mr. Stehmaer is a ¼ of a mile away therefore his concerns are unfounded.




July 15, 2021

Attn: Tim Wheeler  
Urban Regional Planner IV  
County of Riverside

RE: PPT190024 (Class II Kennel)

My name is Rudy Mejia and I live at 15100 Kellen Ct. next door to Gumaro Vasquez and Sal Cerda. I purchased my home almost two years ago. At that time, it was disclosed to me that the home next door (15111 Kellen Ct.) bred French Bulldogs and had a kennel in the building behind their property. That was not a concern as I saw everything looked well-kept and clean. Since I moved in, I have not had any problems with noise, cleanliness or any type of problem concerning their dogs. I DO NOT oppose to the approval of their Class II Kennel permit.

Sincerely,



Rudy Mejia  
15100 Kellen Ct  
Riverside, Ca. 92506

**From:** dorisalexjenkins@gmail.com,  
**To:** maozbmr@aol.com,  
**Subject:** Response to Planning Department  
**Date:** Mon, Jul 19, 2021 4:55 pm

---

July 19, 2021

Riverside Planning Department  
C/O Tim Wheeler

Re: Dog Kennel at 1511 Kallen Court  
Riverside, CA  
92506

Dear Mr. Wheeler,

This is to advise that we, the residents and owners at 16280 Valle Vista Way, share a property line with 1511 Kallen Court. We have lived in this house for 3 years. During that time we have not heard or been bothered by the dogs and kennel at the above address.

We have noticed that the kennel and the property are very well maintained, always clean, no odor, and have never been bothered by noise.

We are fully in support of Mr. Vasquez having a Class 2 kennel on his property.

Kindest Regards,

Greg Jenkins and Dorothea Alex  
16280 Valle Vista Way  
Riverside, Ca  
92503

**From:** dani.rayandray@gmail.com,  
**To:** maozbmr@aol.com,  
**Cc:** stevenj369@gmail.com,  
**Subject:** RE: Proposal for Class II dog kennel...  
**Date:** Tue, Jul 20, 2021 10:34 am

---

To Whom it May Concern,

My name is Danielle Jenkins and my husband's name is Steven Jenkins. Together we live at 15210 Cayuse Court Riverside, CA 92506. We live on a lot that sits directly across from the proposed kennel and we also share a joint easement with Mr. Gumaro, which provides both of us back access to our lots.

To be clear, we feel that any individual who owns private property should have the right to do what they want with their land so long as it does not substantially interfere with the quiet enjoyment of our own home. In this case, Mr. Gumaro's request for a dog kennel poses no direct threat to that enjoyment and we wholeheartedly endorse his desire to obtain the proper land use designation for his kennel.

As far as noise, we rarely hear the dogs at all. Indeed, if we do, it is only from down in our far-removed, detached garage that we can hear the occasional bark or howl. From our personal residence, however, we hear nothing and this includes when we are both indoors or outdoors. (To clarify, the kennel essentially resides in a natural valley in the land, while all surrounding homes are perched above and somewhat removed from this kennel.)

As far as the care of the property and Mr. Gumaro's care of the animals, he has maintained his kennel and the surrounding structures impeccably and we frequently see the dogs attended to. We have zero reason to assume he has anything other than the most utmost honorable intentions. We hope you will allow him to operate this kennel on his land.

Our Warm Regards,  
Danielle & Steven Jenkins  
Owners, 15210 Cayuse Ct. Riverside, CA 92506



July 14, 2021

Attn:

Tim Wheeler  
Urban Regional Planner IV  
County of Riverside  
Planning Department

I would like to let you know how pleased I was to have Gumaro and Sal as next door neighbors. For almost 4 years I never even knew they had more than one beautiful dog. When they told me they raised dogs I was amazed. I had NEVER heard any barking or disturbance of any kind. Their property was always kept beautiful and clean and showed pride of ownership.

In 2019 after over 40 years I sold my house at 15100 Kellen Ct to downsize and it was never a concern to me that the character of our neighborhood or the value of my home would be affected.

I am sure when they are able to obtain a kennel permit there will never be an issue regarding noise nor cleanliness.

Sincerely,

A handwritten signature in cursive script that reads "Caren Erickson".

Caren Erickson

July 13, 2021

Attn: Tim Wheeler  
Urban Regional Planner IV  
County of Riverside

My name is Sandee Allred and I adopted a retired French Bulldog a few years ago from Sal Cerda and Gumaro Vasquez. She was extremely healthy, lovable and well socialized. I was incredibly happy with her. At that time, I also helped them place a couple other retired frenchies with close friends of mine and they too are incredibly happy with them. I recently lost one of my dogs and I reached out to them to see if they had another retired frenchie for adoption. Fortunately, they did, and she is now part of my family. She is also extremely healthy and well socialized. It is very apparent that Sal and Gumaro love their dogs and take great care of them.

Sincerely,

A handwritten signature in blue ink that reads "Sandee Allred". The signature is written in a cursive, flowing style.

Sandee Allred  
951-323-1646

1:40 ↗



← Inbox

2 Messages  
**statement**



 **Siri found new contact info**  
diedre burke ajay3000@aol.com   
add...

 **diedre burke** Thursday  
To: Gumaro Vasquez > 

July 15, 2021

To Whom It May Concern:

I have known Gumaro Vasquez and Sal Cerda for over 20 years and greatly value their friendship. They are honest, reliable and trustworthy.

Having been to their home on several occasions, I have personally witnessed the great care they take of their animals and how extremely dutiful they are when it comes to their health and welfare.

They are exceedingly conscientious about vetting potential owners of their dogs.

I have one of their French Bulldogs who is loving, even tempered and readily adjusted to my home which includes another dog and two cats.

When meeting other dogs while walking, Yoda is not aggressive. He is eager to meet and play with them.

I frequently receive comments about how beautiful he is.

I knew he looked healthy and was delighted to have it verified by my veterinarian.

I was impressed by how quickly he learned to use the pet door to go out and relieve himself.

This is Yoda.



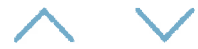


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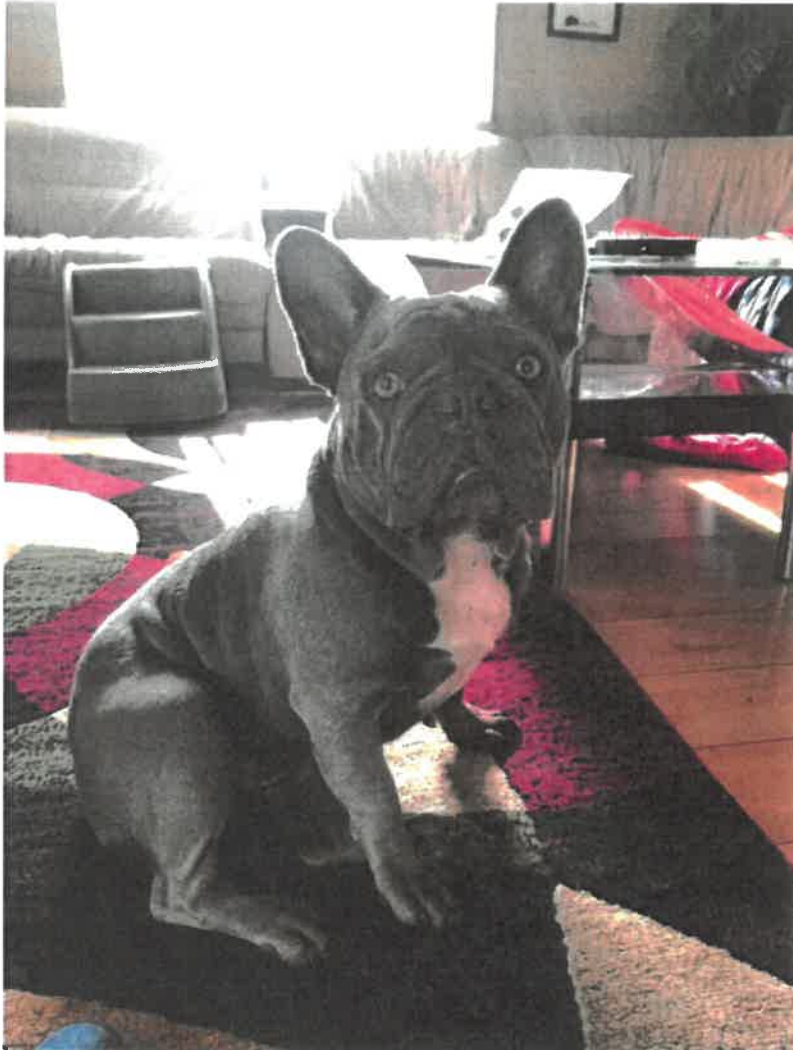


← **Inbox**

2 Messages  
**statement**



This is Yoda.



If additional information is needed, please feel free to contact me.

Diedre E. Burke  
24412 Ravenna Ave.  
Carson, CA. 90745  
(310) 422-6580  
ajay3000@aol.com

*Angel Care Pet Hospital*

33050 Antelope Road Suite 211 Murrieta California 92563  
Tel 951-679-7755/951-200-4879/ Fax 951-679-7799

Date : 07-12-2021  
Pet's name : Mr. Sal Cerda  
Re : Letter of recommendation

To whom it may concern,

This letter is to certify that Mr. Sal Cerda is long time client of this hospital and is an avid professional and responsible breeder and to my personal knowledge has been extremely responsible in handling and taking care of his animals. Likewise, I personally witnessed the general condition of his kennel facility and I regard it as a decent place and appropriate for his operation.

In this regard, I recommend Mr. Cerda's facility for a licensed operation at this moment. This letter of recommendation is requested by Mr. Cerda for whatever purposes it may serve. Please do not hesitate to contact me at my office for any further inquiries.

  
Dr. Nilo Villareal, DVM-CEO



# AKC Compliance Report

Type of Inspection

First Time Inspection

Kennel/Pet Shop Name

2/10/2017 02:57 PM

Inspection Date

Gumaro		Vasquez
First	Middle	Last

VASQUEZ, GUMARO	Address	RIVERSIDE
Customer Name on File	15111 KELLEN CT	County
054787856	City	(951) 403-0333
Customer Number	RIVERSIDE	Phone on record
Owner's Name	State	
	CA	Business Phone
	Zip	
	92506	

	Reference #	Operation Type
<i>If different from above</i>		Breeder
Business Information	DNA Reference #	USDA Inspected
		NO

Is the registrant in compliance with AKC Rules, Regulations and Policies? **YES**

Inspector Recommendation: **In Compliance**

Approval: **NO**

Director Approval: **NO**

If Warning Letter 3, 4, 5, or 6 has been recommended, customer is advised that the AKC will not process any applications concerning them as of this date. A \$250.00 reinspection fee is required. Customer Initials

Signature of Customer or Firm Representative: *[Signature]* Date: **2/10/2017**

AKC Executive Field Agent: *[Signature]* Date: **2/10/2017**

ID # **I95**

**The AKC does not approve, license or endorse anyone engaged in selling purebred dogs. Any notation of "In Compliance" on this inspection report only denotes that the customer inspected at least met minimum standards for AKC compliance on the date of inspection.**

- ### Areas of Non-Compliance
- Dog Identification
  - Record Keeping
  - Customer must meet AKC's Care and Condition policy
  - AKC Executive Field Agent-Recommended Follow-up Inspection

Upon arrival at approx. 1400hrs., the breeder had 14 adult dogs and 6 puppies at the location. The dogs were all identified through kennel cards and collars and tags. The dogs were all housed in an indoor kennel that was created in a converted garage. The kennels were all heavy gauge welded wire on cement floors. The kennels were all clean and in good repair as well as having plenty of clean fresh water. The breeder uses a fenced in area that is approx. 1/4 acre in size for his exercise area. This area was also clean and in good repair. The dogs were all clean, healthy, and in good spirits. Four litter records were reviewed and found to be following the rules of the AKC. The breeder was not currently using the AKC ownership forms. However, I was able to show him how to download the forms from his online account. Overall the breeder is in compliance with all the rules and regulations of the AKC and should be commended on the overall care and condition of his dogs and the construction of the kennels.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Gumaro Vasquez JR

Contact Person: Gumaro Vasquez JR E-Mail: gvasquezrealtor@gmail.com

Mailing Address: 15111 Kellen Ct.  
Riverside Ca. 92506  
City State ZIP

Daytime Phone No: (951) 403-0333 Fax No: ( ) \_\_\_\_\_

Engineer/Representative Name: Adkan Engineers

Contact Person: Michael Brendecke E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport DR.  
Riverside Ca. 92504  
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: ( ) \_\_\_\_\_

Property Owner Name: Gumaro Vasquez JR.

Contact Person: Gumaro Vasquez Jr. E-Mail: gvasquezrealtor@gmail.com

Mailing Address: 15111 Kellen Ct.  
Riverside Ca. 92506  
City State ZIP

Daytime Phone No: (951) 403-0333 Fax No: ( ) \_\_\_\_\_

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

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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**APPLICATION FOR LAND USE AND DEVELOPMENT**

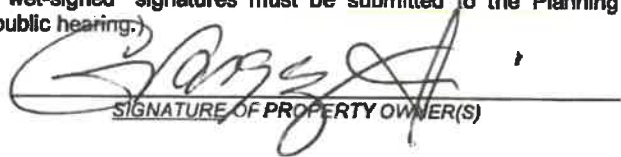
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Gumaro Vasquez JR.  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

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

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 245-100-048-2

Approximate Gross Acreage: 1.29

General location (nearby or cross streets): North of Van Buren Blvd., South of Victoria Ave, East of Washington St., West of Golden Star Ave.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Indoor Kennel in existing building for 25 French Bulldogs.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 18.45

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	2880	26'	2	Indoor Dog Kennel	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

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

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

Is this an application for a development permit? Yes  No

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

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

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

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: \_\_\_\_\_

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: \_\_\_\_\_ 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 \_\_\_\_\_

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018

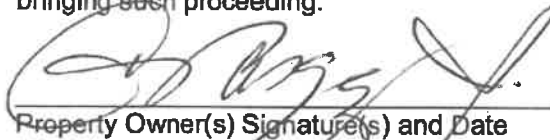


# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 9/6/19  
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

Gumaro Vasquez Jr.  
\_\_\_\_\_  
Printed Name of Owner

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

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

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

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

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

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## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

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

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


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

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

**September 6, 2019**

**To whom it may concern;**

**I Gumaro Vasquez Jr., am applying for a Class II Kennel permit in my existing 2,880 square foot building. I will have (8) 8'x 8' assembled detached kennels which will be housing French Bulldogs.**

  
**Gumaro Vasquez Jr.**



RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:

Gumaro Vasquez Jr. 15111 Kellen Ct. Riverside, Ca. 92506

Order No.: Escrow No.:

2016-0463911

10/21/2016 08:59 AM Fee: \$ 28.00 Page 1 of 2

Recorded in Official Records County of Riverside Peter Aidans Assessor-County Clerk-Recorder



411

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

QUITCLAIM DEED

"This is a bonafied gift and the grantor received nothing in return, R & T 11911"

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ -0- Computed on full value of property conveyed, or Computed on full value less liens and encumbrances remaining at time of sale. X Unincorporated area City of Riverside, and

For valuable consideration, receipt of which is hereby acknowledged,

Gumaro Vasquez Jr., a single man and Gumaro R. Vasquez, an unmarried man and Teresa M. Vasquez, an unmarried woman, all as joint tenants

hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) to Gumaro Vasquez Jr., a single man

the real property situated in the County of Riverside, State of California, more particularly described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 15111 Kellen Ct., Riverside Ca. 92506 APN: 245-100-048-2

Dated: 10-12-16

Gumaro R. Vasquez Gumaro R. Vasquez

Gumaro Vasquez Jr. Teresa M. Vasquez

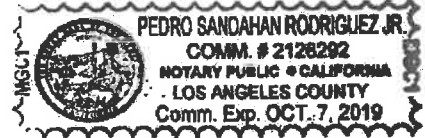
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF LOS ANGELES } ss.

On OCT. 12, 2016 before me, PEDRO SANDAHAN RODRIGUEZ, JR., Notary Public, personally appeared GUMARDO VASQUEZ, JR., GUMARDO R. VASQUEZ AND TERESA M. VASQUEZ who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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 Pedro Sandahan Rodriguez Jr



MAIL TAX STATEMENTS AS DIRECTED ABOVE

## 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 a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 190024 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Gumaro J. Vasquez – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Valle Vista Way, westerly of Kellen Court, southerly of Hermosa Drive, and easterly of Cayuse Court – 1.29 Net Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 190024 is a proposal to convert an existing 3,050 sq. ft. two-story detached garage into a Class II Dog Kennel for up to 25 dogs in total, on 1.29 acres. Outside the detached kennel building the Class II Dog Kennel site includes a dog exercise and play area which is enclosed by an existing 6-foot-high vinyl fence. Food and water troughs provided inside the detached kennel building. The remainder of the project site contains a residential dwelling for the kennel owner and a 6-foot-high fenced in area for the residential pool. The project site perimeter is enclosed by either a 6-foot-high chain-link fence or vinyl fence. The proposed Class II kennel will not be open to the public. Customers purchase dogs online and delivery of the dogs are managed offsite. APN: 245-100-048.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **JULY 26, 2021**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> FLOOR, CONFERENCE ROOM A  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/> For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNI NGUYEN certify that on May 28, 2021,

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

APN (s) or case numbers PPT190024 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PPT190024 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

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

REPORT PRINTED ON... 5/28/2021 9:04:34 AM

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245500017  
JOSE OLMEDO  
15327 CAYUSE CT  
RIVERSIDE CA 92506

245511004  
CHRISTOPHER V. YNOSTROZA  
16381 VALLE VISTA WAY  
RIVERSIDE CA 92506

245522009  
KELLY J. TYRRELL  
15366 CAYUSE CT  
RIVERSIDE CA 92506

245100016  
RAYMOND MARISNICK  
15101 GOLDEN STAR AVE  
RIVERSIDE CA 92506

245100020  
JAMES THOMAS PHILLIPS  
8125 GOLDEN STAR AVE  
RIVERSIDE CA 92506

245100047  
JUSTIN BECHEN  
15141 KELLEN CT  
RIVERSIDE CA 92506

245100050  
RICHARD W. RUSSELL  
P O BOX 4192  
RIVERSIDE CA 92514

245100055  
ROBERT C. GRAHAM  
15026 KELLEN CT  
RIVERSIDE CA 92506

245100044  
MICHAEL FRANK DALESSANDRO  
16310 VALLE VISTA WAY  
RIVERSIDE CA 92506

245500007  
SAMANTHA L. MORGAN  
15141 CAYUSE CT  
RIVERSIDE CA 92506

245511001  
JEFF L. MARTIN  
16340 SINGLETREE LN  
RIVERSIDE CA 92506

245500002  
RAMON TORRES  
15271 CAYUSE CT  
RIVERSIDE CA 92506

245500003  
ALISTAIR WINTER  
15241 CAYUSE CT  
RIVERSIDE CA 92506

245500014  
RITZ PHILIP & RUTH N LIVING TRUST DATED  
16240 VALLE VISTA WAY  
RIVERSIDE CA 92506

245100045  
BRIAN R. STEHMEIER  
16350 VALLE VISTA WAY  
RIVERSIDE CA 92506

245100053  
BRIAN M. KATAYAMA  
15174 KELLEN CT  
RIVERSIDE CA 92506

245100056  
KENNETH GERARD WUTTKE  
16380 VALLE VISTA WAY  
RIVERSIDE CA 92506

245500009  
JEFFREY K. CLARK  
15170 CAYUSE CT  
RIVERSIDE CA 92506

245500010  
PATRICK MCCALL  
15190 CAYUSE CT  
RIVERSIDE CA 92506

245522008  
QUILICI LEWIS FRANKLIN & LJUBICA RADISICH  
16320 RINGBIT CT  
RIVERSIDE CA 92506

245100037  
CYNTHIA HAES  
17835 ROBERTS RD  
RIVERSIDE CA 92506

245100043  
DOROTHEA ALEX  
16280 VALLE VISTA WAY  
RIVERSIDE CA 92506

245500011  
STEVEN ALEX JENKINS  
15210 CAYUSE CT  
RIVERSIDE CA 92506

245500012  
DAVID E. CASTLE  
15230 CAYUSE CT  
RIVERSIDE CA 92506

245500019  
DANIEL J. SIMEON  
16241 VALLE VISTA WAY  
RIVERSIDE CA 92506

245511003  
JEANNE TOMSEN  
16351 VALLE VISTA WAY  
RIVERSIDE CA 92506

245100038  
VANDERBOOM SHARON A  
16470 WEIKAMP LN  
RIVERSIDE CA 92506

245100049  
RUDY MEJIA  
15100 KELLEN CT  
RIVERSIDE CA 92506

Adkan Engineers  
6879 Airport Drive  
Riverside, CA 92504  
Project: PPT190024-Class II Kennel

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

245500018  
LINDA A. COLLINS  
15320 CAYUSE CT  
RIVERSIDE CA 92506

245511005  
KWANG SI PARK  
16339 SINGLETREE LN  
RIVERSIDE CA 92506

245522007  
RODNEY LOUIS ODOM  
16340 RINGBIT CT  
RIVERSIDE CA 92506

245100041  
RICHARD P. RAMIREZ  
15060 WASHINGTON ST  
RIVERSIDE CA 92506

245100048  
GUMARO VASQUEZ  
15111 KELLEN CIR  
RIVERSIDE CA 92506

245100054  
KENDRA MEIER  
15190 KELLEN CT  
RIVERSIDE CA 92506

245500005  
MICHAEL T. UTTERBACK  
15191 CAYUSE CT  
RIVERSIDE CA 92506

245500006  
CANDICE SILVA ALMGREN  
15171 CAYUSE CT  
RIVERSIDE CA 92506

245522010  
RICHARD F. DELAHOYA  
15340 CAYUSE CT  
RIVERSIDE CA 92506

245500004  
GERALD P. GAGNER  
15221 CAYUSE CT  
RIVERSIDE CA 92506

245500008  
RYAN LESTER  
15140 CAYUSE CT  
RIVERSIDE CA 92506

245500013  
DEARTH TERRA LYNN LIVING TRUST DATED  
17130 VAN BUREN BLVD  
RIVERSIDE CA 92504

245100046  
DAVID F. BLOCKER  
15181 KELLEN CT  
RIVERSIDE CA 92506

245511002  
ESTELLA OROZCO  
16321 VALLE VISTA WAY  
RIVERSIDE CA 92506

City of Riverside - Planning Dept.  
3900 Main St.  
Riverside, CA 92501

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612



# RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand  
Planning Director

## NOTICE OF EXEMPTION

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

Project Title/Case No.: PPT190024

Project Location: In the unincorporated area of Riverside County, more specifically located north of Valle Vista Way, west of Kellen Court, south of Hermosa Drive and east of Cayuse Court, within the Lake Mathews/Woodcrest Area Plan. The project site address is 15111 Kellen Circle.

**Project Description:** Plot Plan No. 190024 is a proposal to convert an existing 3,050 sqft. two-story detached garage into a Class II Dog Kennel for up to 25 dogs in total, on 1.29 acres. Outside the detached kennel building the Class II Dog Kennel site includes a dog exercise and play area which is enclosed by an existing 6-foot-high vinyl fence. Food and water troughs provided inside the detached kennel building. The remainder of the project site contains a residential dwelling for the kennel owner and a 6-foot-high fenced in area for the residential pool. The project site perimeter is enclosed by either a 6-foot-high chain-link fence or vinyl fence. The proposed Class II kennel will not be open to the public. Customers purchase dogs online and delivery of the dogs are managed offsite.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Gumaro Vasquez, 15111 Kellen Circle, Riverside, CA 92506

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (Section 15301 - Existing Facilities)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

**Reasons why project is exempt:** This project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which provides: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing use on the project site is a residential dwelling with ancillary uses such as a residential pool and detached garage. The project is a proposal to convert the existing detached garage into the dog kennel and enclose an area for dogs to play and exercise. The conversion would consist of interior alterations involving such things as kennels, plumbing and electrical conveyance, and heating and cooling. The Class II Dog Kennel would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing structure and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted building, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities). In addition, the project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not have a significant effect on the environment due to unusual circumstances: would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location, thus, no potentially significant environmental impacts are anticipated to occur. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constrains to development posed by subsidence. Moreover, the project's proposed dog kennel use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a this use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources, and the Riverside County Department of Animal Services. Based upon the identified exemptions above, the County of Riverside hereby concludes that the Project would not have a significant effect on the environment and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Tim Wheeler \_\_\_\_\_ 951-955-6060 \_\_\_\_\_  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date  
July 26, 2021

Date Received for Filing and Posting at OPR: \_\_\_\_\_ Please charge deposit fee case#: ZPPT1900024 - ZCFW210139