



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

APRIL 18, 2016

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

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

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

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

### 1.0 CONSENT CALENDAR

1.1 **NONE**

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

2.1 **NONE**

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

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

3.2 **REMOVED FROM AGENDA**

3.3 **TENTATIVE PARCEL MAP NO. 33683, REVISED MAP NO. 1** – CEQA Exempt – Applicant: Wayne Howard – Engineer/Representative: Herald Lantis – Fifth Supervisorial District –

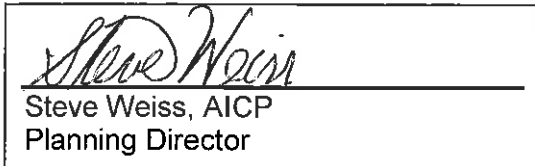
Cherry Valley District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) Cherry Valley Policy Area – Location: Northerly of Brookside Avenue, southerly of Lincoln Street, easterly of Winesap Avenue, and westerly of Bellflower Avenue – 7.34 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-5) – **REQUEST:** The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 Gross Acre lot. The previous cul-de-sac has also been removed. Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

**4.0** PUBLIC COMMENTS:

Agenda Item No.:  
 Area Plan: REMAP  
 Zoning Area: Cahuilla  
 Supervisorial District: Third  
 Project Planner: Peter Lange  
 Director's Hearing: April 18, 2016

PLOT PLAN NO. 25229  
 CEQA Exempt  
 Applicant: Victor Brickus  
 Eng/Rep: Oz Bratene

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT



### PROJECT DESCRIPTION AND LOCATION:

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

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

### ISSUES OF POTENTIAL CONCERN:

#### Code Enforcement Case:

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

#### Unpermitted structures:

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

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural: Rural Residential (R-RR)                                      |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) to the north, south, east, and west. |

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

**RECOMMENDATIONS:**

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

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

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

1. The project site is designated Rural: Rural Residential (R:RR) on the Riverside Extended Mountain (REMAP) Area Plan.
2. The Rural: Rural Residential (R:RR) land use designation allows for single-family residence with a minimum lot size of 5 acres, limited animal keeping, agricultural uses, recreational uses, compatible resource development and associated uses and governmental uses. The proposed kennel facility is consistent with the intent of the limited animal keeping use of the Rural Residential (R: RR) land use designation.
3. The project is surrounded by properties which are designated Rural: Rural Residential (R:RR) to the north, south, east, and west.
4. The zoning for the project site is Rural Residential- 5 Acre Minimum (R-R-5).
5. The proposed use, a Class III Kennel (26-40 dogs), is permitted within the Rural Residential-5 Acre Minimum (R-R-5) zoning classification subject to the approval of a Plot Plan application and the project has been determined to be consistent with Section 18.45 of Riverside County Ordinance No. 348.
6. The project site is surrounded by properties which are zoned Rural Residential- 5 Acre Minimum (R-A-5) to the north, south, and east, and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west.

7. The proposed project as designed and conditioned is consistent with the development standards set forth in Section 18.45 of Ordinance No. 348 (Kennels and Catteries). More specifically, Class III facilities are permitted in the R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2 zoning classifications through the approval of a Plot Plan application and that the minimum lot size for a kennel facility to be located is one (1) acre.

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

8. The project site is surrounded by scattered single family residential dwellings to the north, east, and south, and vacant property to the west.
9. The project is located in Criteria Cell 7018 within Cell Group E of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) and was subject to the Habitat Acquisition and Negotiation Strategy (HANS02060) as part of the entitlement process. As indicated by the County Biologist, portions of the project site were not called out for conservation and in result, the project is consistent with the MSHCP.
10. The project is not located within a City Sphere of Influence.
11. The project site is located within a very high fire hazard severity zone.
12. Fire protection and suppression services will be available for the project through Riverside County Fire Department.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, and minimum private water supply reserves for emergency fire use.
14. Assembly Bill 52 became effective on July 1, 2015. Overall, in order for project consistency with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on July 10, 2015. AB 52 provides for a 30-day review period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Soboba Tribe within the 30-day period, requesting to initiate project consultation. Staff met with the Soboba representative on February 17, 2016 to discuss the proposed project. At the conclusion of the meeting, the Soboba representative indicated that there were no significant concerns with this project and that Tribal Monitoring would not be required.
15. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. This Section includes the construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. In addition, the Class III CEQA exemption allows for the establishment of accessory structures including garages, carports, patios, swimming pools, and fences.

The project proposes to permit an existing Class III kennel facility and an existing 1,944 barn structure and a 630 square foot residential dwelling which will be converted into the administration office for the facility. The Class III exemption allows for the conversion of an existing structure from one use to another where only minor modifications are made to the exterior of the structure. In addition, the Class III exemption allows for the establishment of an office structure provided the use does not involve significant amounts of hazardous substances and will not exceed 2,500 square feet in floor area.

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

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

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

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

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential (R: RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Section 18.45 of Ordinance No. 348 (Kennels and Catteries), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

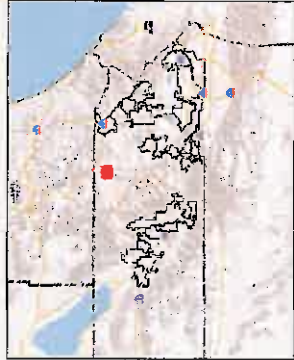
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Airport Influence area;
  - b. A Sphere of Influence;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. A Fault Zone;
  - e. A Flood Zone;
  - f. A County Service Area;
  - g. A Subsidence Area;
  - h. An area with potential for liquefaction; or
  - i. A 100 year flood plan area or dam inundation zone.
3. The project site is located within:
  - a. A High Fire and State Responsibility area;
  - b. The Boundaries of the Hemet Unified School District;
  - c. The Stephens Kangaroo Rat Fee Area; and,
  - d. The Boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 580-020-046.



# PP25229

## Vicinity Map



### Legend

- roadsanno
- highways
- hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### 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.

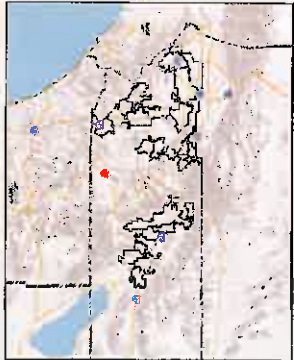
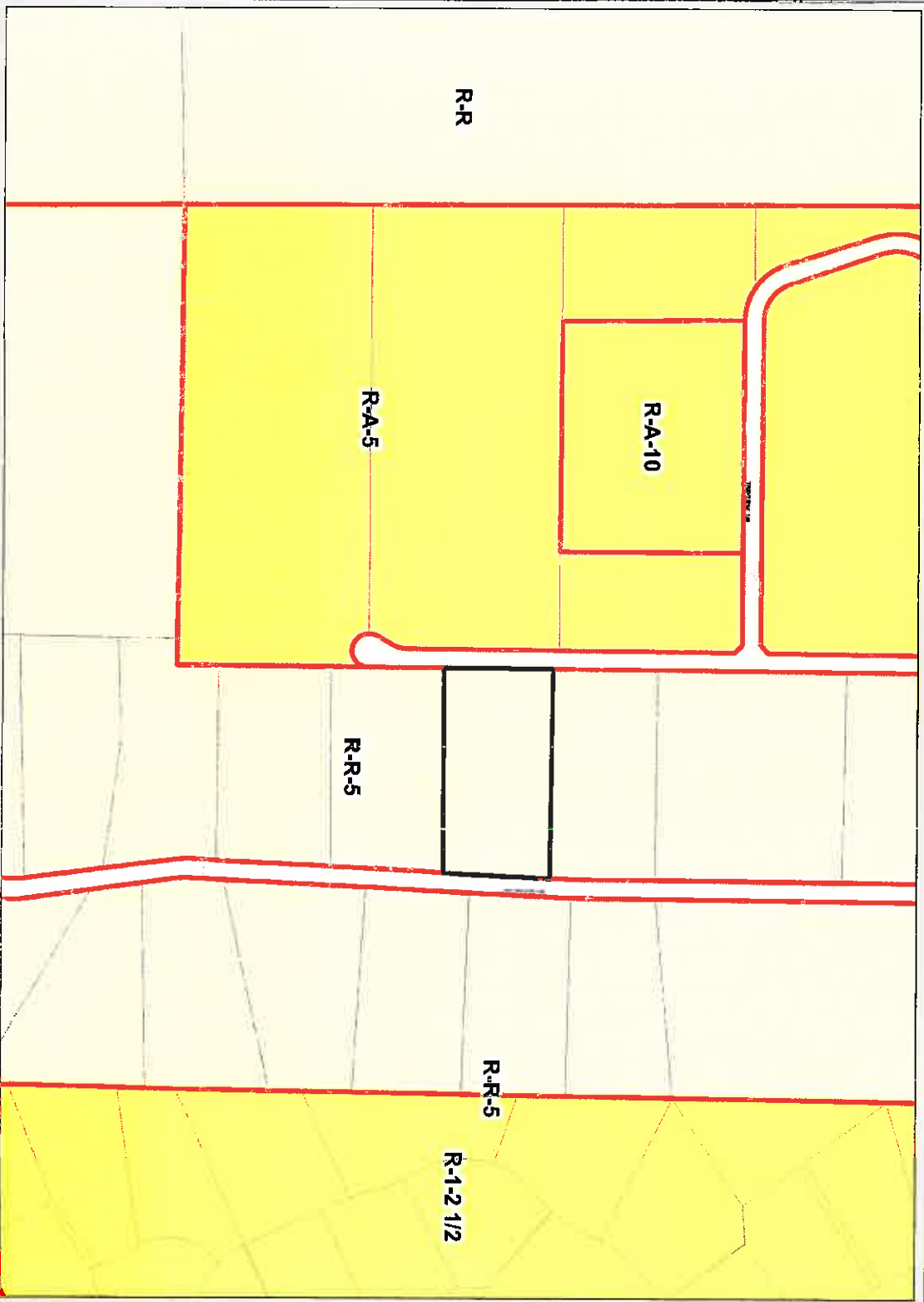
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# PP25229 Zoning Classification



**Legend**

- Display Parcels
- Zoning**
  - <all other values>
  - 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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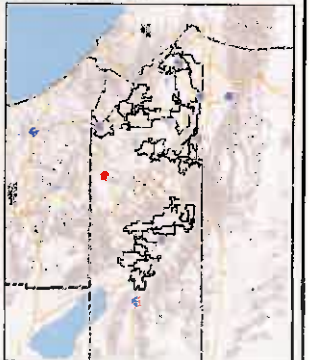
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# PP25229

## Land Use



### Legend

- Display Parcels
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

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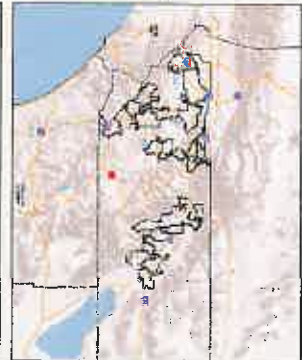
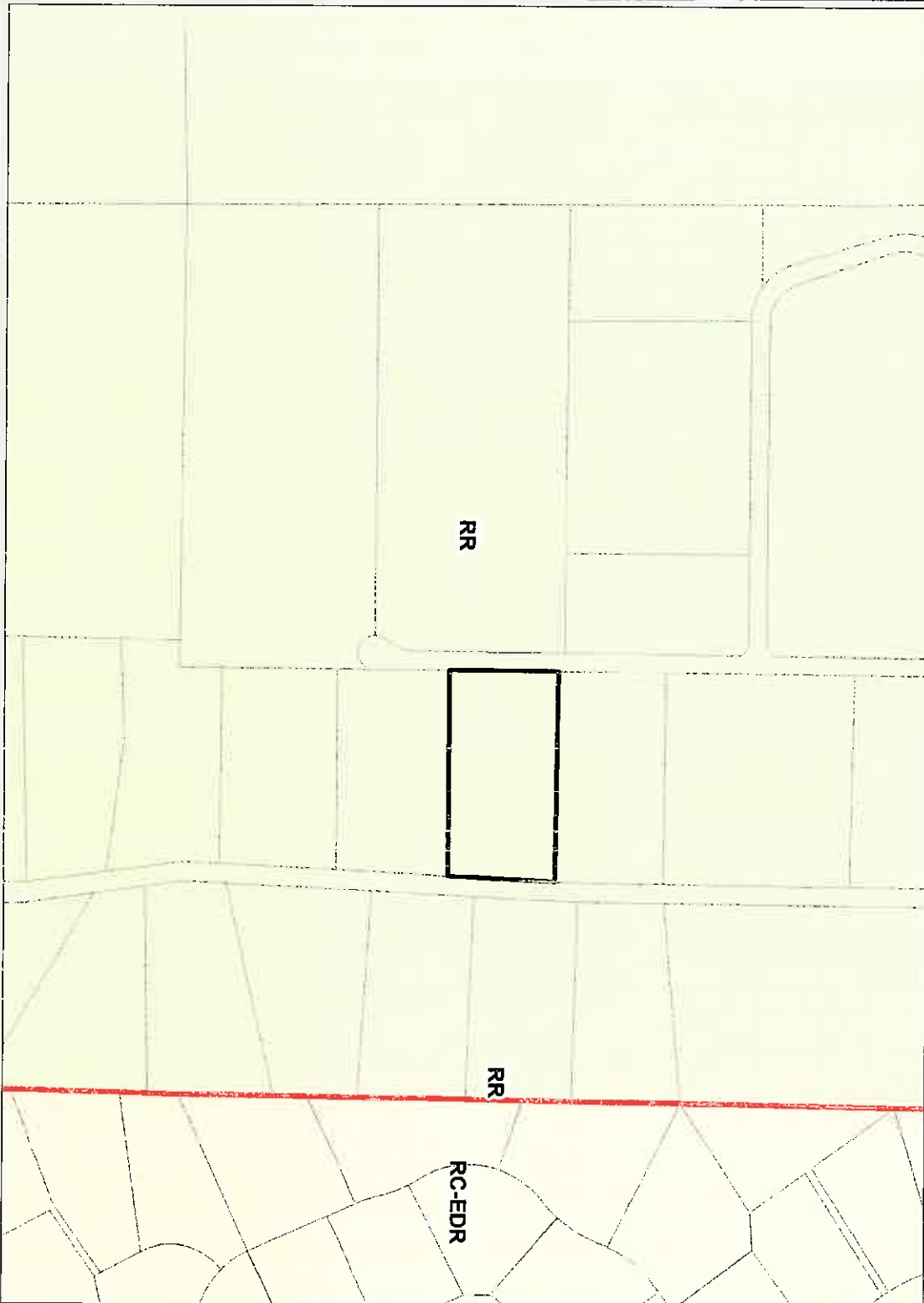


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# PP25229 General Plan Designation



**Legend**

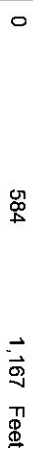
- Display Parcels
- Landuse
- <all other values>

AG	BP	CC	CO	CR	CT	City	EDR	EDR-RC	Freeway	HDR	HHDR	HT	IND	LDR	LDR-RC	U	MDR	MHDR	MUPA	OS-C	OS-CH	OS-MIN	OS-R
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**\*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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**Notes**

REVISIONS	BY

**CLASS III KENNEL**  
**EVENING STAR KENNELS**  
**PCL. 2 OF PARCEL MAP 17996**  
 42805 WILDWOOD LANE, AGUANGA, CA 92536

**BRAITENE**  
**CONSTRUCTING & ENGINEERING**  
 41225 Euterpe Circle South, #B-2  
 Torrance, CA 90505  
 (951) 296-5711  
 Fax: (951) 296-5711

DATE	1
BY	G. BRADINE
CHECKED	
DATE	9/20/12
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	

# PLOT PLAN

## EVENING STAR KENNELS

### CLASS III KENNEL

**OWNER/APPLICANT:**  
 42805 WILDWOOD LANE  
 AGUANGA, CA 92536

**PROJECT ADDRESS:**  
 42805 WILDWOOD LANE  
 AGUANGA, CA 92536

**ASSESSOR'S NO.:**  
 586-020-048

**RANGE & TOWNSHIP:**  
 SEC. 5, T.4 S., R.2 E., S.M.

**LAND USE:**  
 RESIDENTIAL AGRICULTURAL

**ZONING:**  
 R-R-5

**LEGAL DESCRIPTION:**  
 THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, PART OF PARCEL MAP 17996, AS RECORDED IN RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**ACREAGE:**  
 3.37 AC. NET  
 3.37 AC. TOTAL

**PROJECT DESCRIPTION:**

DATE OF	NO. OF	PARKING	PARKING
BOARDING	HOUSES OF	SPACES	SPACES

**NOTES:**

- NO GRADING PROPOSED AS PART OF THIS PLOT PLAN APPLICATION
- ONE EXISTING MANUFACTURED HOME IS TO BE CONVERTED TO COMMERCIAL USE AS THE KENNEL OFFICE.
- ONE EXISTING BARN, BUILT WITHOUT PERMIT, IS TO BE BROUGHT INTO CODE COMPLIANCE FOR USE AS A DOG BOARDING FACILITY.
- THE EXISTING RESIDENCE IS TO REMAIN AND CONTINUE TO FUNCTION AS A RESIDENCE.
- EXISTING WATER WELL IS ADEQUATE FOR SERVICING THE PROPOSED KENNEL FACILITY.

**OFF-STREET PARKING:**

**PROVIDED:**

- REGULAR SPACES: 2
- HANDICAP SPACES: 2
- TOTAL AUTOMOBILE SPACES PROVIDED: 4

PAVING SURFACE IN ALL HANDICAP ACCESS SPACES SHALL BE CONCRETE OR ASPHALT PAVEMENT. REMAINDER OF PARKING STALLS AND DRIVEWAY WILL BE SURFACED WITH NATIVE DECOMPOSED GRANITE.

**EARTHWORK ESTIMATE:**

- CUT: 0 CU. YDS.
- FILL: 0 CU. YDS.
- IMPORT/EXPORT: 0 CU. YDS.

**EXHIBIT PREPARED BY:**  
 BAITENE CONSTRUCTING & ENGINEERING  
 41225 EUTERPE CIRCLE SOUTH, #B-2  
 TORRANCE, CA 90505  
 TEL: (951) 296-5711  
 FAX: (951) 296-5711  
 EMAIL: braitene@braitene.com

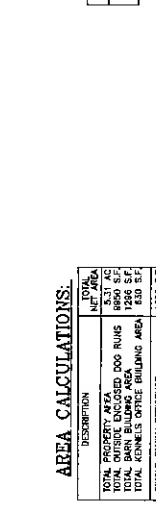
**DATE:** 09/20/12

**LEGAL DESCRIPTION:**  
 THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, PART OF PARCEL MAP 17996, AS RECORDED IN RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**ACREAGE:**  
 3.37 AC. NET  
 3.37 AC. TOTAL

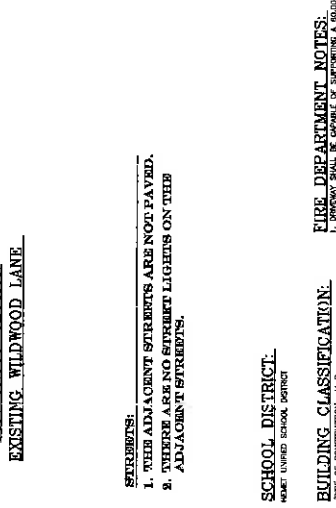
**PROJECT DESCRIPTION:**

DESCRIPTION	TOTAL NET AREA
TOTAL PROJECT AREA	1600 SF
TOTAL BARN BUILDING AREA	1286 SF
TOTAL KENNELS OFFICE BUILDING AREA	850 SF
SINGLE FAMILY RESIDENCE	1600 SF



**AREA CALCULATIONS:**

DESCRIPTION	TOTAL NET AREA
TOTAL PROJECT AREA	1600 SF
TOTAL BARN BUILDING AREA	1286 SF
TOTAL KENNELS OFFICE BUILDING AREA	850 SF
SINGLE FAMILY RESIDENCE	1600 SF



**STREETS:**

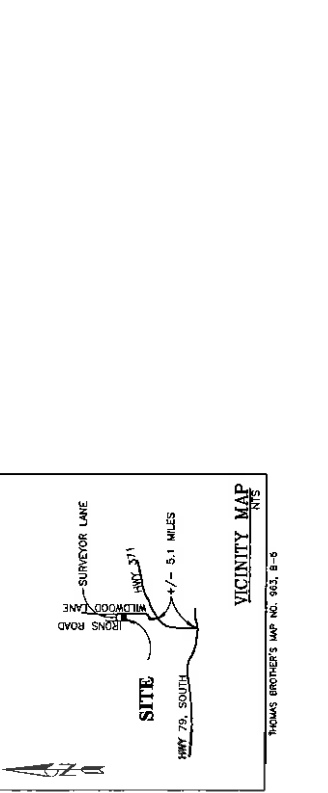
- THE ADJACENT STREETS ARE NOT PAVED.
- THERE ARE NO STREET LIGHTS ON THE ADJACENT STREETS.

**SCHOOL DISTRICT:**  
 HOME WOODS SCHOOL DISTRICT

**BUILDING CLASSIFICATION:**  
 OCCUPANT GROUP: V-9  
 MAIN & ANNUAL ENCLOSURES: - U  
 GATE: METAL - U

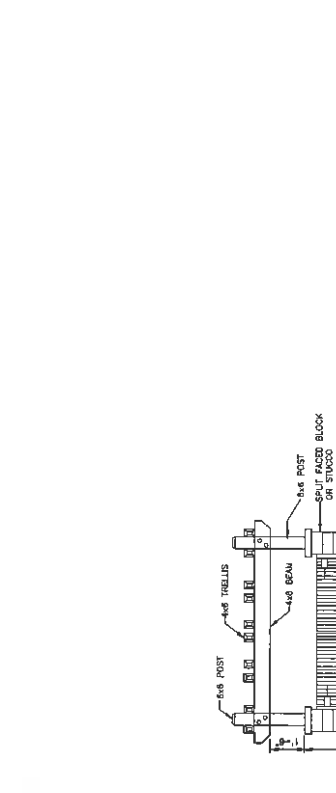
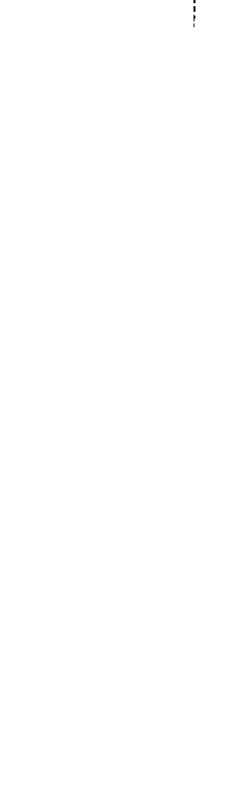
**FIRE DEPARTMENT NOTES:**  
 1. NOT WITHIN AN AREA OF LIQUIDATION, INTENSIVE FIREWORKS, OR OTHER HAZARDOUS USES.  
 2. NOT WITHIN AN AREA OF COLORED HOMEWORK ZONE.  
 3. NOT WITHIN AN AREA OF COLORED HOMEWORK ZONE.  
 4. NOT SUBJECT TO COASTAL FLOODING OR FLOOD HAZARD.  
 5. IN MAP OF CELL NO. 7018  
 6. IN MAP OF CELL NO. 7018

**UTILITY PURVEYORS:**  
 WATER - METRO WATER DISTRICT  
 SEWER - METRO WATER DISTRICT  
 ELECTRIC - SOUTHERN CALIFORNIA Edison  
 GAS - THE NATURAL GAS COMPANY



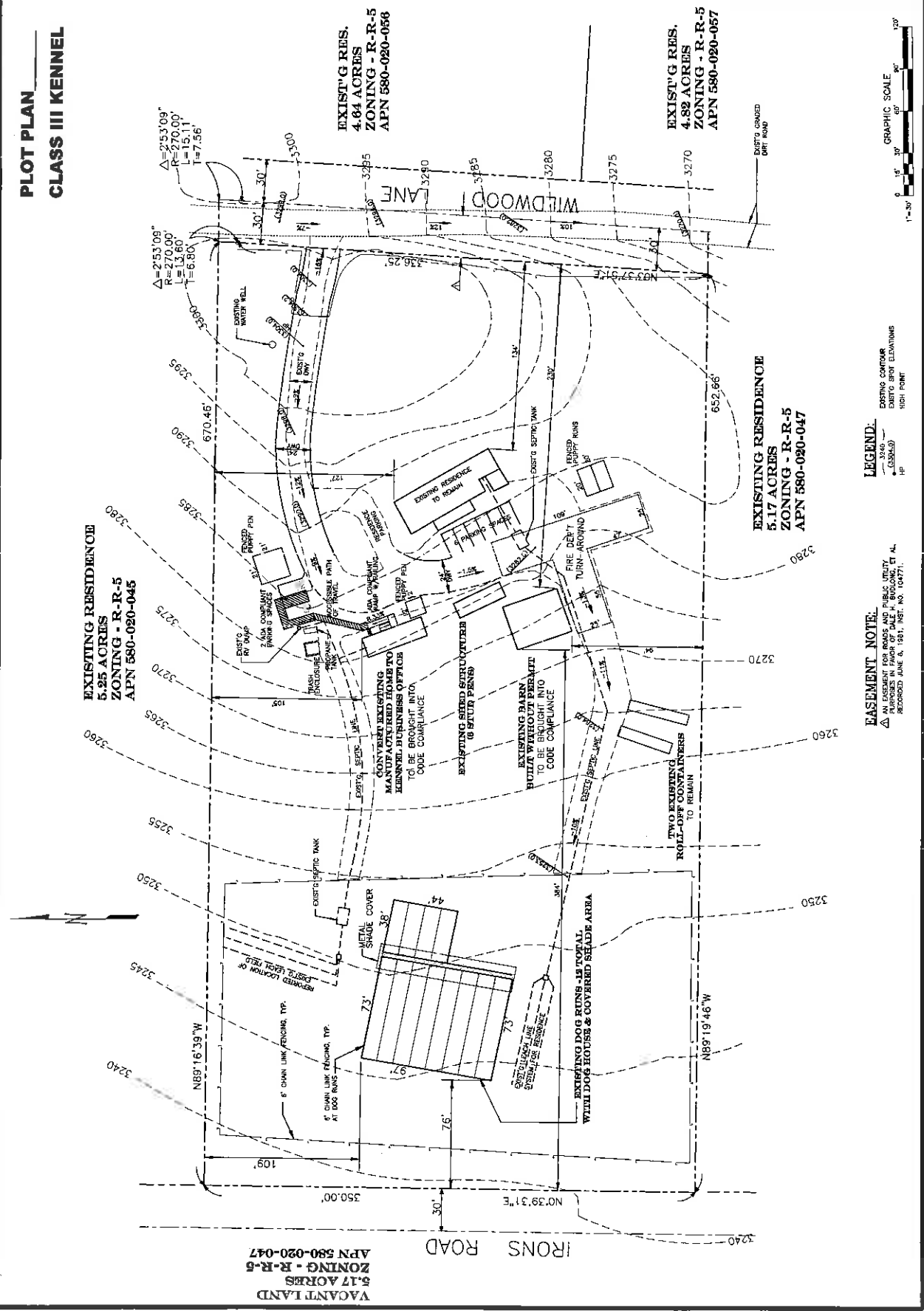
**VICINITY MAP**

THOMAS BROTHERS MAP NO. 923, B-5

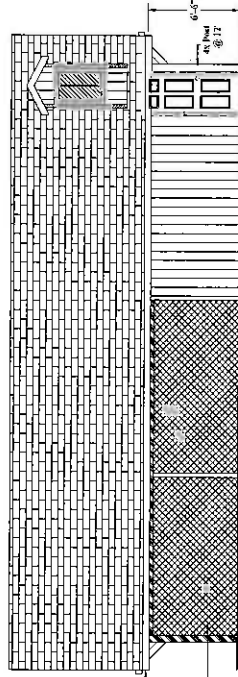


**TRASH ENCLOSURE DETAIL**

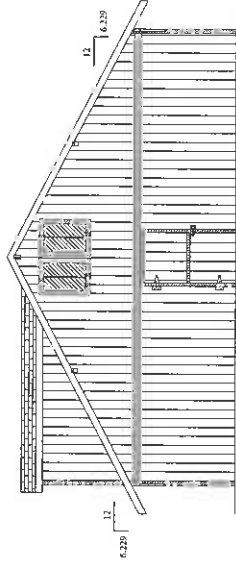
**PLOT PLAN**  
**CLASS III KENNEL**



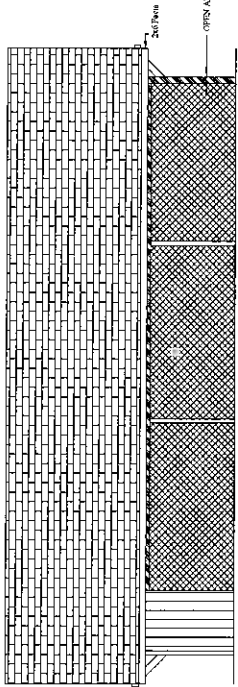
NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ORDINANCES OF THE CITY OF SAN JOSE AND COUNTY OF ALAMEDA ORDINANCE 457.



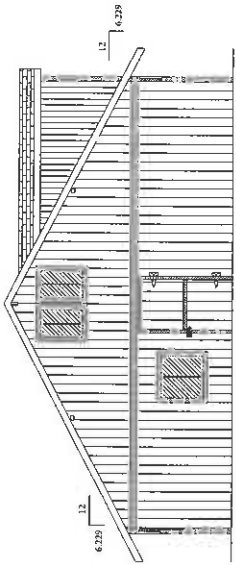
**LEFT SIDE ELEVATION**  
Scale: 1/4" = 1'



**REAR ELEVATION**  
Scale: 1/4" = 1'



**RIGHT SIDE ELEVATION**  
Scale: 1/4" = 1'



**FRONT ELEVATION**  
Scale: 1/4" = 1'

REVISIONS	NO.

**ELEVATIONS**  
KENNEL BARN  
EVENING STAR KENNELS  
12805 WILDWOOD, AGRIANGA, CA 92536

Bratene Construction & Engineering  
14825 Enterprise Circle S., Ste. B-2  
Torrance, CA 90500  
Tel: (310) 296-5145  
Fax: (310) 296-3711



PLANS PREPARED BY: [Name]  
CHECKED BY: [Name]  
DATE: 2/18/13  
SET NO. 2013  
P.L.S. NO. [Number]  
REVISED BY: [Name]

OWNER: [Name]  
PROJECT: [Name]  
ADDRESS: [Address]  
CITY: [City]  
STATE: [State]  
ZIP: [Zip]

OWNER'S SEAL





REVISIONS:	

**ELEVATIONS**

**KENNEL BARN**  
**EVENING STAR KENNELS**  
 42805 WILDWOOD, AGUANGA, CA 95336

**BRATENE CONSTRUCTION & ENGINEERING**

Civil Engineer - NCE 21873  
 General Contractors - Lic. 37822  
 4155 Emeryville Creek, S. 100, B-2  
 (510) 252-9142  
 Fax: (916) 205-1111

PLANS (DRAWING)  
 UNDER SUPERVISION

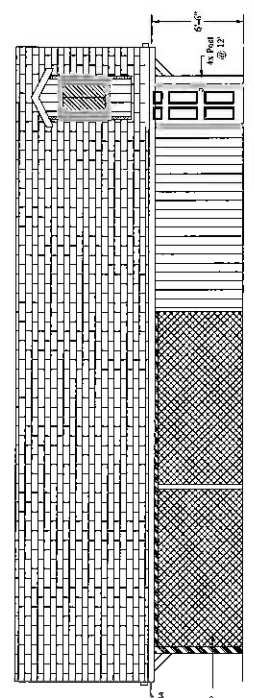
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 21.07.13  
 13.07.13  
 13.07.13

PROJECT: KENNEL BARN

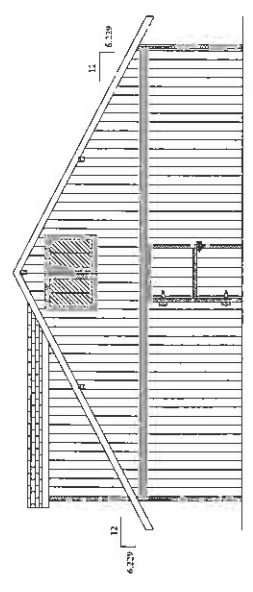
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 13.07.13

**A-2**

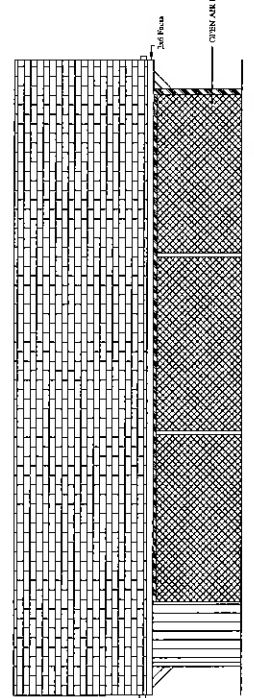
NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED COUNTY OF ALERIDGE ORDINANCE 131.



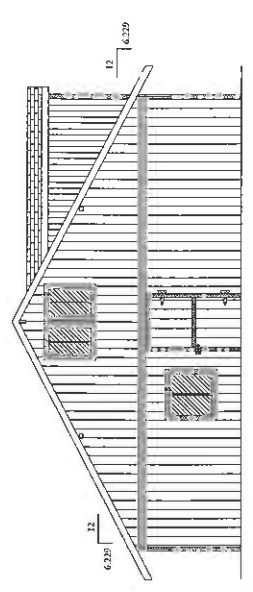
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 Scale: 1/4" = 1'



**REAR ELEVATION**  
 Scale: 1/4" = 1'

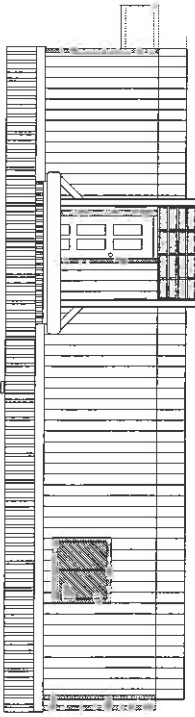


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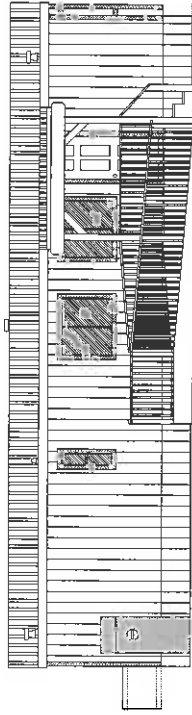


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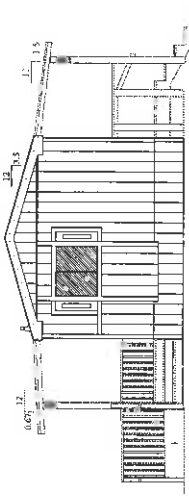
UNDESIGNED SEAL



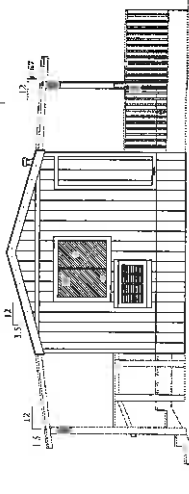
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Scale: 1/4" = 1'



**FRONT ELEVATION**  
Scale: 1/4" = 1'



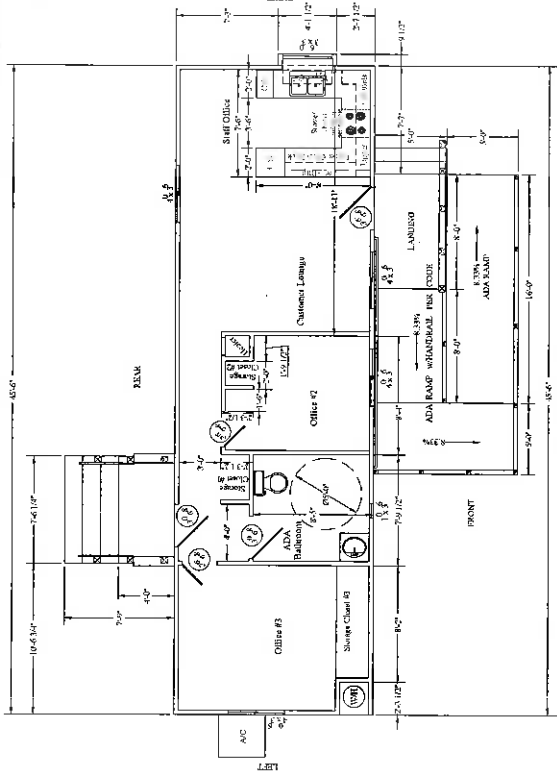
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Scale: 1/4" = 1'



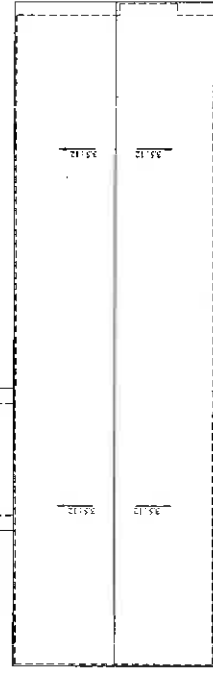
**LEFT SIDE ELEVATION**  
Scale: 1/4" = 1'

NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ORDINANCES AND REGULATIONS OF THE CITY AND COUNTY OF INVERSE PHOENIX AZ.

AREA TABLETION  
Photo Jan. 08/30/21



**FLOOR PLAN**  
Scale: 1/4" = 1'



**ROOF PLAN**  
Scale: 1/4" = 1'

**FLOOR PLAN, ROOF PLAN, & ELEVATIONS**  
KENNEL OFFICE  
EVENING STAR KENNELS  
42805 WILWOOD, AGANCA, CA 92536

**BRAITENE CONSTRUCTION & ENGINEERING**  
Civil Engineers - AZE 12673  
4424 Knappton Circle, Suite 300, Phoenix, AZ 85018  
Phone: (602) 996-2111

PLANS APPROVED BY:	UNDER SUPERVISION OF:
DATE:	DATE:
PROJECT NO.:	PROJECT NO.:
SHEET NO.:	SHEET NO.:

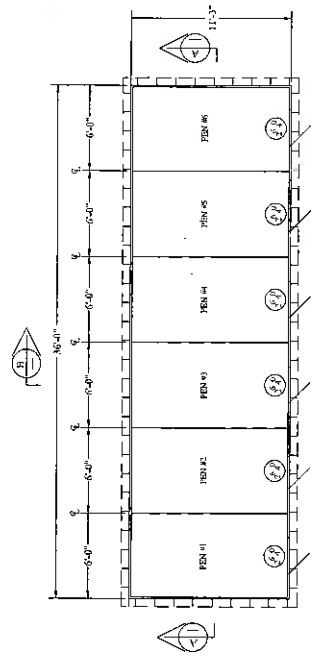
APPROVED BY:	DATE:
PROJECT NO.:	PROJECT NO.:
SHEET NO.:	SHEET NO.:
DATE:	DATE:
PROJECT NO.:	PROJECT NO.:
SHEET NO.:	SHEET NO.:
DATE:	DATE:

A-3

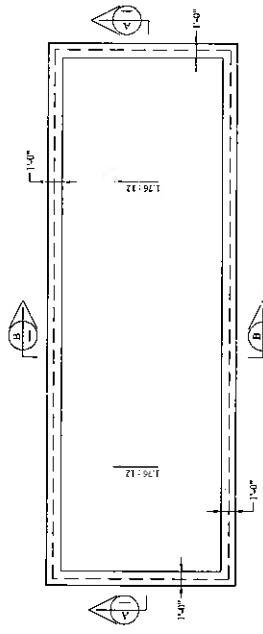
**CONVERT EXISTING MANUFACTURED HOME INTO BUSINESS OFFICE**

NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED  
 COUNTY OF BUTTE BUILDING DEPARTMENT ORDINANCES AND  
 COUNTY OF BUTTE BUILDING DEPARTMENT ORDINANCES.

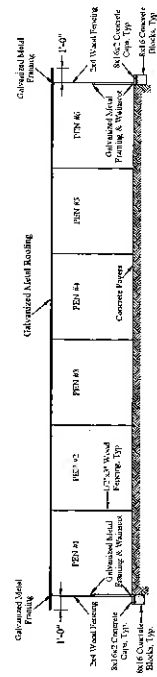
**AREA TABULATION**  
 Per Space 408 SQ. FT.



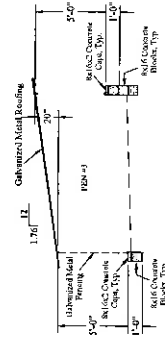
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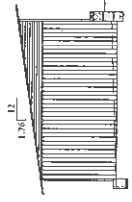
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 Scale: 1/4" = 1'



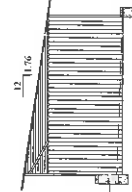
**SECTION A**  
 Scale: 1/4" = 1'



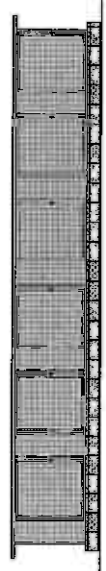
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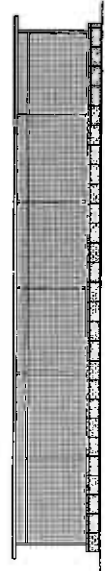
**LEFT SIDE ELEVATION**  
 Scale: 1/4" = 1'



**RIGHT SIDE ELEVATION**  
 Scale: 1/4" = 1'



**FRONT ELEVATION**  
 Scale: 1/4" = 1'



**REAR ELEVATION**  
 Scale: 1/4" = 1'

NO.	REVISIONS:

**FLOOR PLAN, ROOF PLAN**  
**KENNEL STUD PENS**  
 EVENING STAR KENNELS  
 4385 WILWOOD AVENUE, CA 92356

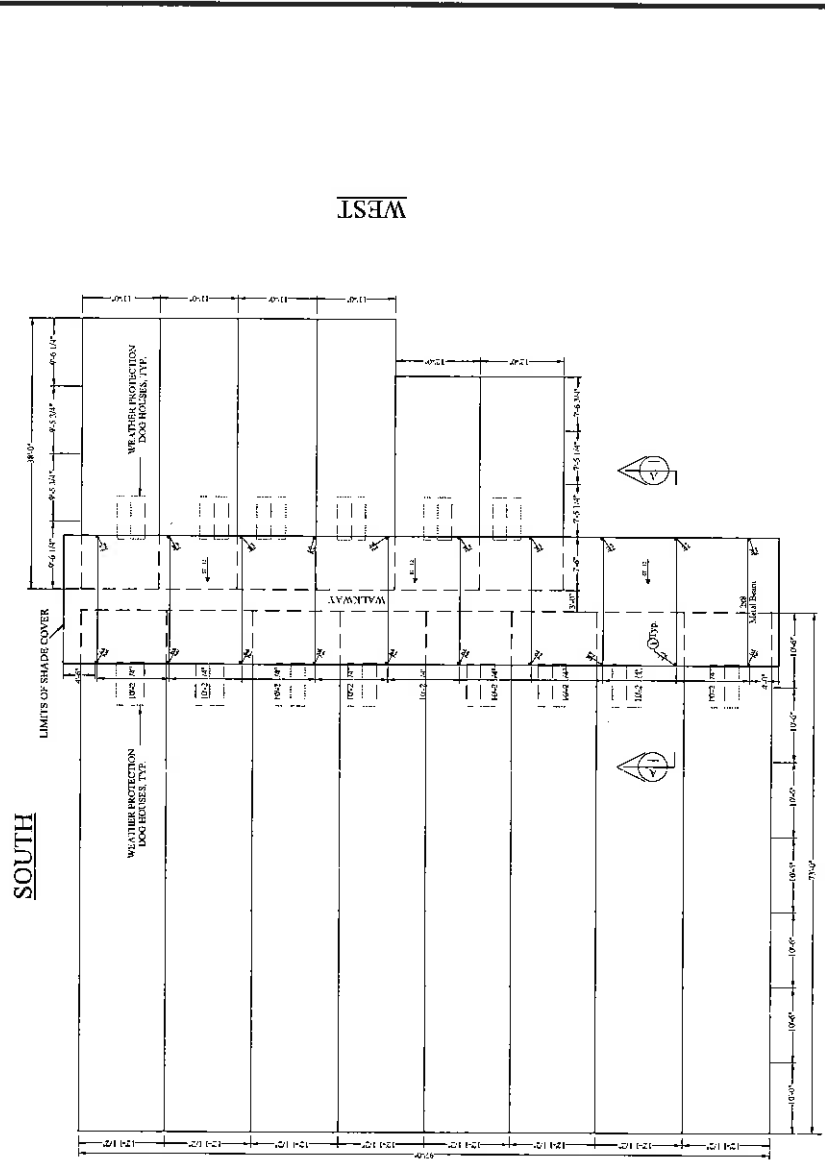
**BRAETNE CONSTRUCTION ENGINEERING**  
 Civil Engineers - R/C E 21873  
 General Contractors - Lic. 97827  
 4162 Emeryville (Yuba St., Ste. B-2)  
 Tomakia, CA 94566  
 (925) 298-2645  
 Fax: (925) 298-1711

PLANS PREPARED BY  
 DANIELA ANDERSON  
 2/27/23  
 SHEET NO. 2103  
 R.C.P. NO. 001743

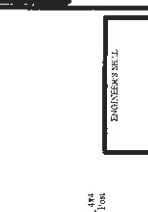
REGISTERED  
 T. J. SELLER  
 ENGINEER  
 001743  
 001743  
 AN FIDELITY  
 AND SURETY  
 COMPANY  
 1000  
 1000  
 1000  
 1000  
**A-4**

ENGINEER'S SEAL

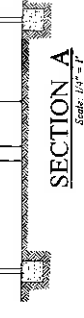
NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED  
 CALIFORNIA BUILDING CODES AND CALIFORNIA MECHANICAL AND  
 PLUMBING CODES, AND ALL APPLICABLE ORDINANCES OF THE  
 COUNTY OF BUTTE, BUTTE COUNTY, CALIFORNIA.



**DOG RUN AREA FOOTPRINT**  
 Scale: 1/8" = 1'



**SECTION A**  
 Scale: 1/4" = 1'



**1) DETAIL - SHADE CANOPY**

REVISIONS:	BY:

**DOG RUN AREA FOOTPRINT**  
**& SECTION**  
**KENNEL DOG RUNS**  
**EVENING STAR KENNELS**  
 12805 WILWOOD AVENUE, CA 92316

**BRATENE ENGINEERING**  
 CONSULTING ENGINEERS  
 4135 E. Cypress Creek, Ste. 203  
 Temecula, CA 92590  
 (951) 259-9045  
 Fax: (951) 259-7111  
 Civil Engineers - RCE 21573  
 General Contractors - TCE 17822

PLAN SHEET NO. \_\_\_\_\_  
 OWNER: SUBMITTER  
 OF  
 PROJECT: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET NO. 21873  
 SHEET TOTAL 2113  
 P.L.L. NO. \_\_\_\_\_  
 REGISTERED

**A-5**

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 AS SHOWN: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED  
 MINNESOTA BUILDING CODES, MINNESOTA STATE AND  
 COUNTY OF HENNING CODES AND ORDINANCES.

REV.	DESCRIPTION

**ELEVATIONS**

**KENNEL DOG RUNS**  
**EVENING STAR KENNELS**  
 42885 WILDWOOD, AGTUNGA, CA 94556

**BRATENE ENGINEERING**

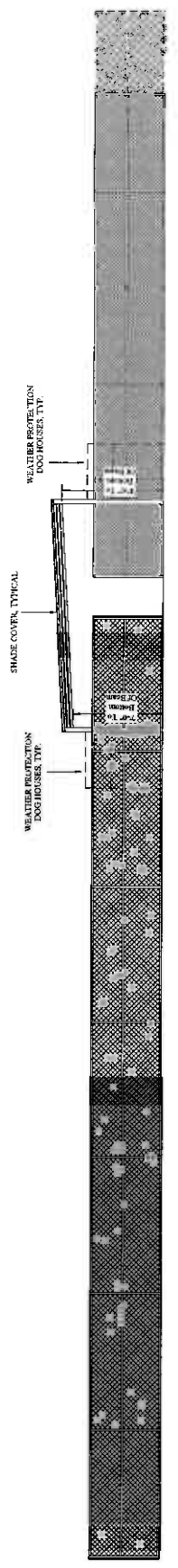
41525 Eureka Drive, Suite 200, Redwood City, CA 94063  
 Phone: (650) 296-3711  
 Fax: (650) 296-0485

Chief Engineer - N.R. 21873  
 General Contractor - Lic. 587242

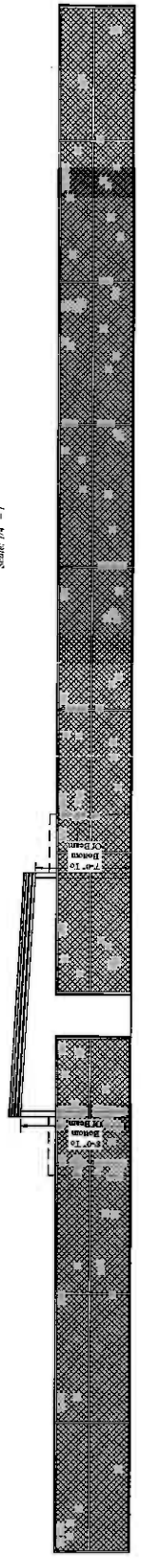
PROJECT NO. 21873  
 SHEET NO. 2013  
 DATE: SEPT. 2013  
 ESTIMATE

**A-6**

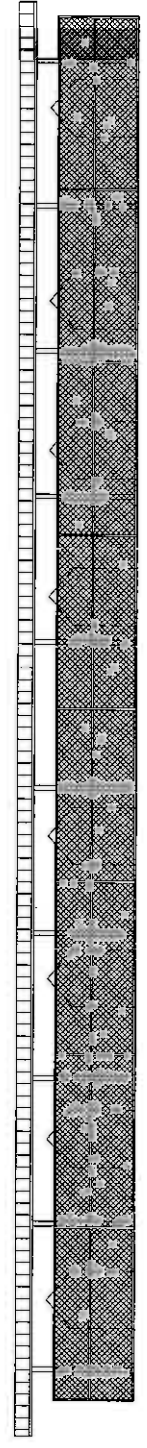
PROJECT: 21873  
 SHEET: 2013  
 DATE: SEPT. 2013  
 ESTIMATE



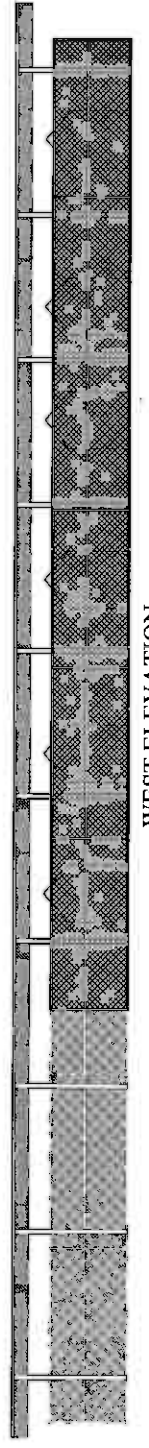
**NORTH ELEVATION**  
 Scale: 1/4" = 1'



**SOUTH ELEVATION**  
 Scale: 1/4" = 1'



**EAST ELEVATION**  
 Scale: 1/4" = 1'



**WEST ELEVATION**  
 Scale: 1/4" = 1'

BRATENE SEAL



PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

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

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

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

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

10. EVERY. 3 PPA - CONFORM TO EXHIBIT RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

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

10/02/2012 and Exhibit B, dated 3/27/2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE BUILD & SAFETY PLNCK

RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE BUILD & SAFETY PLNCK (cont.)

RECOMMND

approved final building inspections.

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

CWP

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

CODE/ORDINANCE REQUIREMENTS:

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

ACCESSIBLE PATH OF TRAVEL:

Included with the building plan submittal to the building department, the applicant shall include a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to all buildings.
- 3.Connection to areas of public accommodation (Including viewing areas).
- 4.Connection to accessible designed trash enclosures.
- 5.Connection to accessible parking loading/unloading areas.

The details shall include:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE LEVELS

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

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

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

Even though no new impervious area is proposed, it appears

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO RECOMMND

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

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

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

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

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

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



PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

10.PLANNING. 2 USE - INADVERTANT ARCHAEO FIND

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

If during ground disturbance activities, cultural

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

10.PLANNING. 2

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

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

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:  
The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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

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

10.PLANNING. 5 PPA - COMPLY BUILDING & SAFETY RECOMMND

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

10.PLANNING. 6 PPA - EXERCISE SPACE/SHELTER RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

10.PLANNING. 7 PPA - FOOD/WATER RECOMMND

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

10.PLANNING. 8 PPA- FOOD STORAGE/SANITATION RECOMMND

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

10.PLANNING. 9 PPA- ANIMAL CONFINEMENT RECOMMND

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

10.PLANNING. 10 PPA - CARETAKER RECOMMND

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

10.PLANNING. 11 PPA- KENNEL/CATTERY RECOMMND

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

10.PLANNING. 12 USE - BUSINESS LICENSING RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 14 MAP - FEES FOR REVIEW RECOMMND

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

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

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

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

20.PLANNING. 2 USE- EXPIRATION CODE ENFORCE RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

20. PRIOR TO A CERTAIN DATE

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

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

20.PLANNING. 3 USE - EXISTING STRUCTURE CHECK RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

with  
grading

PLANNING DEPARTMENT

60.PLANNING. 1 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25229, the Planning Department shall determine the

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE- FEE STATUS (cont.) RECOMMND

status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 WQMP REQUIREMENTS RECOMMND

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

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

E HEALTH DEPARTMENT

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

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



PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE- FEE STATUS RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE- BUSINESS REGISTRATION RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 WELL EVALUATION REQUIRED RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

90. PRIOR TO BLDG FINAL INSPECTION

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

The requirements for a water well evaluation are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity (to include fire flow) and available for intended development.
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.
- 5) Applicable fees shall apply.

FIRE DEPARTMENT

90.FIRE. 1 - DRIVEWAY SURFACE RECOMMND

DRIVEWAY SURFACE SHALL BE ASPHALT OR CONCRETE.

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

(STUD PENS BUILDING)

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

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

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

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: October 2, 2012

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.  
3rd District Supervisor  
3rd District Planning Commissioner  
Hemet Unified School District  
Rancho California Water District

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

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

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

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
2ND TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: April 3, 2013

TO:

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

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

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

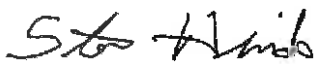
TELEPHONE: \_\_\_\_\_

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

 COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

**Date:** December 5, 2014

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

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



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

**SR Number:** 28256

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

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

**Review Stage:** First Review

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

**Noise Standards:**

**For Stationary Noise Sources:**

**A. Standards:**

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

- a) 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

**B. Requirement for Determination of Community Noise Impact:**

- a) Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
  - i. Stationary sources are to be modeled as “point” sources.
  - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
  - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
  - iv. Predicted noise levels are to be expressed in terms of worst-case “equivalent

continuous sound levels" [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

### **Findings:**

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

### **Recommendations:**

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

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

## INDEMNIFICATION AGREEMENT

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

### WITNESSETH:

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

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

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

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

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

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

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

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any



approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

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

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

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

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

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

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

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

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

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

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

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

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

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

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

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

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

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

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

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

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

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

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 3-21-16

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

By: Victor J. Brickus  
Victor J. Brickus

Dated: 1/25/16

By: Gailute G. Brickus  
Gailute G. Brickus

Dated: 1/25/2016

\*see attached Notary Acknowledgment 1/25/16

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack 2/4/16  
MICHELLE CLACK DATE

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

State of California )  
County of RIVERSIDE )

On 01/25/2016 before me, Hajnalka Gold Calihan, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Victor J. Brickus and  
Name(s) of Signer(s)  
Gailute G. Brickus

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

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

WITNESS my hand and official seal.



Signature Hajnalka Gold Calihan  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

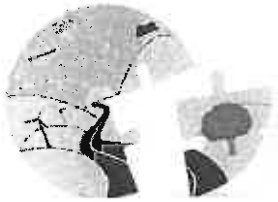
Title or Type of Document: Indemnification Agreement Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

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

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

CV 1203346



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: CLASS III KENNEL

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 18.45

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

CASE NUMBER: PP2522A DATE SUBMITTED: \_\_\_\_\_

APPLICATION INFORMATION

Applicant's Name: VICTOR BRICKUS E-Mail: evestar1@earthlink.net

Mailing Address: 42805 WILDWOOD LANE  
AGUANGA CA 92536  
City State ZIP

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

Engineer/Representative's Name: OZ BRATENE E-Mail: brateneconst@prodigy.net

Mailing Address: 41625 ENTERPRISE CIRCLE SOUTH, #B-2  
TEMECULA CA 92590  
City State ZIP

Daytime Phone No: (951) 201-2542 Fax No: (951) 296-3711

Property Owner's Name: VICTOR & GAILUTIE BRICKUS E-Mail: evestar1@earthlink.net

Mailing Address: 42805 WILDWOOD LANE  
AGUANGA CA 92536  
City State ZIP

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

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

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

"Planning Our Future... Preserving Our Past"

EA 42551 (42805928)

**APPLICATION FOR LAND USE PROJECT**


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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

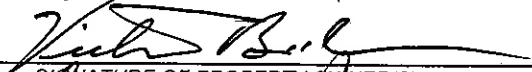

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Victor Bruckus  
PRINTED NAME OF APPLICANT        
SIGNATURE OF APPLICANT

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

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

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

VICTOR BRUCKUS  
PRINTED NAME OF PROPERTY OWNER(S)        
SIGNATURE OF PROPERTY OWNER(S)  
GAILUTE BRICKUS  
PRINTED NAME OF PROPERTY OWNER(S)        
SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 580-020-046  
Section: 6 Township: T. 8 S. Range: R. 2 E.

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 5.55 Ac

General location (nearby or cross streets): North of Hwy 371, South of SURVEYOR LANE, East of IRONS RD., West of WILDWOOD LANE

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

Project Description: (describe the proposed project in detail)

CLASS III KENNEL (26 TO 40 DOGS)

Related cases filed in conjunction with this application:

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

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

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

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

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

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

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

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NO GRADING



**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards     N/A    

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?     N/A    

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

How many anticipated truckloads?     N/A     truck loads.

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

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

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

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

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

Does the project area exceed one acre in area? Yes  No

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

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

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

Date

9/20/12

Applicant (2)

\_\_\_\_\_

Date

\_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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


Yes  No

**APPLICATION FOR LAND USE PROJECT**

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes  No

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

Owner/Authorized Agent (1)  Date 9/20/12  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup>**

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Project Applicant Information:</b>	

<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>Includes San Jacinto River watershed.

<sup>2</sup>Land area is based on acreage disturbed.

<sup>3</sup>The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [http://www.waterboards.ca.gov/rwqcb8/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml).

<sup>4</sup>The most recent CWA Section 303(d) list can be found at [http://www.waterboards.ca.gov/rwqcb8/water\\_issues/programs/tmdl/303d.shtml](http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml).

**DETERMINATION: Circle appropriate determination.**

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

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	<i>EVENING STAR KENNELS</i>
<b>Project Location:</b>	<i>42805 WILDWOOD LANE, AGUANGA, CA</i>
<b>Project Description:</b>	<i>CLASS III KENNEL</i>
<b>Project Applicant Information:</b>	

**Proposed Project Consists of, or includes:**

	YES	NO
<b>Significant Redevelopment:</b> The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Housing subdivisions of 10 or more dwelling units.</b> Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Commercial development greater than 100,000 square feet.</b> Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [http://www.waterboards.ca.gov/rwqcb9/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml). The most recent CWA Section 303(d) list can be found at [http://www.waterboards.ca.gov/rwqcb9/water\\_issues/programs/303d\\_list/index.shtml](http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml).

**DETERMINATION: Circle appropriate determination.**

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

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



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



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

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

**TO BE COMPLETED BY APPLICANT:**

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

Description of application/permit use:

PLOT PLAN APPLICATION FOR CLASS III KENNEL

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

**Section 1. Deposit-based Fees**

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

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

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

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

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

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: VICTOR & GAILUTE BRICKUS Phone No.: (951) 763-0433

Firm Name: \_\_\_\_\_ Email: evestar1@earthlink.net

Address: 42805 WILDWOOD LANE  
AGUANGA, CA 92536

**3. APPLICANT INFORMATION:**

Applicant Name: VICTOR BRICKUS Phone No.: (951) 763-0433

Firm Name: \_\_\_\_\_ Email: evestar1@earthlink.net

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 9/20/12  
Print Name and Title: VICTOR BRICKUS, OWNER

Signature of Property Owner: [Signature] Date: 9/20/12  
Print Name and Title: VICTOR BRICKUS / GAILUTE BRICKUS, OWNERS

Signature of the County of Riverside, by [Signature] Date: 9/24/12  
Print Name and Title: CATHERINE MORALES, LAND USE TECHNICIAN II

FOR COUNTY OF RIVERSIDE USE ONLY		
Application or Permit (s)#:	<u>PP25229</u>	
Set #:	<u>CCOD 4405</u>	Application Date: <u>9/24/12</u>



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



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

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

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

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: VICTOR & GAILUTE BRICKUS Phone No.: (951) 763-0433

Firm Name: \_\_\_\_\_ Email: evestar1@earthlink.net

Address: 42805 WILDWOOD LANE  
AEUANGA, CA 92536

**3. APPLICANT INFORMATION:**

Applicant Name: VICTOR BRICKUS Phone No.: (951) 763-0433

Firm Name: \_\_\_\_\_ Email: evestar1@earthlink.net

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 9/20/12  
Print Name and Title: VICTOR BRICKUS, OWNER

Signature of Property Owner: [Signature] Date: 9/20/12  
Print Name and Title: VICTOR BRICKUS / GAILUTE BRICKUS, OWNERS

Signature of the County of Riverside, by [Signature] Date: 9/24/12  
Print Name and Title: CATHERINE MORALES, LAND USE TECHNICIAN II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PR25229</u>
Set #:	<u>CCDD 4405</u>
Application Date:	<u>9/24/12</u>

## NOTICE OF PUBLIC HEARING

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

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

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

For further information regarding this project, please contact Peter Lange, Project Planner at 951-955-1417 or e-mail [plange@rctlma.org](mailto:plange@rctlma.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 may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25229 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

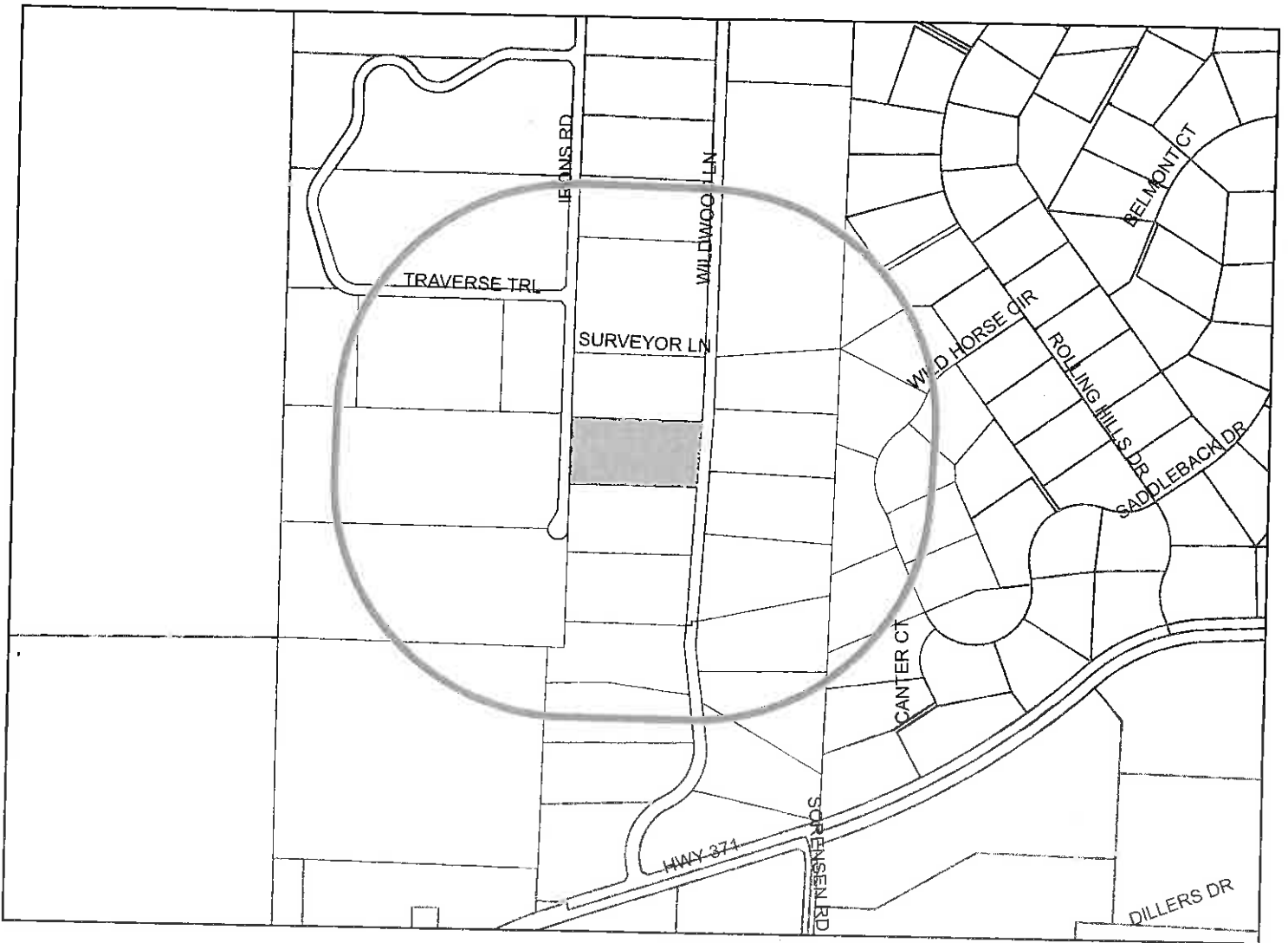
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25229 (1200 feet buffer)**



**Selected Parcels**

580-080-048	580-300-030	580-020-082	580-020-083	580-020-084	580-020-048	580-310-011	580-020-055	580-020-081	580-020-080
580-080-051	580-080-050	580-310-028	580-310-006	580-020-045	580-020-060	580-310-007	580-310-012	580-020-058	580-310-009
580-310-004	580-080-047	580-020-057	580-310-005	580-020-047	580-020-056	580-020-061	580-020-050	580-080-049	580-020-064
580-020-046	580-310-010	580-080-012							



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.

3/16/2016 12:42:41 PM

Enterprise

Victor Brikus  
805 Wildwood Lane  
Aguanga, CA 92536

Oz Bratene  
41625 Enterprise Circle South B-2  
Temecula, CA 92590

3/1/2016 9:04:13 AM

Riverside Transit Agency  
1825 3<sup>rd</sup> Street  
Riverside CA 92507

Rancho California Water District  
42135 Winchester Road  
Temecula, CA 92590

Waste Resources Management  
Riverside County  
Mail Stop 5950

Southern California Gas Co.  
4495 Howard Avenue  
Riverside, CA 92507

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

Riverside Transit Agency  
1825 3<sup>rd</sup> Street  
Riverside CA 92507

Hemet Unified School District  
1791 W. Acacia Avenue  
Hemet, CA 92545

Soboba Band of Luiseno Indians  
23904 Soboba Road  
San Jacinto, CA 92583

ASMT: 580020084, APN: 580020084  
GLORIA NICK, ETAL  
15711 S BROADWAY  
GARDENA CA 90248

ASMT: 580300030, APN: 580300030  
AXEL BIERINGER  
42705 ROLLING HILLS DR  
AGUANGA, CA. 92536

ASMT: 580080012, APN: 580080012  
WESTERN RIVERSIDE CO REG CONSERV AUT  
C/O DEPT OF FAC MGMT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 580310004, APN: 580310004  
FELICIA MELTON, ETAL  
P O BOX 463  
AGUANGA CA 92536

ASMT: 580080047, APN: 580080047  
CAROL BETZER, ETAL  
43097 WILDWOOD LN  
AGUANGA CA 92536

ASMT: 580310005, APN: 580310005  
TRACI HO, ETAL  
542 BLACK HORSE RD  
CHESTER SPRINGS PA 19425

ASMT: 580080048, APN: 580080048  
ANNETTE GILLIAM  
PO BOX 758  
AGUANGA CA 92536

ASMT: 580310006, APN: 580310006  
DOROTHY JOHNSTON  
3653 PRINCE ST  
ESCONDIDO CA 92025

ASMT: 580080049, APN: 580080049  
STEPHEN OMARAH  
42960 WILDWOOD LN  
AGUANGA CA 92536

ASMT: 580310007, APN: 580310007  
KAREN CENTER, ETAL  
39493 HWY 79  
WARNER SPRINGS CA 92086

ASMT: 580080050, APN: 580080050  
LAURA SNYDER, ETAL  
P O BOX 521  
AGUANGA CA 92536

ASMT: 580310009, APN: 580310009  
PONCIANO NAVARRO  
48550 WILD HORSE CIR  
AGUANGA, CA. 92536

ASMT: 580080051, APN: 580080051  
YOUNG LEE, ETAL  
1921 W SNEAD ST  
LA HABRA CA 90631

ASMT: 580310010, APN: 580310010  
MEI QIW HO, ETAL  
21725 ALLONBY CR  
YORBA LINDA CA 92887

ASMT: 580020045, APN: 580020045  
LORETTA SIERRAS, ETAL  
PO BOX 181  
AGUANGA CA 92536

ASMT: 580020057, APN: 580020057  
KATHLEEN LOPEZ, ETAL  
704 DONA AVE  
SUNNYVALE CA 94087

ASMT: 580020046, APN: 580020046  
GAILUTE BRICKUS, ETAL  
42805 WILDWOOD LN  
AGUANGA, CA. 92536

ASMT: 580020058, APN: 580020058  
WANDA KING, ETAL  
2206 GUMTREE LN  
FALLBROOK CA 92028

ASMT: 580020047, APN: 580020047  
ESTELA VASQUEZ, ETAL  
42877 WILDWOOD LN  
AGUANGA, CA. 92536

ASMT: 580020060, APN: 580020060  
MEGAN HALEY, ETAL  
P O BOX 391578  
ANZA CA 92539

ASMT: 580020048, APN: 580020048  
CHRISTINE FLETCHER, ETAL  
42947 WILDWOOD  
AGUANGA, CA. 92536

ASMT: 580020061, APN: 580020061  
SEAN MALEKZADEH  
43905 MARGARITA RD  
TEMECULA CA 92592

ASMT: 580020050, APN: 580020050  
SRINIVAS KAMMILI  
88 PIERCE BLV  
WINDSOR CT 6095

ASMT: 580020064, APN: 580020064  
STEVEN BRAFF  
3440 E BOGART TRAIL  
PALM SPRINGS CA 92264

ASMT: 580020055, APN: 580020055  
CORY FRANKS  
40310 BEAVER AVE  
AUGUANGA CA 92536

ASMT: 580020080, APN: 580020080  
KELLEY GROESSER, ETAL  
P O BOX 428  
AGUANGA CA 92536

ASMT: 580020056, APN: 580020056  
SCOTT WATERBURY  
PO BOX 505  
AGUANGA CA 92536

ASMT: 580020081, APN: 580020081  
DALE CROWLEY  
P O BOX 6312  
LAGUNA NIGUEL CA 92607





ASMT: 580310011, APN: 580310011  
CONSTANCE LAMAIDA  
13 SWALLOWTAIL  
IRVINE CA 92714

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

ASMT: 580310028, APN: 580310028  
HOLLY LUDWIG, ETAL  
43050 CANTER CT  
AGUANGA, CA. 92536



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

PP25229  
*Project Title/Case Numbers*

Peter Lange  
*County Contact Person*

951-955-1417  
*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Victor Brickus  
*Project Applicant*

805 Wildwood Lane, Aguanga CA, 92536  
*Address*

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

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

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

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

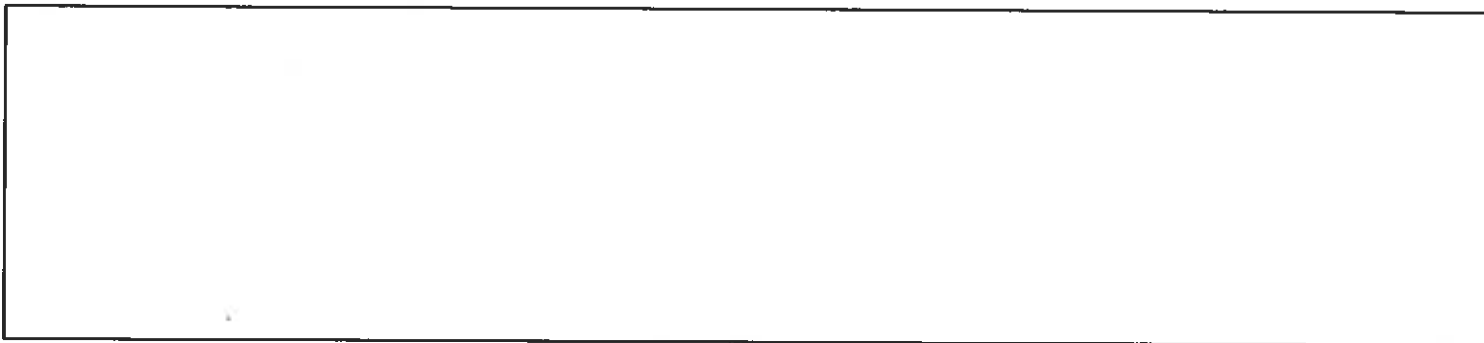
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

February 1, 2016  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

## NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road  
Palm Desert, CA 92201

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

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

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

**Name of Public Agency Approving Project:** Riverside County Planning Department

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

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15303)  
 Statutory Exemption (\_\_\_\_\_)  
 Other: \_\_\_\_\_

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

Peter Lange County Contact Person 951-955-1417 Phone Number

\_\_\_\_\_  
Signature Title Date 1/26/16

Date Received for Filing and Posting at OPR: \_\_\_\_\_

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

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

### FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1208547

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

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

By \_\_\_\_\_ Sep 24, 2012 15:09  
MGARDNER posting date Sep 24, 2012

\*\*\*\*\*  
\*\*\*\*\*


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

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.: **3.3**  
Area Plan: The Pass  
Zoning District: Cherry Valley  
Supervisory District: Fifth  
Project Planner: Matt Straite  
Directors Hearing: April 18, 2016

TENTATIVE PARCEL MAP NO. 33689R1  
CEQA Exempt  
Applicant: Wayne Howard  
Engineer/Representative: Herald Lantis

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

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

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

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

### SUMMARY OF FINDINGS:

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Very Low Density Residential (RC:VLDR)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) to the north, south, east, and west of the project site   |
| 3. Existing Zoning (Ex. #2):                   | Light Agriculture-1 acre minimum (A-1-1)  |
| 4. Surrounding Zoning (Ex. #2):                | Light Agriculture-1 acre minimum (A-1-1) to the north and Residential Agriculture-1 acre minimum (R-A-1) and Light Agriculture- 1 acre minimum (A-1-1) to the south, east and west. |
| 5. Existing Land Use (Ex. #1):                 | Single family residential dwellings   |
| 6. Surrounding Land Use (Ex. #1):              | Scattered single family residential dwellings and vacant property.  |

foundation component of Rural Community and each parcel has a minimum of one acre. The project is consistent with Policy 3.1 of the Area Pass Area Plan.

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

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

#### **CONCLUSIONS:**

1. The proposed project is in conformance the Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture (A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan Multi-Species Habitat Conservation Plan (WRCMSHCP).
8. The project proposal is exempt from CEQA pursuant to section 15315 for Minor Land Divisions.

#### **INFORMATIONAL ITEMS:**

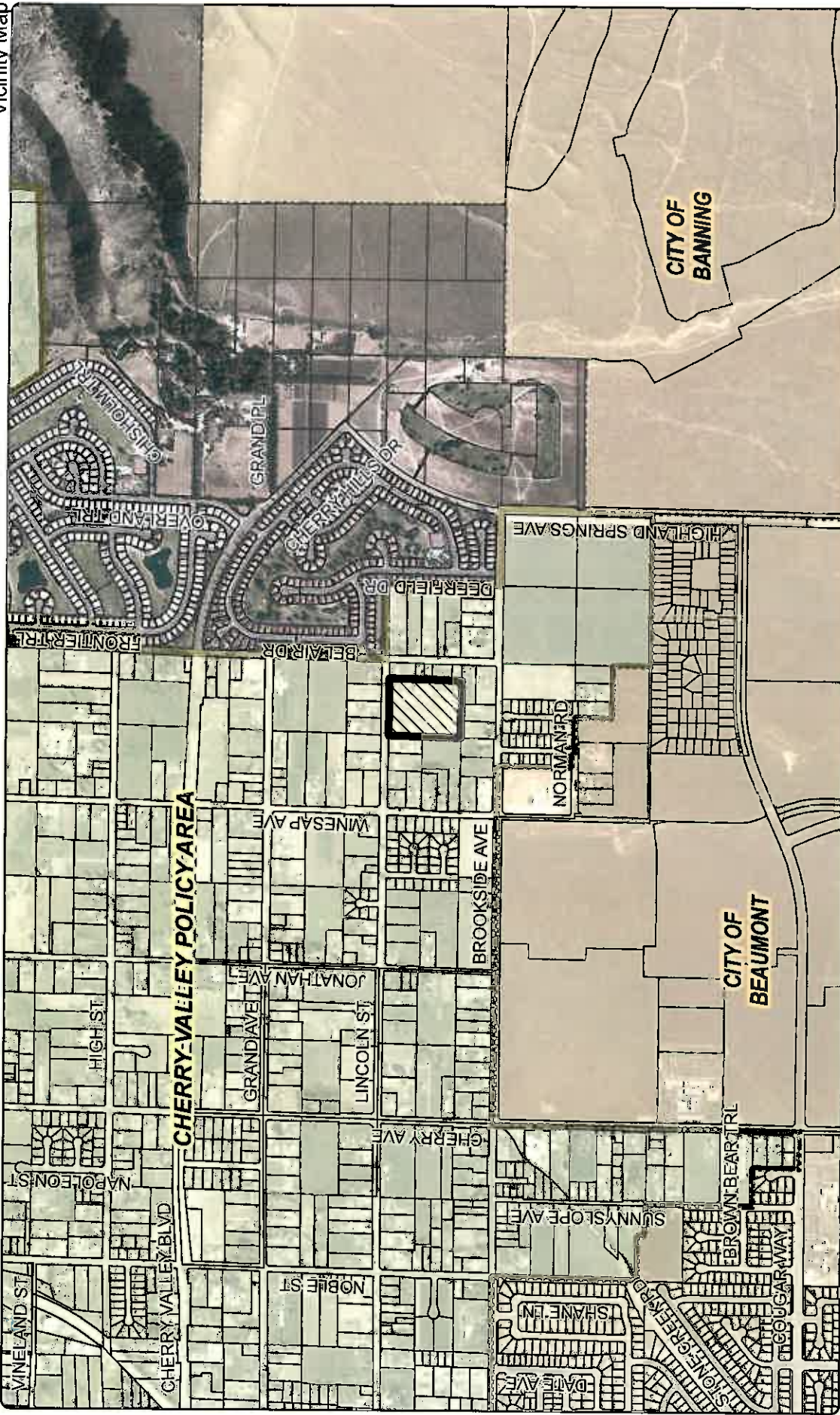
1. The public notice for this project was sent to residences and owners of record within a 600-foot radius, encompassing 83 addresses. Additionally, a notice was posted in the Riverside Press-Enterprise. As of this writing, no letters, in support or opposition have been received.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PM33683R1**  
**VICINITY/POLICY AREAS**

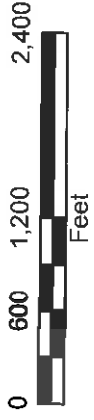
Supervisor Ashley  
 District 5

Date Drawn: 06/23/2015  
 Vicinity Map



Zoning District: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan, the 2015-2040 General Plan. The County of Riverside is currently in the process of updating its zoning map to reflect the new General Plan. The County of Riverside is currently in the process of updating its zoning map to reflect the new General Plan. For further information, please contact the Riverside County Planning Department at (951) 955-3277 (Riverside County) or Website: [www.riversideca.gov](http://www.riversideca.gov)



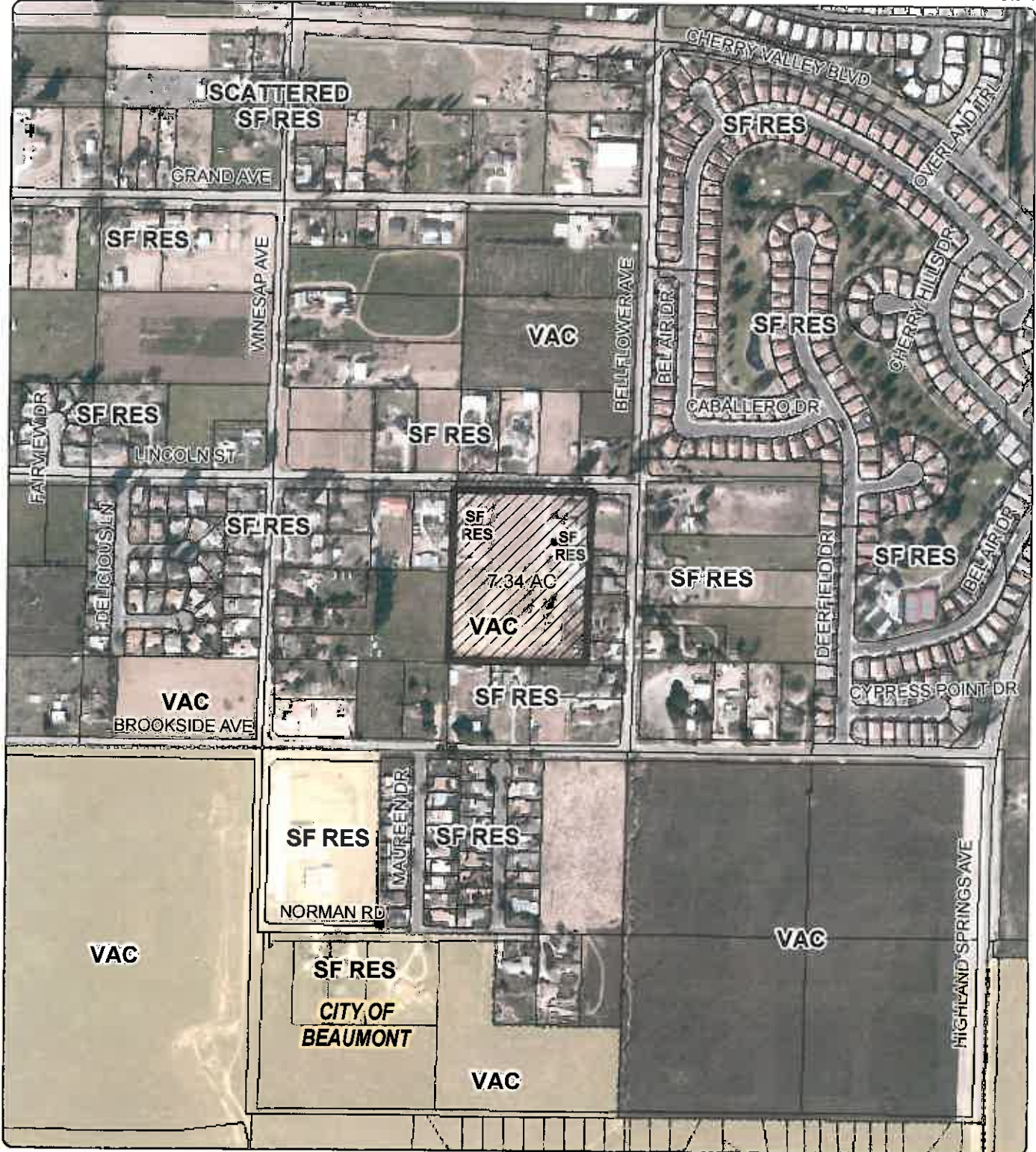
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM33683R1

LAND USE

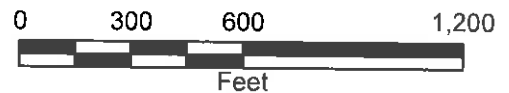
Supervisor Ashley  
District 5

Date Drawn: 06/23/2015  
Exhibit 1



Zoning District: Cherry Valley

Author: Vinnie Nguyen



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



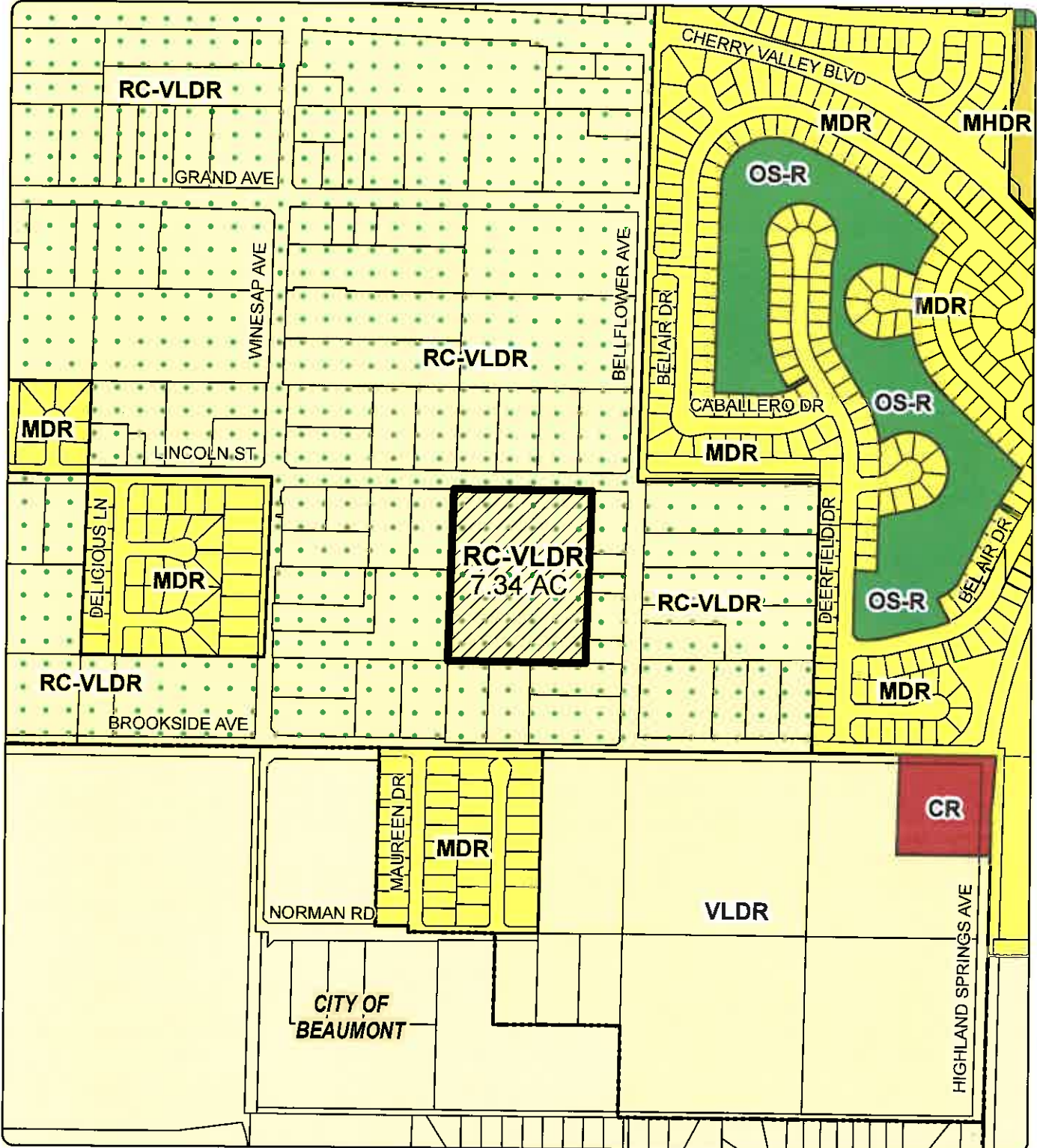
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM33683R1

EXISTING GENERAL PLAN

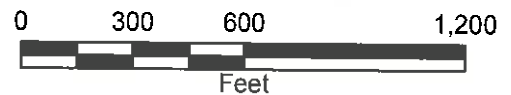
Supervisor Ashley  
District 5

Date Drawn: 06/23/2015  
Exhibit 5



Zoning District: Cherry Valley

Author: Vinnie Nguyen



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

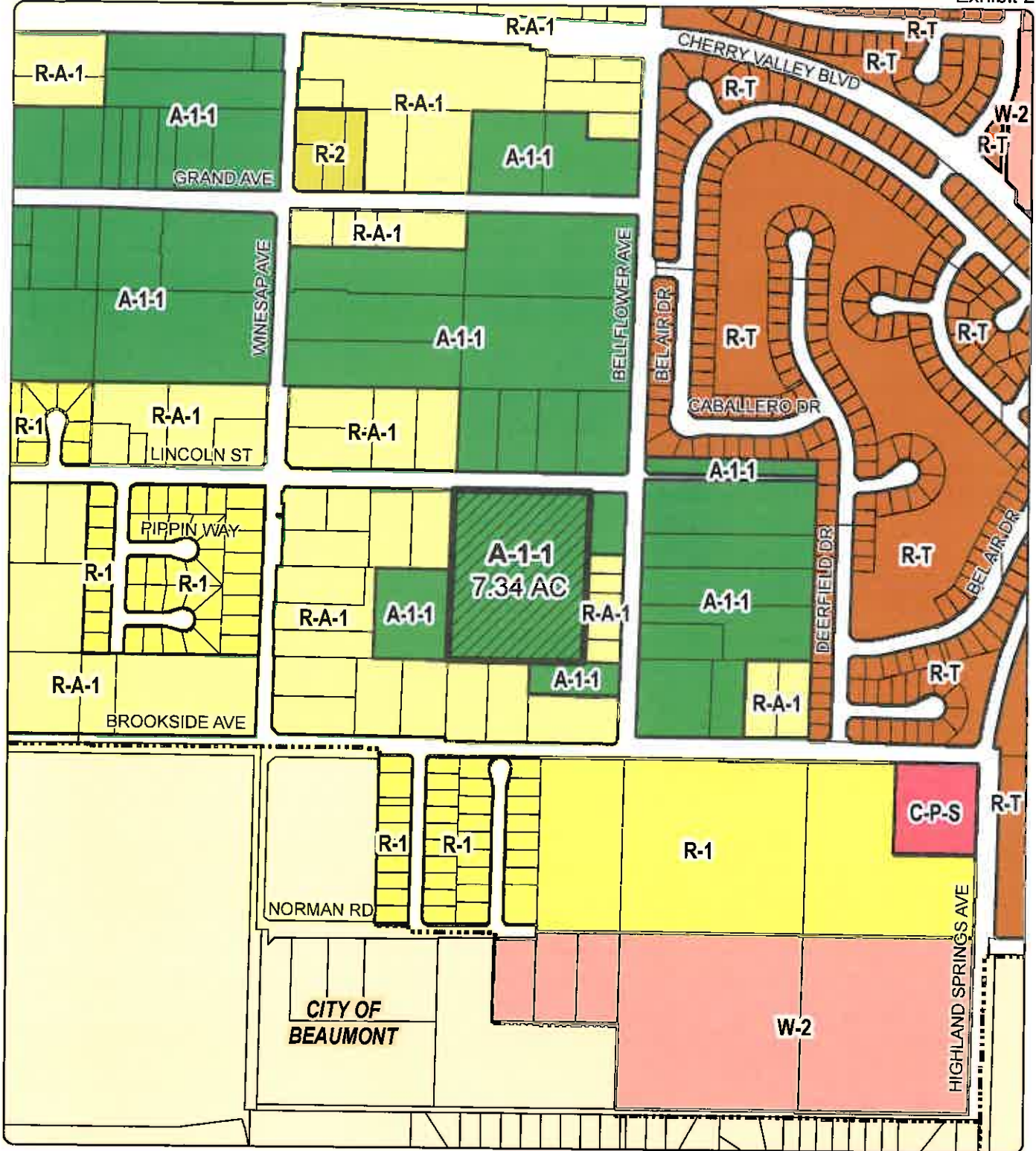
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM33683R1

EXISTING ZONING

Supervisor Ashley  
District 5

Date Drawn: 06/23/2015  
Exhibit 2



Zoning District: Cherry Valley

Author: Vinnie Nguyen



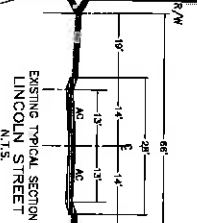
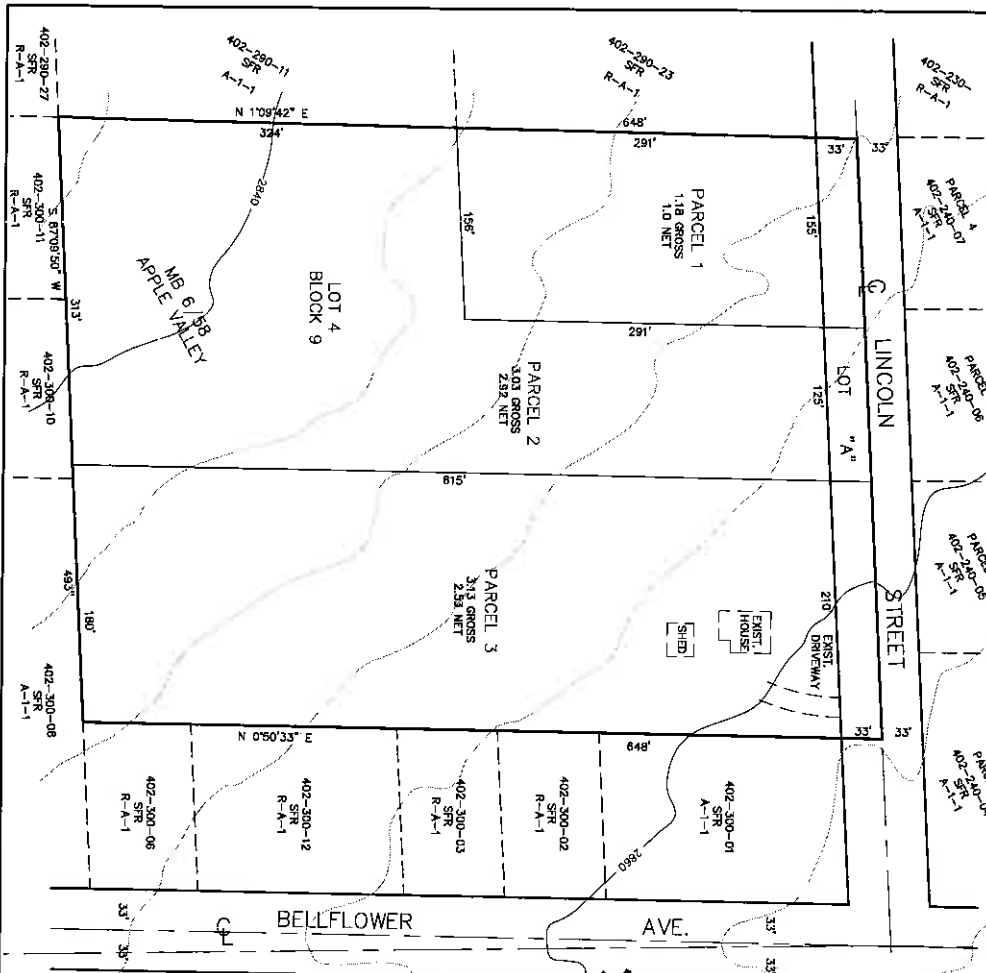
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

# REVISED TENTATIVE PARCEL MAP NO. 33683

PREPARED MARCH 17, 2010

## LEGAL DESCRIPTION:

BING A PORTION OF LOTS 4 & 4 IN BLOCK 9 OF APPLE VALLEY  
 WEST COUNTY OF RIVERSIDE IN CALIFORNIA  
 (IN SEC. 26, T2S, R.1W, S&M)



## ENGINEER:

HEARD R. LAMTS, ROE 33220  
 H. LAND DEVELOPMENT  
 ENGINEERING & SURVEYING  
 5980 DUTTON STREET  
 (760) 802-7735  
 CA 92223

## SITE LOCATION:

LINCOLN STREET  
 CHERRY VALLEY, CA

## SITE INFORMATION:

**SITE ADDRESS:**  
 402-300-01  
**TAX ASSESSOR'S PARCEL NUMBER:**  
 402-300-07  
**GENERAL PLAN DESIGNATION:**  
 VERY LOW DENSITY RESIDENTIAL  
**EXISTING ZONING:**  
 VACANT LAND  
**PROPOSED ZONING:**  
 SINGLE-FAMILY RESIDENTIAL  
**PROJECT AREA (GROSS):**  
 6.45 ACRES (NET)  
**PROPOSED SEWER SERVICE:**  
 PRIVATE SEPTIC SYSTEMS  
**PROPOSED WATER SERVICE:**  
 PUBLIC WATER SYSTEM  
**SOURCE OF TOPOGRAPHY:**  
 RIVERSIDE COUNTY FLOOD CONTROL DISTRICT  
 1222 ORANGE TREE LANE  
 REDLANDS, CA 92373  
 (800) 888-1400

## SCHOOLS:

BEAUMONT UNITED SCHOOL DISTRICT  
 500 GRANGE STREET  
 BEAUMONT, CA 92223  
 (951) 949-1931

## NOTE:

- LOT 4 B, D & E TO BE DEDICATED TO RIVERSIDE COUNTY EASEMENTS
- THERE ARE NO EXISTING EASEMENTS
- THERE ARE NO WELLS WITHIN 200' OF SUBJECT PARCEL

## OWNER/APPLICANT:

WANE HORNBERG  
 4021 LINCOLN STREET  
 CHERRY VALLEY, CA 92223  
 (909) 227-5904

## UTILITIES/SERVICES:

**GAS:**  
 THE GAS COMPANY  
 1981 W. LUGNIA AVENUE  
 MENTONE, CA 92253  
 (909) 753-2898

## TELEPHONE:

1500 GRANT AVENUE, BLDG. 125  
 MENTONE, CA 92259  
 (909) 784-8277

## FIRE PROTECTION:

RIVERSIDE COUNTY FIRE DEPARTMENT  
 210 W. SAN AGONITO AVENUE  
 MENTONE, CA 92250  
 (909) 540-9900

## WATER:

BEAUMONT CHERRY VALLEY WATER DISTRICT  
 500 GRANGE STREET  
 BEAUMONT, CA 92223  
 (909) 848-9981

## ELECTRIC:

SOUTHERN CALIFORNIA EDISON  
 297 TENNESSEE STREET  
 REDLANDS, CA 92373  
 (909) 337-9100

## CABLE TELEVISION:

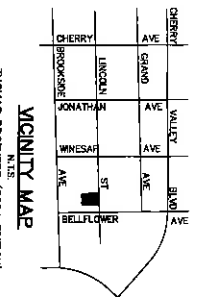
1222 ORANGE TREE LANE  
 REDLANDS, CA 92373  
 (800) 888-1400

## FLOOD CONTROL:

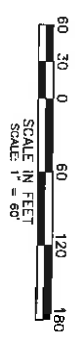
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT  
 1195 MARKET STREET  
 REDLANDS, CA 92301  
 (909) 955-1200

## NOTES:

- THIS MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- THIS SITE IS NOT SUBJECT TO GEOLOGIC HAZARD OR FLOOD HAZARD.
- THIS SITE DOES NOT LE WITHIN A COMMUNITY SERVICES DISTRICT.



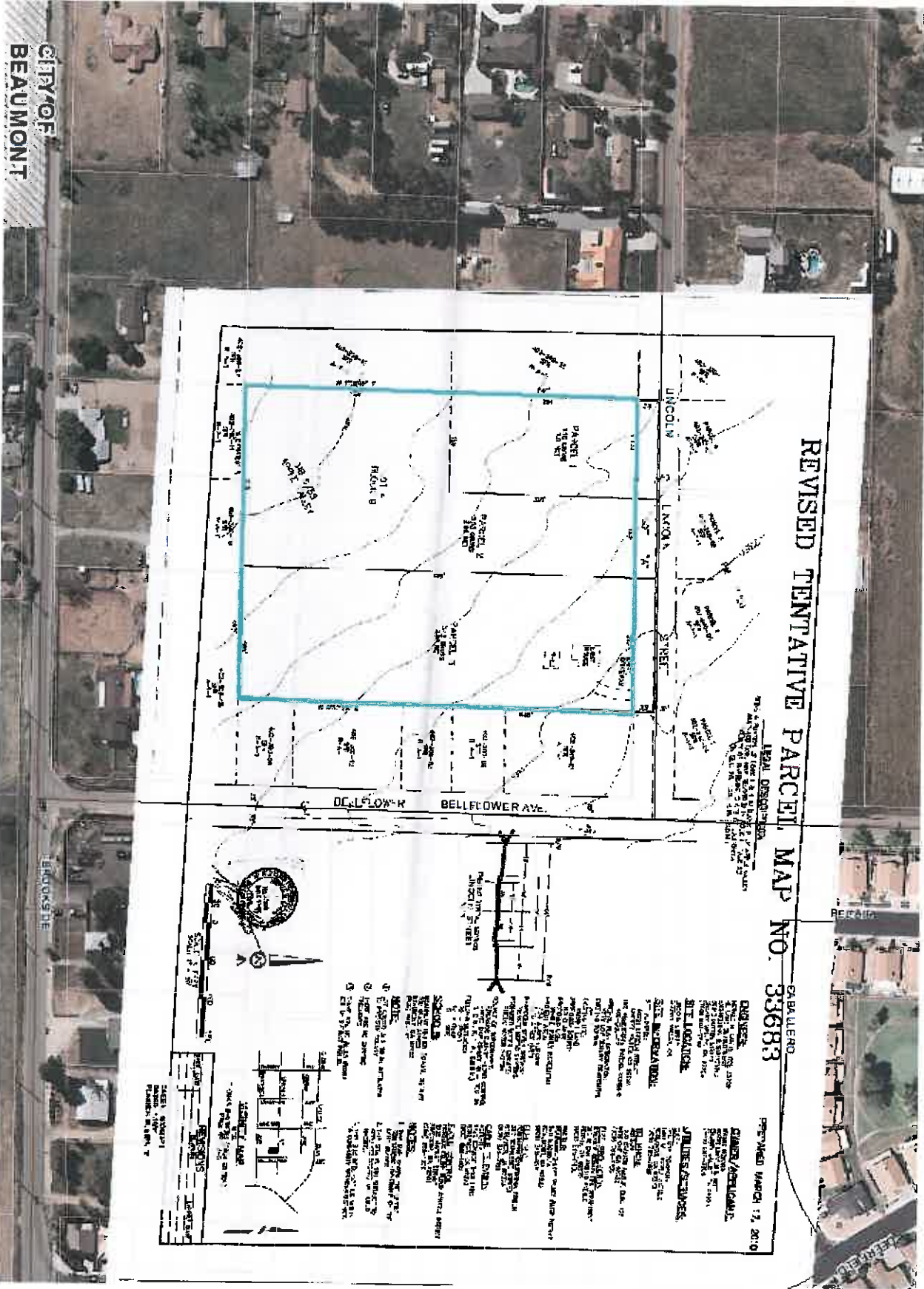
VICINITY MAP



MARK	DATE	REVISIONS	APPR. DATE
		REVISION	

THOMAS BROTHERS (2004 EDITION)  
 PAGE 881, 8-5





**REVISED TENTATIVE PARCEL MAP NO. 33683**  
SABALERO

PREPARED MARCH 17, 2010

**OWNER:**  
SABALERO, INC.  
10000 W. BEAUMONT BLVD.  
SUITE 100  
BEAUMONT, TEXAS 77705

**FILE LOCATION:**  
SABALERO, INC.  
10000 W. BEAUMONT BLVD.  
SUITE 100  
BEAUMONT, TEXAS 77705

**DATE ACQUIRED:**  
MAY 12, 2009

**PREPARED BY:**  
CITY OF BEAUMONT  
PLANNING DEPARTMENT  
1000 W. BEAUMONT BLVD.  
SUITE 100  
BEAUMONT, TEXAS 77705

**NOTES:**  
1. THIS PARCEL MAP IS PREPARED IN ACCORDANCE WITH THE PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PARCEL MAPS.  
2. THE PLANNING DEPARTMENT HAS REVIEWED THIS PARCEL MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PARCEL MAPS.  
3. THE PLANNING DEPARTMENT HAS REVIEWED THIS PARCEL MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE PLANNING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PARCEL MAPS.

**REVISIONS:**  
NO. 1  
DATE  
DESCRIPTION

**SCALE:**  
AS SHOWN

**DATE:**  
MARCH 17, 2010

**BY:**  
CITY OF BEAUMONT  
PLANNING DEPARTMENT

**FOR:**  
SABALERO, INC.

**APPROVED:**  
CITY OF BEAUMONT  
PLANNING DEPARTMENT

**DATE:**  
MARCH 17, 2010

**BY:**  
CITY OF BEAUMONT  
PLANNING DEPARTMENT

**FOR:**  
SABALERO, INC.

**APPROVED:**  
CITY OF BEAUMONT  
PLANNING DEPARTMENT

**DATE:**  
MARCH 17, 2010

**BY:**  
CITY OF BEAUMONT  
PLANNING DEPARTMENT

**FOR:**  
SABALERO, INC.

CITY OF  
BEAUMONT

LEONOR DE

REPAIR

LEONOR DE



PM33683R1 Aerial View



CLAYCOF  
BEAUMONT

BEAUFORT

BEAUFORT

EASTGATE

BEAUFORT

BEAUFORT

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

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

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

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP - GENERAL INTRODUCTION                    RECOMMND

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

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

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

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

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

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

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

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

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

upon request.

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

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

10.BS GRADE. 7                      MAP - EROS CNTRL PROTECT                      RECOMMND

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

10.BS GRADE. 8                      MAP - DUST CONTROL                      RECOMMND

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



PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

10.BS GRADE. 21                    MAP - MANUFACTURED SLOPES                    RECOMMND

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

10.BS GRADE. 22                    MAP - FINISH GRADE                    RECOMMND

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

E HEALTH DEPARTMENT

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

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

10.E HEALTH. 2                    COUNTY ORDINANCE 871                    RECOMMND

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

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

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

10.E HEALTH. 2 USE - PERC TEST REQD RECOMMND

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

10.E HEALTH. 2 USE - ATU PLANS RECOMMND

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

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

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

10.E HEALTH. 4 ATU - MAINTAIN SETBACKS RECOMMND

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

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

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

10.E HEALTH. 5 DEH SITE EVALUATION REQUIRED RECOMMND

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

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

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

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

FIRE DEPARTMENT

10.FIRE. 1 MAP\* - #13 - HYDRANT SPACING RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.)                    RECOMMND

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

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

10.FLOOD RI. 2                    MAP ELEVATE FINISH FLOOR                    RECOMMND

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

PLANNING DEPARTMENT

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

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

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

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

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

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND                    RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - LC LNDSCP REQUIREMENTS RECOMMND

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

- 1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

10.PLANNING. 4 MAP - LC LNDSCP SPECIES RECOMMND

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

10.PLANNING. 5 MAP - PALEO RESOURCES RECOMMND

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

10.PLANNING. 5

MAP - PALEO RESOURCES (cont.)

RECOMMND

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

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

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

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

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

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

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

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

7.Any recovered fossil remains will be prepared to the

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

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

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

10.PLANNING. 6                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 7                    MAP - FEES FOR REVIEW                    RECOMMND

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

10.PLANNING. 12                    MAP - ZONING STANDARDS                    RECOMMND

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



PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

10.PLANNING. 13                   MAP - 90 DAYS TO PROTEST                   RECOMMND

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

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

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

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

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

10.PLANNING. 19 MAP - SUBMIT BUILDING PLANS RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

10. GENERAL CONDITIONS

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

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

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

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

10.TRANS. 5                      MAP - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

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

10.TRANS. 9                      MAP - COUNTY WEB SITE                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#64-ECS-DRIVEWAY ACCESS                      RECOMMND

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

50.FIRE. 2                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

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

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

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

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

PLANNING DEPARTMENT

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

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

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST                    RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the A-1-1 zone, and with the Riverside County Integrated Project (RCIP).

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

50. PRIOR TO MAP RECORDATION

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

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

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

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

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

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

50.PLANNING. 13                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 14                    MAP - ECS SHALL BE PREPARED                    RECOMMND

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

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

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

"All lots are located wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 16                    MAP - ECS NOTE RIGHT-TO-FARM (cont.)                    RECOMMND

and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 19                    MAP - AG/DAIRY NOTIFICATION                    RECOMMND

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

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

50.PLANNING. 20                    MAP - FEE BALANCE                    RECOMMND

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - FEE BALANCE (cont.) RECOMMND

divider's successor-in-interest.

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

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

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

TRANS DEPARTMENT

50.TRANS. 6 MAP - EASEMENT/SUR RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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



PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 2                    MAP - GRADING SECURITY                    RECOMMND

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

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

60.BS GRADE. 8                    MAP - OFFSITE GDG ONUS                    RECOMMND

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

60.BS GRADE. 9                    MAP - NOTRD OFFSITE LTR                    RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 17                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 18                    MAP - GRADING PLAN REVIEW                    RECOMMND

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2                   MAP - ROUGH GRADE APPROVAL                   RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

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

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

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

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

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                      MAP - SCHOOL MITIGATION                      RECOMMND

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

80.PLANNING. 9                      MAP - FEE BALANCE                      RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - PRECISE GRADE INSP                      RECOMMND

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

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                    MAP - PRECISE GRADE INSP (cont.)                    RECOMMND

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

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

90.BS GRADE. 2                    MAP - PRECISE GRD'G APRVL                    RECOMMND

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

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

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

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

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2                    USE-FEE STATUS                    RECOMMND

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

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

The existence of an alternative system on this property must be recorded on the deed and proof provided to the

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE-ALT SYSTEM DEED RECORD (cont.) RECOMMND  
Department of Environmental Health prior to final.

90.E HEALTH. 4 USE-QUALIFIED SERVICE PROVIDER RECOMMND  
An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

90.E HEALTH. 5 USE-RENEWABLE OPERATING PERMIT RECOMMND  
A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND  
PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

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

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY FEES (2) DRAFT  
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Beaumont Cherry Valley Recreation and Park District.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND  
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

**LAND DEVELOPMENT COMMITTEE  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: January 10, 2011

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Dept. of Bldg. & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
Riv. Co. GIS – Phillip Kang  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor  
Riv. Co. Transit Agency

Riv. Co. Sheriff's Department  
Riv. Co. Waste Management Dept.  
County Service Area #27 c/o EDA  
5th District Supervisor  
5th District Planning Commissioner  
Southern California Gas  
Southern California Edison

**TENTATIVE PARCEL MAP NO. 33683, REVISED MAP NO. 1 – EA42418 – Applicant:** Wayne Howard – Engineer/Representative: Herald Lantis – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) Cherry Valley Policy Area – Location: Northerly of Brookside Avenue, southerly of Lincoln Street, easterly of Winesap Avenue, and westerly of Bellflower Avenue – 7.34 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-5) - **REQUEST:** The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 Gross Acre lot – APN: 403-300-007 – Related Cases: PM33683

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

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

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
 Robert C. Johnson Planning Director

*Set ID# CC006102*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:      **REVISED PARCEL MAP 33683**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> TRACT MAP              | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input checked="" type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP             | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: PM 33683 R1

DATE SUBMITTED: 12-16-10  
Aug 2005

**APPLICATION INFORMATION**

Applicant's Name: Wayne Howard      E-Mail: \_\_\_\_\_

Mailing Address: 40721 Lincoln St.  
 \_\_\_\_\_  
Street  
Cherry Valley, Ca. 92223  
City    State    ZIP

Daytime Phone No: (951-227-3904)      Fax No: ( ) \_\_\_\_\_

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

Mailing Address: 39910 Dutton St.  
 \_\_\_\_\_  
Street  
Cherry Valley, Ca. 92223  
City    State    ZIP

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

Property Owner's Name: Wayne Howard/Marian      E-Mail: \_\_\_\_\_

Mailing Address: 40721 Lincoln Street  
 \_\_\_\_\_  
Street  
Cherry Valley, Ca. 92223  
City    State    ZIP

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

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



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

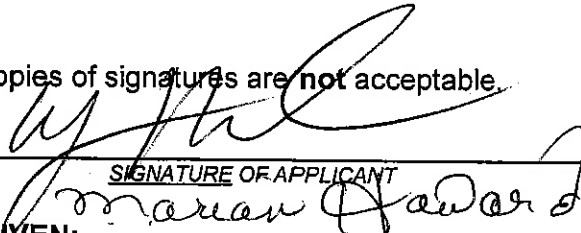
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Wayne Howard  
PRINTED NAME OF APPLICANT

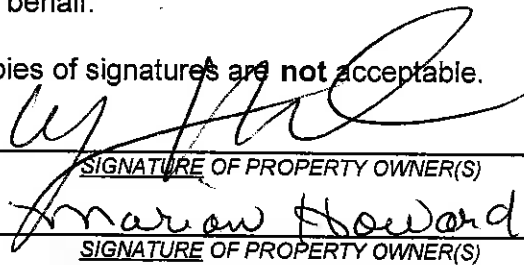
  
SIGNATURE OF APPLICANT

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

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

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

Wayne Howard  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Marian Howard  
PRINTED NAME OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

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

Section: 26 Township: T2S Range: R1W

Approximate Gross Acreage: 7.34

General location (street address, cross streets, etc.): North of Brookside, South of

Lincoln St., East of Windesap, West of Bellflower

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

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

Divide 7.34 acre parcel into <sup>3</sup>4 parcels ranging from 1.00 ac to <sup>3.03</sup>1.44 acre with a remainder parcel consisting of 2.39 acres

Related cases filed in conjunction with this request:

None

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

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

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

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

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

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: no grading proposed

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither xx

What is the anticipated source/destination of the import/export?

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

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

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

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

Dedicate land  Pay Quimby fees xx Combination of both

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

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

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

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

Check answer:

xx Santa Ana River  Santa Margarita River  San Jacinto River  Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1)  Date 8-20-10

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

## INDEMNIFICATION AGREEMENT

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

### WITNESSETH:

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

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

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

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

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

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

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

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

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

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

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

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

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:  
Phillip Wayne Howard  
40721 Lincoln Street  
Beaumont, CA 92223

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

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

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

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

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

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

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

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

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

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

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

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

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

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

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

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 3-14-16

**PROPERTY OWNER:**  
Phillip Wayne Howard

By: Phillip Wayne Howard

Dated: 2-22-16

FORM APPROVED COUNTY COUNSEL

BY: Michelle Clack 3/15/16  
MICHELLE CLACK DATE



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California

County of Riverside

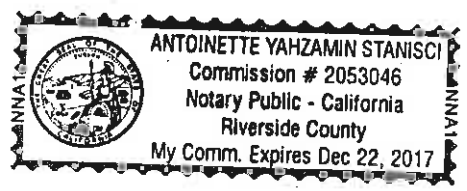
On Feb 22 2016 before me, Antoinette Yahzamin Stanisci Notary Publ  
Date Here Insert Name and Title of the Officer

personally appeared Phillip Wayne Howard  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document** AGREEMENT  
Title or Type of Document: INDIVIDUALIZATION Document Date: 2/22/16  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

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

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

## NOTICE OF PUBLIC HEARING

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

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

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

For further information regarding this project, please contact Matt Straite, Project Planner at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.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 may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/10/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 33683R1 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

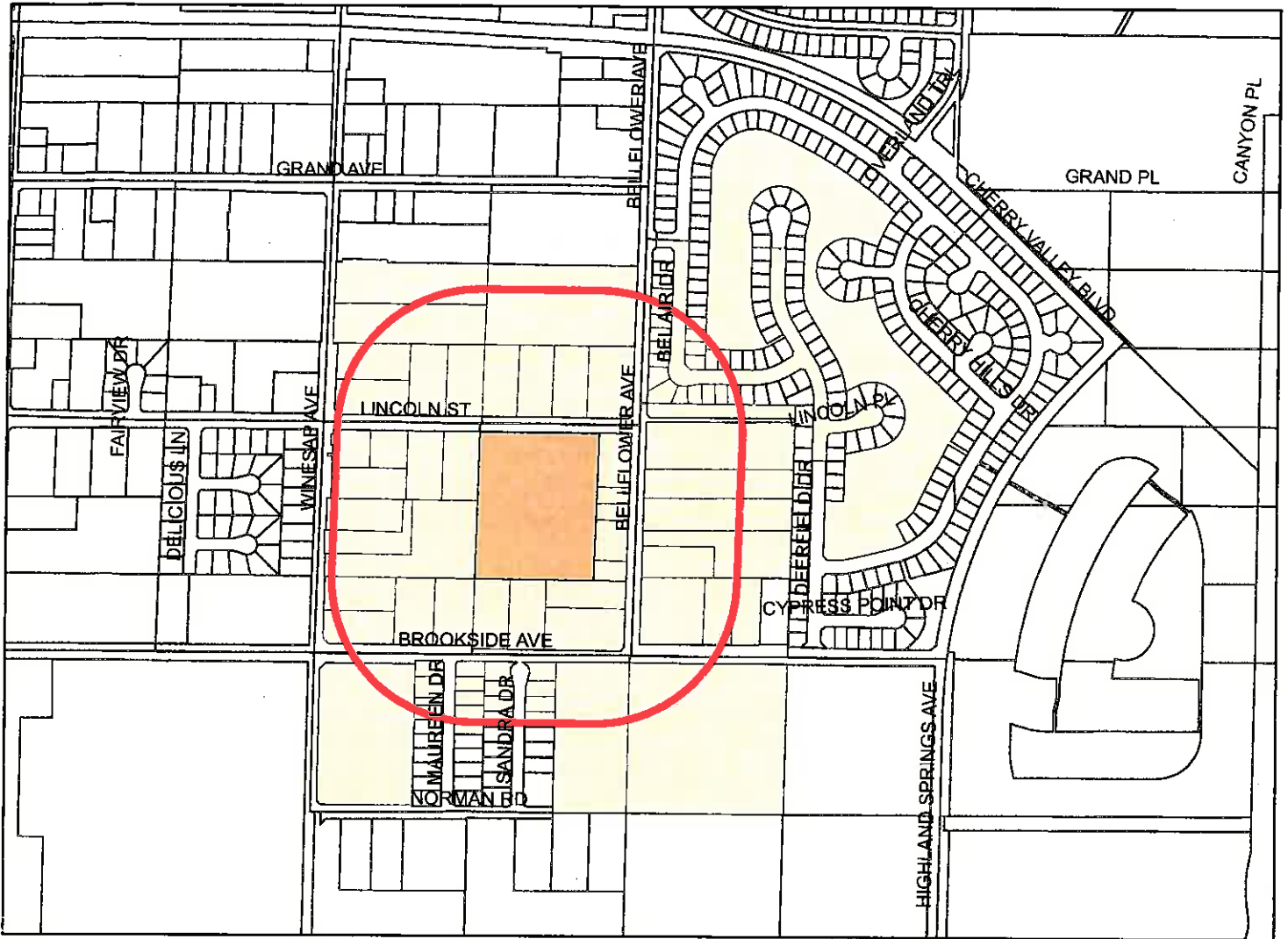
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PM33683R1 (600 feet buffer)**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 402-391-014 | 402-310-015 | 402-240-004 | 402-310-018 | 402-300-012 | 408-070-010 | 408-070-012 | 402-300-002 | 408-070-008 | 408-070-009 |
| 402-310-017 | 408-080-009 | 408-071-020 | 402-391-016 | 402-290-026 | 402-391-021 | 402-392-017 | 402-290-020 | 402-310-006 | 402-392-016 |
| 402-391-013 | 402-392-018 | 402-391-010 | 402-391-011 | 402-310-010 | 402-290-003 | 402-310-020 | 408-071-019 | 402-310-023 | 402-391-028 |
| 402-391-015 | 408-070-011 | 402-290-024 | 402-240-006 | 402-300-003 | 402-300-011 | 402-290-025 | 402-290-018 | 402-392-015 | 402-310-009 |
| 402-300-006 | 402-300-009 | 402-230-016 | 402-230-014 | 402-230-015 | 402-230-009 | 402-240-005 | 408-071-001 | 402-290-027 | 402-300-001 |
| 402-392-013 | 408-071-018 | 402-290-022 | 408-071-017 | 408-071-003 | 402-300-007 | 408-071-023 | 402-300-010 | 402-391-019 | 402-391-012 |
| 402-290-010 | 402-391-022 | 402-240-002 | 402-391-020 | 408-071-005 | 408-071-022 | 402-310-019 | 408-071-002 | 402-240-007 | 402-290-011 |
| 408-071-016 | 402-230-020 | 408-071-021 | 402-391-018 | 402-290-021 | 402-290-023 | 402-230-017 | 408-071-028 | 402-310-026 | 402-300-008 |
| 402-392-014 | 402-391-017 | 408-071-004 |             |             |             |             |             |             |             |



525 262.5 0 525 Feet

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.

ASMT: 402230014, APN: 402230014  
LUCAS JONES  
9396 OAK CREEK RD  
CHERRY VALLEY CA 92223

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

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

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

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

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

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

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

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

ASMT: 402290010, APN: 402290010  
SUSAN FOSTER, ETAL  
10890 WINESAP AVE  
BEAUMONT, CA. 92223

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

ASMT: 402290011, APN: 402290011  
JOANNE SERNA, ETAL  
10912 WINESAP AVE  
CHERRY VALLEY CA 92223

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

ASMT: 402290018, APN: 402290018  
MARTHA SORIA, ETAL  
115 HORSESHOE CIR  
WEST COVINA CA 91791

ASMT: 402290020, APN: 402290020  
PATSY LAYMAN, ETAL  
40555 LINCOLN ST  
CHERRY VALLEY CA 92223

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 402300009, APN: 402300009  
LORI RUEHLE  
10995 BELLFLOWER ST  
CHERRY VALLEY CA 92223

ASMT: 402300010, APN: 402300010  
NANCY KENNEDY  
40670 BROOKSIDE AVE  
CHERRY VALLEY CA 92223

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

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

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

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

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

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

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

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

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

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

ASMT: 402391010, APN: 402391010  
AIKO HORN, ETAL  
40813 CABALLERO DR  
CHERRY VALLEY CA 92223

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

ASMT: 402391011, APN: 402391011  
DEANNA MACDOUGALL, ETAL  
40803 CABALLERO DR  
CHERRY VALLEY CA 92223



ASMT: 402391012, APN: 402391012  
PAUL DEASON  
40793 CABALLERO DR  
CHERRY VALLEY CA 92223

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

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

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

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

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

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

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

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

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

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

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

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

ASMT: 402392014, APN: 402392014  
CONSTANCE NUNLEY, ETAL  
40794 CABALLERO DR  
BEAUMONT, CA. 92223





Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

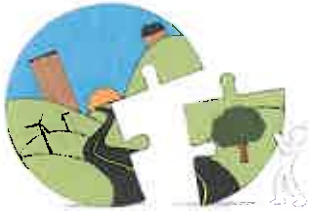
Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

PM33683R1

*Project Title/Case Numbers*

Matt Straite

*County Contact Person*

(951) 955-8631

*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Wayne Howard

*Project Applicant*

40721 Lincoln St. Cherry Valley, CA 92223

*Address*

Northerly of Brookside Avenue, southerly of Lincoln Street, easterly of Winesap Avenue, and westerly of Bellflower Avenue

*Project Location*

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

*Project Description*

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

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

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

*Jane Springs for Matt Straite*  
*Signature*

Project Planner

*Title*

3/14/16

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss*  
*Planning Director*

## NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road Palm Desert, CA 92201

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

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

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

**Name of Public Agency Approving Project:** Riverside County Planning Department

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

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15315)  
 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:** Class 15 (Minor Land Divisions) consists of division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels.

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

*James Young* Signature For Matt Straite Project Planner Title March 14, 2016 Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

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

Please charge deposit fee case#: ZEA42418 ZCFG No. 5785 - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1013636

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

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

By \_\_\_\_\_ Dec 23, 2010 10:27  
MGARDNER posting date Dec 23, 2010

\*\*\*\*\*  
\*\*\*\*\*

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

Overpayments of less than \$5.00 will not be refunded!