



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JANUARY 22, 2018

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, 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 the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31712** – Applicant: Thomas Cornell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road, and northerly of Quail Drive – 20.65 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule "H" Subdivision of 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 31712, extending the expiration date and to reflect SB1185 and AB333 benefits to November 9, 2019. Project Planner: Gabriel Villalobos at 951-955-6184 or email at gvillalo@rivco.org.
- 1.2 **ADOPTION OF THE REVISED 2018 DIRECTOR'S HEARING CALENDAR** – Changing the February 5, 2018 meeting location from Riverside to the Desert.

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

NONE

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

- 3.1 **PLOT PLAN NO. 26050 – Exempt from the California Environmental Quality Act (CEQA)**, Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Robert and Nancy Chadwick – Engineer/Representative: Louis Flores, P.E. – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Zoning: Light Agriculture (A-1) – Location: Northerly of Stetson Avenue, southerly of Johnston Avenue, easterly of Cornell Street, and westerly of Dartmouth Street – 2.4 Acres – **REQUEST:** The Plot Plan proposes a Class II Kennel Facility. Three (3) 20' x 120' and one (1) 20' x 70' dog runs will be installed within the interior of the property. Each will be enclosed by six (6) foot high chain link fencing. Two (2) 20' x 40' puppy pens are proposed located south of the existing garages. Each will be enclosed by six (6) foot high chain link fencing. Four (4) 120 sq. ft. kennel sheds, one (1) 80 sq. ft. kennel shed, and one (1) 180 sq. ft. kennel shed are proposed, and it will be attached to the dog runs and puppy pens. The Kennel Facility will be for the breeding of Golden Retrievers. Breeding stock will be on site and will not exceed 25. Puppies will be available for sale by appointment only. Project Planner: Deborah Bradford at (951) 955-6646 or e-mail at dbradfor@rivco.org.

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

- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT NO. 553 FOR SPECIFIC PLAN NO. 396, GENERAL PLAN AMENDMENT NO. 1220, CONDITIONAL USE PERMIT NO. 3773** – EA43024 – Applicant/Owner: 71-91, LLC/EBR Motorsports, LLC – Engineer/Representative: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – Open Space Mineral Resources (OS-MIN) – Prado Mira Loma Zoning Area – Zoning:

Mineral Resources or Related Manufacturing (M-R-A) – Controlled Development Area (W-2-5) – Location – Westerly of Highway 71 and the Prado Dam, and northerly of the 91 Freeway – 177.43 Acres – **REQUEST:** The Environmental Impact Report will study the potential impacts of the related applications as generally described here. The Scoping Session is for the purpose of briefing the Planning Director, the public, and all responsible trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The project consists of a Specific Plan to establish a framework for the development of an off –road motorsports facility, a General Plan Amendment to change the project site's General Plan Land Use from Open Space Mineral Resources (OS-MIN) to Specific Plan (SP) and a Conditional Use Permit for an off road motorsports facility consisting of several off-road motocross tracks, and a short course off road track for race trucks and UTV's. The NOP period began on January 12, 2018, and will run for 30 consecutive days which is scheduled to conclude on February 12, 2018. Project Planner: Brett Dawson at (951) 955-3025 or email at bdawson@rivco.org.

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

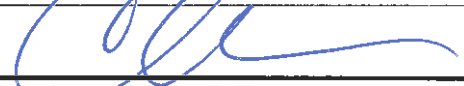
Agenda Item No.:

1.1

Director's Hearing: January 22, 2018

PROPOSED PROJECT

Case Number(s):	PM31712	Applicant(s):	Thomas Cornell
Area Plan:	Southwest	Representative(s):	Secutrac Engineering
Zoning Area/District:	Rancho California Area		
Supervisory District:	Third District		
Project Planner:	Gabriel Villalobos		


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 31712**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 9, 2019, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 31712 was originally approved at Planning Commission on September 22, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6944 where both applications were approved on November 9, 2004.

The Third Extension of Time was received November 1, 2016, ahead of the expiration date of November 9, 2016. The applicant and the County discussed conditions of approval and reached consensus on November 21, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of nine (9) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (November 21, 2017) indicating the acceptance of the nine (9) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number years a map may be extended is 6 years. The first and second extensions of time each extended the expiration date by 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will push the tentative map's expiration date another 3 years to November 9, 2019. If a final map has not been recorded prior this date, the fourth extension of time request must be filed 30-days prior to map expiration. The fourth extension of time will grant an additional 1 year, pushing the final expiration date of the tentative tract map to November 9, 2020.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

3rd EOT for PM31712



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

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.



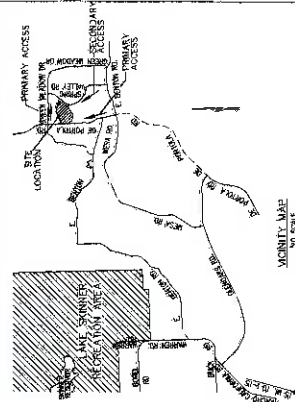
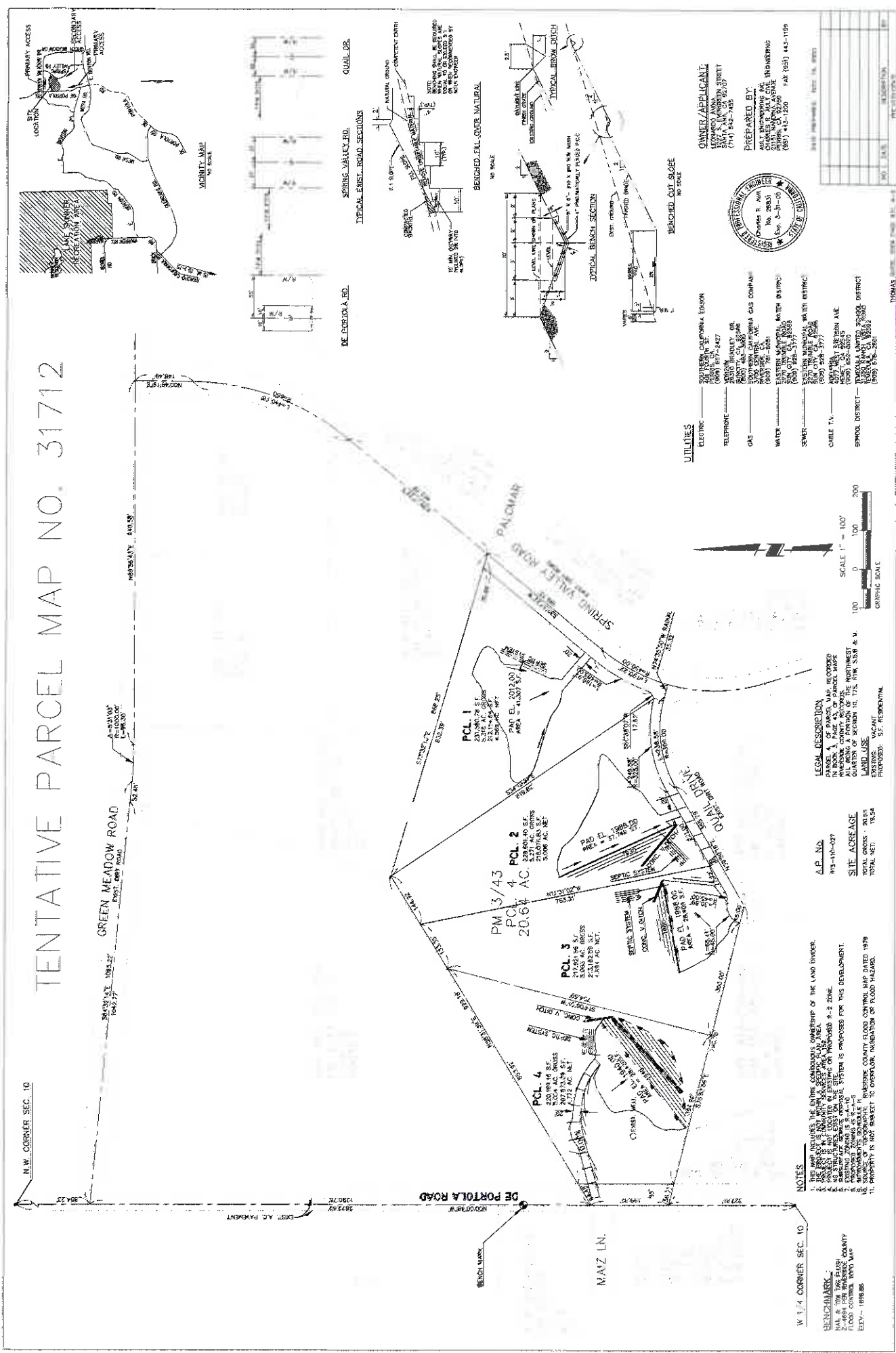

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REPORT PRINTED ON... 1/28/2017 4:44:29 PM

© Riverside County GIS



TENTATIVE PARCEL MAP NO. 31712



NEIGHBORHOOD MAP
NO SCALE



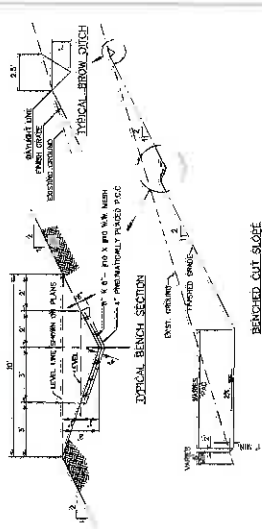
TYPICAL VALLEY, ROAD SECTION
QUAL. 0.2A

DE ELEGRA, I.D.



TYPICAL EMBANKMENT, ROAD SECTION
QUAL. 0.2A

BEACHED OIL COVER NATURAL
NO SCALE



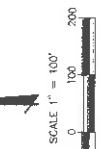
UTILITIES

- ELECTRIC: SOUTHERN CALIFORNIA Edison, 1410 N. MAIN ST., (951) 577-2427
- TELEPHONE: SBC TEL. SERVICE, 1410 N. MAIN ST., (951) 577-2427
- GAS: SOUTHERN CALIFORNIA GAS COMPANY, 1410 N. MAIN ST., (951) 577-2427
- WATER: EASTERN METROPOLITAN WATER DISTRICT, 2000 N. MAIN ST., (951) 577-2427
- SEWER: EASTERN METROPOLITAN WATER DISTRICT, 2000 N. MAIN ST., (951) 577-2427
- CABLE TV: AT&T, 1410 N. MAIN ST., (951) 577-2427
- SYMBOL DISTRICT: DISTRICT 10, 174 N.W. 35th & 4th, (951) 577-2427



OWNER/APPLICANT:
 LINDSEY LAMM
 1127 S. BENDERS STREET
 (951) 542-7435

PREPARED BY:
 GUS ENGINEERING INC.
 2211 W. MAIN ST., SUITE 100
 (951) 432-1200 FAX (951) 442-1199



LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MAP RECORDED IN RECORD BOOK 26168 MAPS ALL BEING A PORTION OF THE NORTHWEST QUARTER SECTION 10, T2S, R1W, S35E & 4. LAND USE: VACANT. EXTENS: 2616.8 AC. PROPOSED: SF. RESIDENTIAL.

A.P. No.
 95-10-027

SITE ACREAGE
 TOTAL ACRES: 2616.8
 TOTAL NET: 15.4

- NOTES:**
1. THE PROPERTY IS NOT SUBJECT TO OVERFLOW, NAVIGATION OR FLOOD HAZARD.
 2. THE PROJECT IS IN THE UNINCORPORATED JURISDICTION OF THE LAND DIVISION.
 3. THE PROJECT IS IN THE UNINCORPORATED JURISDICTION OF THE LAND DIVISION.
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BENCHMARK:
 1/4 & 1/4 CORNER SEC. 10
 FLOOD CONTROL MAP NO. 10
 ELEV. - 1696.86

W. 1/4 CORNER SEC. 10

Extension of Time Environmental Determination

Project Case Number: PM31712
 Original E.A. Number: EA39466
 Extension of Time No.: 3rd EOT
 Original Approval Date: November 9, 2004
 Project Location: Westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road and northerly of Quail Drive
 Project Description: Schedule H subdivision of 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres.

On November 9, 2004, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Gabriel Villalobos, Project Planner

Date: 11/28/2017
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Tom Cornell <cornellbuild5@gmail.com>
Sent: Tuesday, November 21, 2017 3:32 PM
To: Villalobos, Gabriel; Luis
Subject: acceptance of conditions PM31712

Regarding Parcel Map 31712
APN: 915-110-027
consent to accept conditions listed:

Dear Gabriel,
The conditions of approval for parcel map 31712 are hereby accepted

page 1 10.General conditions E Health
50. E Health
[60.BS](#) Grade 8
60.EPD1
page 2 60.EPD1
60.Trans.1
page 3 80.E Health 4
80.EPD 1
[90.BS](#) Grade 3 items 1 &2
page 4 [90.BS](#) Grade 4 EOT3 items 1-5

We, the applicants consent to accept the conditions listed per email received 11-21-17
Sincerely, Thomas H and Rhonda L Cornell, owners

PARCEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EOT3 - EXISTING WATER WELL RECOMMND

There is an existing water well on parcel 4 of this subdivision. This well shall be properly abandoned under permit or proposed for reuse. Any construction of onsite wastewater treatment systems (OWTS) must be properly setback from this well.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT3- ECP CLEARANCE RECOMMND

The applicant shall obtain written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion, PRIOR TO MAP RECORDATION. For further information, please contact ECP at (951) 955-8982.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 8 EOT1- 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.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY EOT3 RECOMMND

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

PARCEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - MBTA SURVEY EOT3 (cont.)

RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1

MAP-SUBMIT WQMP PLAN (EOT3)

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website:
<http://rcflood.org/npdes/>.

PARCEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 4 EOT3 - DEH SITE EVALUATION RECOMMND

A site evaluation must be conducted by the Department of Environmental Health to verify information submitted for the construction of the onsite wastewater treatment system (OWTS).

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT EOT3 RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT3- PRECISE GRDG APPROVAL 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 and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit 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.

11/17/16
11:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM31712

Parcel #: 915-110-027

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4

EOT3- IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs 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.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

2018 DIRECTOR'S HEARING CALENDAR

1.2

Mondays at 1:30 p.m. on the dates and location noted below

Riverside: County Administration Center, Conference Room 2A 1st floor, 4080 Lemon Street

Desert: Desert Permit Assistance Center, 77-588 El Duna Court Suite H, Palm Desert

No Meeting: Dark

Holidays: Closed

January							
Su	Mo	Tu	We	Th	Fr	Sa	
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31							

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November						
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December						
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Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.



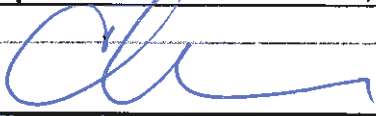
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: January 22, 2018

PROPOSED PROJECT

Case Number(s): Plot Plan No. 26050	Applicant: Robert and Nancy Chadwick
CEQA Exempt	
Area Plan: San Jacinto Valley	
Zoning Area/District: Ramona District	Representative: Louis Flores, P.E.
Supervisory District: Third District	
Project Planner: Deborah Bradford	 Charissa Leach, P.E. Assistant TLMA Director
Project APN(s): 449-290-013	
Continued From: N/A	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26050 proposes to construct and operate a Class II Kennel Facility (the "Project"). Three (3) 20' x 120' and one 20' x 70' dog runs will be installed within the interior of the property. Each will be enclosed by 6 foot high chain link fencing. Two 20' x 40' puppy pens are proposed to be located south of the existing garages. Each will be enclosed by 6 foot high chain link fencing. Four 120 sq. ft. kennel sheds, one 80 sq. ft. kennel shed, and one 180 sq. ft. kennel shed are proposed and will be attached to the dog runs and puppy pens. The Project will be for the breeding of Golden Retrievers. Breeding stock will be on site and will not exceed 25. Puppies will be available for sale by appointment only. Total square footage of kennel sheds will be 740 square feet.

The project site is located on a 2.4 acre lot within an existing single-family neighborhood on the west side of Dartmouth Street east of Cornell Street, north of Stetson Avenue and south of Johnston Avenue. The property is enclosed by 6-foot high fencing of a variety of materials, chain link, concrete masonry and wood. In addition there are two 6-foot high vinyl gates at the front of the structure to ensure that entering or existing the rear yard is restricted.

PROJECT RECOMMENDATION

STAFF RECOMMENDATION:

THAT THE ASSISTANT TLMA DIRECTOR:

FIND PLOT PLAN NO. 26050 exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings set forth in this staff report; and

APPROVE PLOT PLAN NO. 26050, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR), Light Agriculture (A-1)
East:	Community Development: Medium Density Residential (CD: MDR)
South:	Community Development: Medium Density Residential (CD: MDR)
West:	Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	Light Agriculture (A-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One-Family Dwellings – 10,000 Sq. Ft. Minimum (R-1-10,000)
East:	One-Family Dwellings (R-1)
South:	Light Agriculture (A-1)
West:	Residential Agricultural (R-A)
Existing Use:	Single-family residence
Surrounding Uses	
North:	Residential
South:	Residential
East:	School
West:	Residential

Located Within:	
City's Sphere of Influence:	Yes – City of Hemet

Community Service Area ("CSA"):	Yes – Hemet #69 Street Lighting
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – Moderate Liquefaction Potential
Subsidence Area:	Yes – Subsidence Potential Classified as Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Within Zone "B"
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Within the Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

The applicant is proposing a Class II dog kennel, which are subject to many requirements to ensure the operation of the proposed Project does not become a nuisance in terms of health, safety and welfare of the surrounding neighborhood and community. With that in mind, the following conditions of approval have been incorporated to ensure that impacts related to noise, odors, and public health do not occur:

1. Dogs shall not be allowed to congregate and bark within 25-feet of the property line for a period exceeding three minutes. This means that the dogs must be supervised whenever they are outside of the proposed kennels. (Advisory Notification Document 15. PLANNING 14 refers to compliance with all applicable County Ordinances such as Ordinance No. 847, Regulating Noise, Ordinance No. 630 suppression of rabies and stray and barking dogs, Ordinance No. 878, complaint procedures for noisy animals, and AND 15. E. HEALTH 1 refers to compliance with the recommendations provided in the project's Noise Analysis attached hereto).
2. The dogs shall be enclosed within the proposed sheds or within the existing house between the hours of 10:00 PM and 7:00 AM. (AND 15. PLANNING 8, refers to confinement of the animals and AND 15. E. HEALTH 1)
3. All windows within rooms of the existing residence that are utilized for housing dogs shall remain closed between the hours of 10:00 PM and 7:00 AM. (AND 15. E. HEALTH 1)
4. All windows within rooms facing the existing single-family residential properties to the north and south shall remain closed at all times while dogs are within the room. (AND 15. E. HEALTH 1)
5. The wall assemblies for the proposed sheds shall have a Sound Transmission Calculation rating of at least 50dB in order to avoid exterior nighttime noise levels that may exceed the 10-minute 45 dBA Leq standard. (AND 15. E. HEALTH 1)
6. Dog sheds shall be sealed and be provided with air circulation systems. The elimination of airborne noise leakage is equally as critical as noise control. A crack, which represents only one (1) or two (2) percent open area in the total wall surface, will transmit a large percentage of the noise energy incident upon the wall. Any crack, gap or how will allow sound to flank and penetrate the partition. (AND 15. E. HEALTH 1)
7. All dog waste shall be picked up on a daily basis and disposed of in an enclosed sealed container. The dog waste shall be removed from the premises and disposed of on a weekly basis. (AND 15. PLANNING 7 refers to waste disposal.)
8. All dogs shall be licensed and vaccinated as required by Ordinance No. 630 and as reflected in the Advisory Notification Document.

The applicant has also stated that currently they have 20 adult dogs on-site. The adult dogs on site have gone through the surgical procedure known as vocal cordectomy which permanently reduce the volume of their vocalizations.

Additionally, the proposed Project must comply with Ordinance No. 847 which establishes countywide standards regulating noise. Per Ordinance No. 847, the maximum decibel level allowed for property with a Community Development: Medium Density Residential General Plan land use designation is 45 decibels (45 dBA) from 10:00pm to 7:00am and 55 decibels (55 dBA) from 7:00am to 10:00pm. The Project must also comply with Ordinance No. 878 that provides complaint procedures for noisy animals.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

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. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Pursuant to Section 15303, examples of this exemption include accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The proposed Project is to allow for the operation of a Class II Dog Kennel. The Project site will be comprised of 3 dog runs which will be enclosed with a 6 foot high galvanized chain link fencing. Two of the runs will be 100'x20' and one run will be 20'x70. The ground material of the runs will be citrus wood chips. At the end of each run is a covered 20'x20' concrete slab. Each run will have an 8'x15' ventilated PVC shed attached. Two, 20'x40' covered puppy pens are located closest to the residence. One pen will have a 10'x18' ventilated PVC shed and an 8'x10' shed. The other pen will have one 8'x15' shed. Each pen will be enclosed with a six foot high galvanized chain link fence. Total square footage of the sheds will be 740 square feet. Because, the sheds are small enclosed structures, similar to garages, the concrete pads are of the same material and size of the foundation of a patio, and the chain link enclosure is comprised of the same material and height as a chain link fence, the proposed Project qualifies as exempt based on Section 15303 of the State CEQA guidelines

Additionally, no exception to the Section 15303 exemptions applies based on the following:

- a) The project is not located in a particularly sensitive environmental area. The proposed project site is not located within a Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) cell group and is comprised of a 2.4 acre lot developed with a single-family residence. Surrounding the project site are residential use and a high school. Although the property is located within an area of High Paleontological Sensitivity as noted on the County of Riverside's Map My County Parcel Report, the proposed project is on an already, disturbed and developed lot surrounded by development, and no grading will occur, the chance of encountering paleontological resources are negligible. However, in an abundance of caution, AND 15. PLANNING. 1 will be applied to the project to ensure that, in the unlikely event that any fossils are found, work will cease until the proper steps are taken to ensure protection of the resource.
- b) In reviewing the Land Management Cases/Permits in Riverside County 'Map My County' there are no existing or proposed kennels within the vicinity of the Project site. However, directly north of the project site an application for a Class I Kennel was applied for on July 3, 2003. The applicant was withdrawn on December 10, 2003. Presently, there are no other new applications for Dog Kennels within the vicinity of the Project site. A concentration of dog

kennels do not exist within the vicinity of the Project site; therefore, a cumulative impact does not exist.

- c) There are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the Project. The proposed use is for a Class II dog kennel. The Project site is currently developed with a single family residence. The Project area is located in a single-family neighborhood. The topography of the site is relatively flat. No waterways are located in the vicinity of the site. No faults are located on the site, nor is the site within a half mile of a fault. The site is not located within a high fire area nor within a flood zone. Therefore, the activity of the proposed kennel and standard conditions of approval will not create a significant effect on the environment due to unusual circumstances existing on or near the Project site.
- d) The Project is not on a hazardous waste site. As provided in the applicant's application packet, a signed Hazardous Waste and Substances Statement has been submitted stating the Project is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

FINDINGS and CONCLUSIONS

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

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site has a General Plan Land Use designation of Community Development: Medium Density Residential (CD: MDR), and is located in the San Jacinto Valley Area Plan. Uses encouraged and expected in this land use designation includes single-family detached and attached residences, limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The lot size range for this land use designation is 5,500 to 20,000 square feet. The Project site is comprised of 2.4 acres (104,544 square feet) approximately five times larger than the largest range of lot sizes. A Class II dog kennel is required to be located on a lot of at least one gross acre. Due to the large size of the lot, the intensity of the amount of dogs on-site will be lessened and with the incorporation of conditions of approval the Class II dog kennel will be in conformance with General Plan's land use designation.
2. The overall development of the land is designed for the protection of the public health, safety and general welfare because the project includes Advisory Notifications Documents such as 15. E HEALTH 1, which requires compliance with the noise study to reduce any noise impacts, 15. FIRE 1, requires a minimum fire flow and hydrant location, and 15. PLANNING 7, requires the pick-up and disposal of dog waste for odor control. Additionally, hazardous materials other than those for common household clean up and maintenance will not be stored on-site. Advisory Notification Document 15. WASTE 1, states disposal requirements for hazardous materials. Therefore, implementation of the proposed Project will ensure that the health, safety and welfare of the applicant and surrounding property owners will be protected.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property because the Class II Dog Kennel complies with the development standards of the Light Agriculture Zoning Classification as well as the development standards of a Class II Dog Kennel.
4. The development plan for the proposed Class II Dog Kennel was determined by the Transportation Department that a traffic study or any necessary street, sidewalk, or drainage improvements would not be necessary due to the operation of the proposed Dog Kennel. (AND 15. TRANS 2, 3, and 5)
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project is to allow for the operation of a Class II Dog Kennel. No selling off portions of the property are a part of this application. In the future if the applicant wants to subdivide their property compliance with Ordinance No. 460 would be required.
6. Pursuant to Section 18.45.b.2., a Class II Kennel is permitted in the A-1 zone classification with an approved plot plan. The subject site for the proposed Class II Kennel is zoned A-1.
7. The proposed use complies with the development standards for a Class II Kennel based on the following:
 - a. All Class II Kennels shall include a single-family dwelling to be used by a live –in caretaker. The owner of the property and operator of the dog kennel live in the existing residence on-site. The applicant is in compliance with this development standard. (AND 15. PLANNING 2)
 - b. The minimum lot size for a kennel in an agricultural zone is one gross acre. The Project site is comprised of 2.4 acres. The project is in compliance with this development standard.
 - c. The applicant shall obtain all necessary licenses from the Riverside County Health Department.
 - d. The applicant shall be in compliance with Ordinance No. 630 as it pertains to the regulation of dogs and cats for kennels and catteries.
8. The Project also complies with the development standards in the A-1 zoning classification as detailed below:
 - a. Lot sizes shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. The Project site is comprised of 2.4 acres (104,544 square feet), has a lot width of approximately 167 feet, and a depth of 627 feet. The Project site meets these requirements.
 - b. Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard. The project site has a 56 foot front yard, a 23 foot side yard, and 380 foot rear yard. The Project site meets these requirements.
 - c. The existing single-family residence is approximately, 18 feet in height and the proposed sheds are eight (8') feet in height. The Project site meets the requirement

that a single-family residence shall not exceed 40 feet in height and any structure other than a single-family residence shall not exceed 50 feet.

9. The Project site is located in an area that is susceptible to subsidence and has a moderate potential for liquefaction. The applicant is proposing the installation of concrete pads which do not require building permits. Building permits are not required for structures of 120 square feet or less. One of the kennel/sheds is 180 square feet in size and would require building permits. The applicant would be subjected to the requirements of the California Building Code to ensure that the installation of the kennel/shed would not be compromised due to these existing conditions.
10. The Project site is not located in a High Fire Area. Fire protection and suppression services will be available for the Project site through the Riverside County Fire Department.
11. The proposed Project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) because the site is not located within a WRCMSHCP cell group.
12. The project site is located in or partially within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. If the applicant provides proof of payment of these fees for the entire property this condition shall not apply.
13. Prior to determining the Project was exempt from CEQA, in compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on June 29, 2016. This included the Pechanga Band of Luiseno Indians, the Soboba Band of Luiseno Indians, the Morongo Band of Indians, the Colorado River Indian Tribes, and the San Manuel Band of Mission Indians. The Soboba Band of Luiseno Indians requested consultation and on September 27, 2016 consultation was concluded. No conditions of approval were applied in regards to tribal cultural resources.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 800 feet of the project site. As of the writing of this report Planning Staff has received no written communication or phone calls either in support or opposed to the project.

APPEAL INFORMATION

Actions taken at the Director's Hearing may be appealed to the Planning Commission. An appeal may be submitted within 10 calendar days after the mailing date of the Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26050
VICINITY/POLICY AREAS

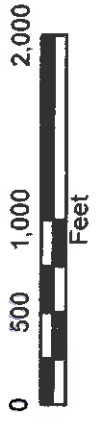
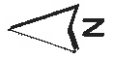
Supervisor: Washington
 District 3

Date Drawn: 05/31/2017
 Vicinity Map



Zoning Dist: Ramona

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. This planning map and the designations for unincorporated Riverside County are based on the General Plan. For more information on the General Plan, please contact the Riverside County Planning Department offices in Riverside at 951-955-5000 (Riverside County) or in San Diego at (619) 461-8677 (Eastern County) or Website: www.riverside.ca.gov/planning

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26050

LAND USE

Supervisor: Washington
District 3

Date Drawn: 05/31/2017

Exhibit 1



Zoning Dist: Ramona

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)953-3200 (Western County) or in Pala Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfdwa.org>

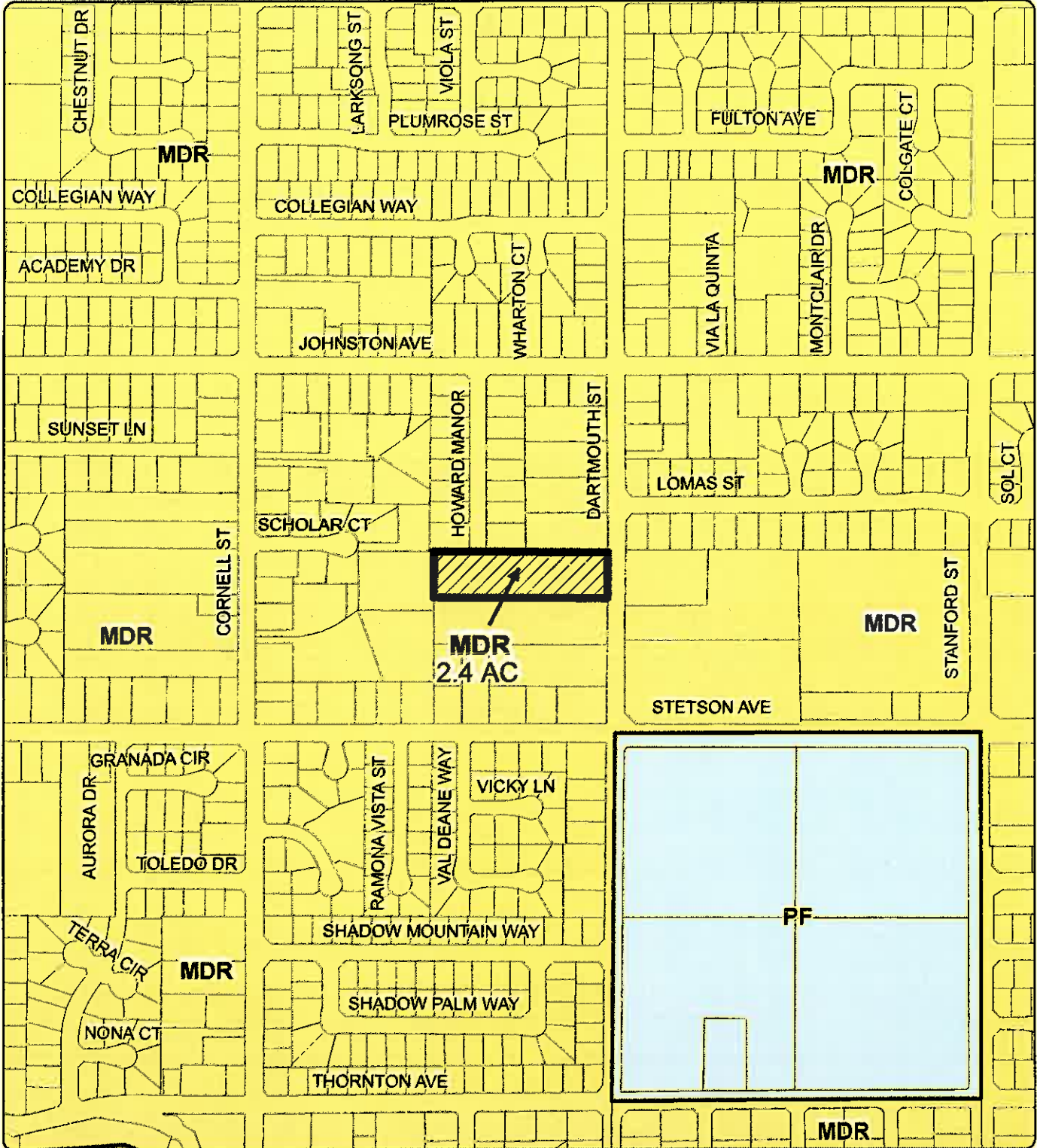
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26050

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 05/31/2017
Exhibit 5



Zoning Dist: Ramona

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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.rcplmna.org>

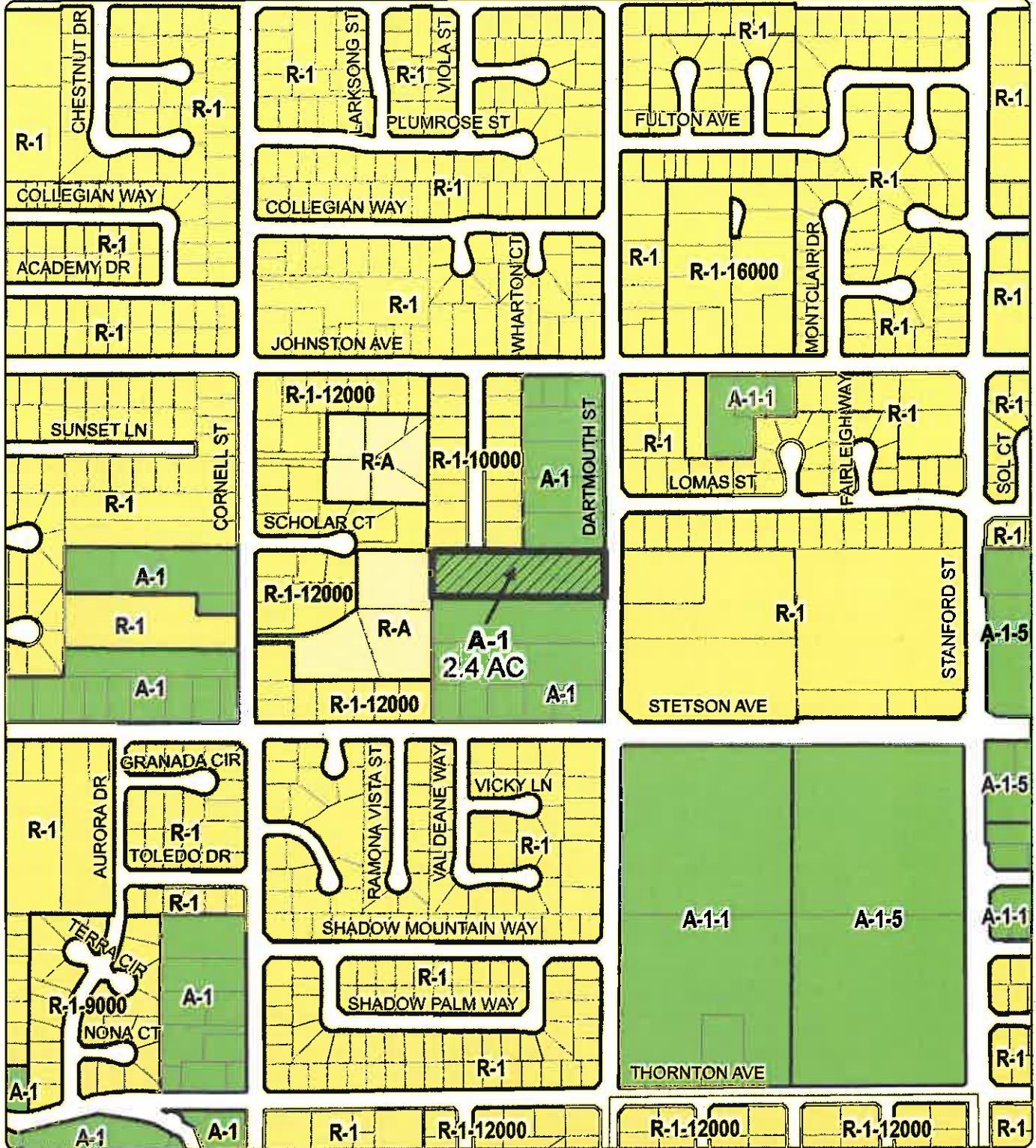
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26050

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 05/31/2017
Exhibit 2

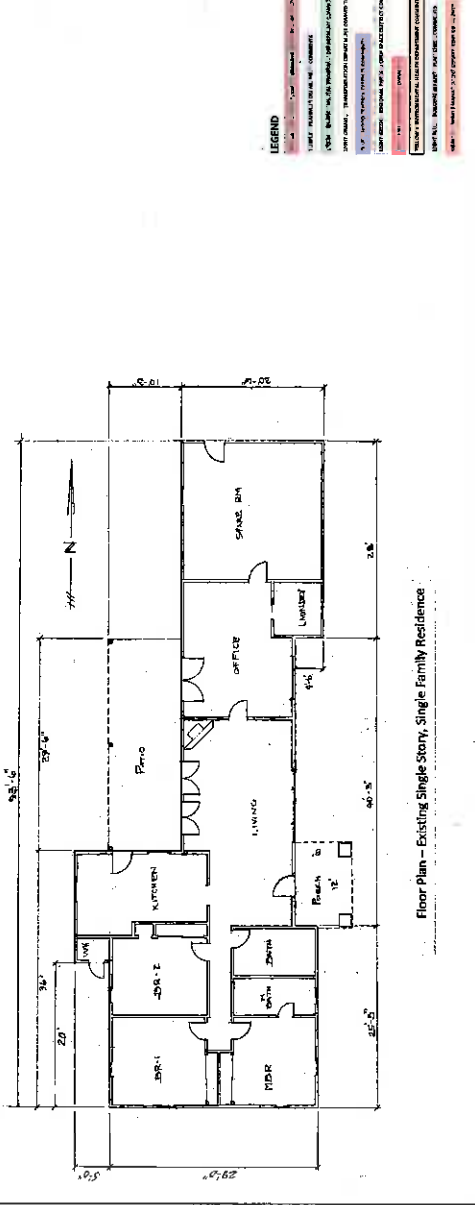
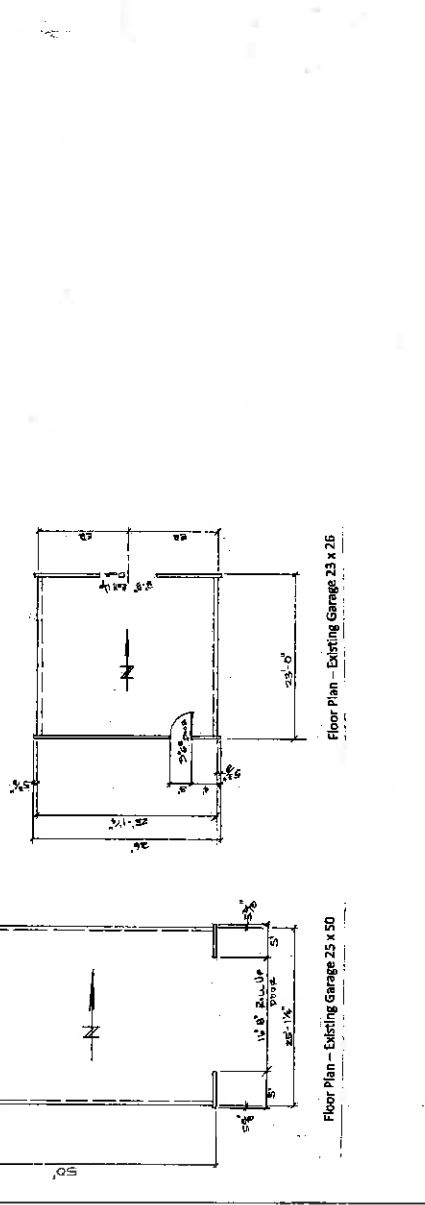
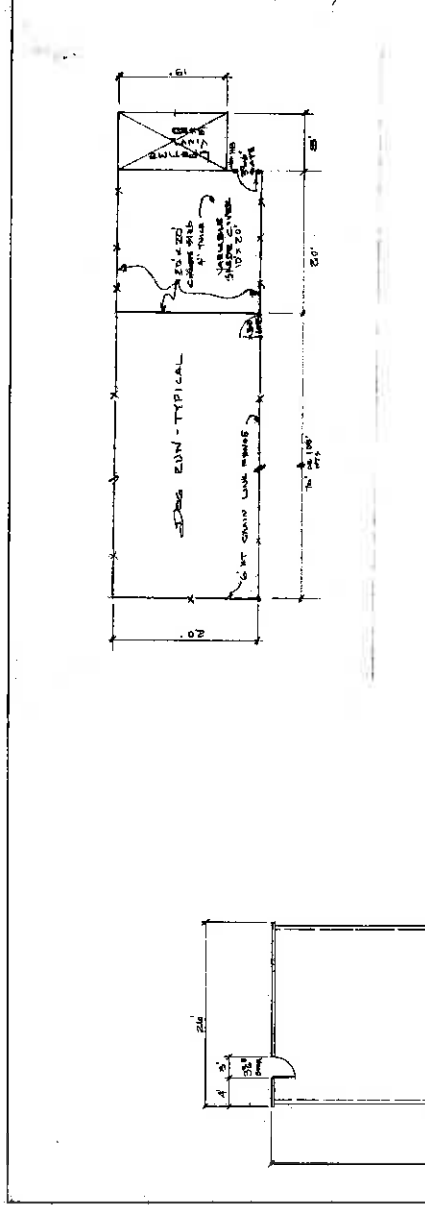
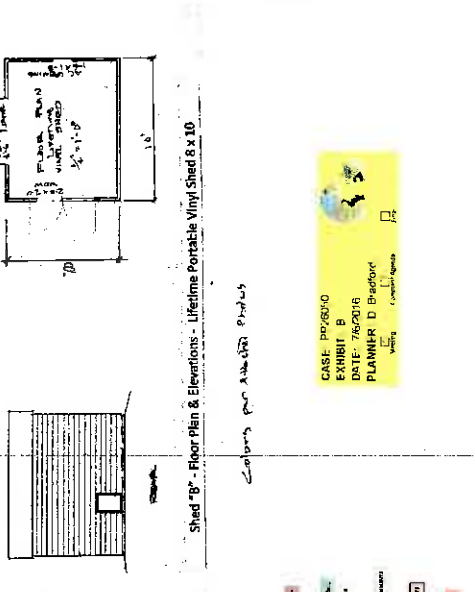
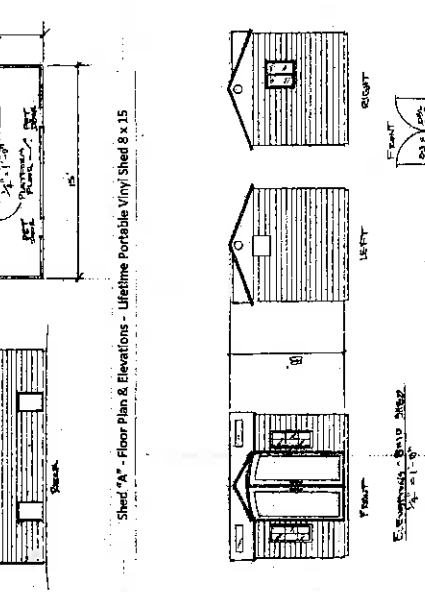
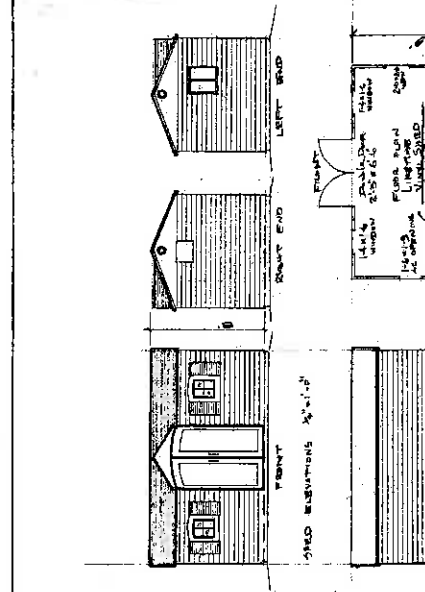


Zoning Dist: Ramona

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



01/09/18, 3:51 pm

PP26050

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26050. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26050) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Plot Plan 26050 and EXHIBITS

Exhibit A (Site Plan) dated February 29, 2016, revised on March 20, 2017

Exhibit B (Elevations), dated April 30, 2016

Exhibit C (Floor Plans), dated April 30, 2016

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

1. Compliance with applicable State Regulations, including, but not limited to:

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance

2. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}

Advisory Notification. 4 AND - Project Description & Operational Limits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Project Description & Operational Limits (cont.)

Plot Plan No. 26050 proposes to construct and operate a Class II Kennel Facility (the "Project"). Three (3) 20' x 120' and one 20' x 70' dog runs will be installed within the interior of the property. Each will be enclosed by 6 foot high chain link fencing. Two 20' x 40' puppy pens are proposed to be located south of the existing garages. Each will be enclosed by 6 foot high chain link fencing. Four 120 sq. ft. kennel sheds, one 80 sq. ft. kennel shed, and one 180 sq. ft. kennel shed are proposed and will be attached to the dog runs and puppy pens. The Project will be for the breeding of Golden Retrievers. Breeding stock will be on site and will not exceed 25. Puppies will be available for sale by appointment only. Total square footage of kennel sheds will be 740 square feet.

The project site is located on a 2.4 acre lot within an existing single-family neighborhood on the west side of Dartmouth Street east of Cornell Street, north of Stetson Avenue and south of Johnston Avenue. The property is enclosed by 6-foot high fencing of a variety of materials, chain link, concrete masonry and wood. In addition there are two 6-foot high vinyl gates at the front of the structure to ensure that entering or existing the rear yard is restricted.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 3 0010-BS-Grade-USE - OBEY ALL GDG REGS

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

E Health

E Health. 1 0010-E Health-USE - NOISE STUDY

Noise Consultant: Roma Environmental
(951)544-3170

Noise Study: "Noise Impact Analysis for Chadwick Kennel, County of Riverside, California," January 25, 2017
"Noise Impact Analysis for Chadwick Kennel, County of Riverside, California," March 8,

ADVISORY NOTIFICATION DOCUMENT**E Health**

E Health. 1 0010-E Health-USE - NOISE STUDY (cont.)
2017 Based on the County of Riverside, Industrial Hygiene Program's review of the
aforementioned Noise Study,
PP26050 shall comply with the recommendations set forth under the Industrial Hygiene
Program's response letter dated April 25, 2017 c/o Steve Uhlman.
For further information, please contact the Industrial Hygiene Program at (951)
955-8980.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

PP26050 is utilizing potable water service and sanitary sewer service from Lake Hemet
Municipal Water District. It is the responsibility of the developer to ensure that all
requirements to obtain potable water service and sanitary sewer service are met with
the appropriate purveyor(s) as well as all other applicable agencies. Any existing onsite
wastewater treatment system and/or onsite water well shall be properly removed or
abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-USE* -#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 1000 GPM for a 1 hour duration at 20 PSI residual
operating pressure. Hydrant shall be located no more than 400' from exterior of all
buildings.

Flood

Flood. 1 0010-Flood-USE ELEVATE FINISH FLOOR

The finished floor of new structures shall be elevated 12 inches above the highest
adjacent ground. Any mobile home/premanufactured building shall be placed on a
permanent foundation.

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 26050 is a proposal for a Class II Kennel Facility on 2.4-acres in San Jacinto
Valley area. The project site is located north of Stetson Avenue, south of Johnston
Avenue, east of Cornell Street, and west of Dartmouth Street. The site receives minor
offsite runoff during storm events. However, a storm of unusual magnitude could cause
some damage. Due to lack of infrastructure, new buildings shall be flood proofed by
constructing the finished floor a minimum of 12 inches above the highest adjacent
ground. Slope protection shall be provided for fill exposed to erosive flows. The site is
located within the bounds of the Hemet Regional and Salt Creek
Channel/Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of
Supervisors have established drainage fees. Applicable ADP fees will be due (in
accordance with the Rules and Regulations for Administration of Area Drainage Plans)
prior to permits for this project. Although the current fees for the applicable ADP's are
\$5,134 per acre for Hemet Regional and \$131 per acre for Salt Creek

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-PPA - EXERCISE SPACE/SHELTER
(cont.)

Planning. 5 0010-Planning-PPA - EXERCISE SPACE/SHELTER

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

Planning. 6 0010-Planning-PPA - FOOD/WATER

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

Planning. 7 0010-Planning-PPA- DISPOSAL OF WASTE

All dog waste shall be picked up on a daily basis and disposed of in an enclosed sealed container. The dog waste shall be removed from the premises and disposed of on a weekly basis.

Planning. 8 0010-Planning-PPA*- ANIMAL CONFINEMENT

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

Planning. 9 0010-Planning-PPA*- FOOD STORAGE/SANITATION

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

Planning. 10 0010-Planning-PPA*- KENNEL/CATTERY

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

Planning. 11 0010-Planning-USE - BUSINESS LICENSING

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

Planning. 12 0010-Planning-USE - CAUSES FOR REVOCATION

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-PPA - HOLD HARMLESS (cont.)
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.

Planning-All. 2 0010-Planning-All-PPA* - CONFORM TO EXHIBIT

The development of the premises shall conform substantially with that as shown on Plot Plan No. 26050, Exhibit A.

Planning-All. 3 0010-Planning-All-PPA* - PROJECT DESCRIPTION

The use hereby permitted is for the construction and operation of a Class II Kennel Facility. Three (3) 20' x 120' and one 20' x 70' dog runs will be installed within the interior of the property. Each will be enclosed by 6 foot high chain link fencing. Two 20' x 40' puppy pens are proposed to be located south of the existing garages. Each will be enclosed by 6 foot high chain link fencing. Four 120 sq. ft. kennel sheds, one 80 sq. ft. kennel shed, and one 180 sq. ft. kennel shed are proposed and will be attached to the dog runs and puppy pens. The Project will be for the breeding of Golden Retrievers. Breeding stock will be on site and will not exceed 25. Puppies will be available for sale by appointment only. Total square footage of kennel sheds will be 740 square feet.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

Additional information, standards, ordinances, policies, and design guidelines can be

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE (cont.)
obtained from the Transportation Department Website: <http://rctlma.org/trans/>. If you
have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Dartmouth Street since adequate
right-of-way exists.

Transportation. 3 0010-Transportation-USE - NO ADD'L ROAD
IMPRVMNTS

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

Transportation. 4 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, it is
understood that the exhibit correctly shows acceptable centerline elevations, all existing
easements, traveled ways, and drainage courses with appropriate Q's, and that their
omission or unacceptability may require the exhibit to be resubmitted for further
consideration. This ordinance and all conditions of approval are essential parts and a
requirement occurring in ONE is as binding as though occurring in all. All questions
regarding the true meaning of the conditions shall be referred to the Transportation
Department.

Transportation. 5 0010-Transportation-USE - TS/EXEMPT

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - HAZARDOUS
MATERIALS

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

Plan: PP26050

Parcel: 449290013

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

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. 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.

Flood

060 - Flood. 1 0060-Flood-USE HEMET REGIONAL/SALT CREEK Not Satisfied

The County Board of Supervisors has adopted the Hemet Regional and Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.
PP 26050 is located within the limits of the Hemet Regional and Salt Creek Channel/Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.11 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Transportation

060 - Transportation. 1 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.
Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.
Otherwise, please submit required grading plan to the:
Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

80. Prior To Building Permit Issuance

BS-Grade

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

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

Flood

080 - Flood. 1 0080-Flood-USE HEMET REGIONAL/SALT CREEK Not Satisfied

The County Board of Supervisors has adopted the Hemet Regional and Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of

Plan: PP26050

Parcel: 449290013

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1

0080-Flood-USE HEMET REGIONAL/SALT CREEK (cont.)

Not Satisfied

downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 26050 is located within the limits of the Hemet Regional and Salt Creek Channel/Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.11 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1

0090-Transportation-USE - WRCOG TUMF

Not Satisfied

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 (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: July 14, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Archaeology Section
Riv. Co. Waste Management Dept.
3rd District Supervisor

3rd District Planning Commissioner
City of Hemet
Riv. Co. Animal Control

PLOT PLAN NO. PP26050 – Applicant: Robert and Nancy Chadwick – Engineer/Representative: Louis W. Flores, P.E. – Third Supervisorial District – San Jacinto Area Plan – Ramona Zoning District – General Plan: Community Development: Medium Density Residential (CD: MDR) – Zoning: Light Agriculture (A-1) – Location: Northerly of Stetson Avenue, southerly of Johnston Avenue, easterly of Cornell Street and westerly of Dartmouth Street – 2.4 Acres – **REQUEST:** The Plot Plan proposes a Class II Kennel Facility. Two (2) 20' x 100' and one 20' x 70' dog runs will be installed within the interior of the property. Each will be enclosed by 6 foot high chain link fencing. Two 20' x 40' puppy pens are proposed located south of the existing garages. Each will be enclosed by 6 foot high chain link fencing. Five 120 sq. ft. kennels and one 80 sq. ft. kennel are proposed and will be attached to the dog runs and puppy pens. The Kennel Facility will be for the breeding of Golden Retrievers. Breeding stock will be on site and will not exceed 25. Puppies will be available for sale by appointment only. APN: 449-290-013 – Related case: N/A **BBID: 121-419-924 UPROJ: PP26050**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on July 14, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. You can find the LDC agenda for the above reference date, and the applicable map(s) and/or exhibit(s), by typing the following URL into your web browser. <http://planning.rctlma.org/Portals/0/devproc/ldc/ldc2015/06-30-16%20agenda.pdf?ver=2016-06-23-144915-027> Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Mary Stark at MCSTARK@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

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.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

June 29, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26050)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. PP26050 – Applicant: Robert and Nancy Chadwick – Engineer/Representative: Louis W. Flores, P.E. – Third Supervisorial District – San Jacinto Area Plan – Ramona Zoning District – General Plan: Community Development: Medium Density Residential (CD: MDR) – Zoning: Light Agriculture (A-1) – Location: Northerly of Stetson Avenue, southerly of Johnston Avenue, easterly of Cornell Street and westerly of Dartmouth Street – 2.4 Acres –

REQUEST: The Plot Plan proposes a Class II Kennel Facility. Two (2) 20' x 100' and one 20' x 70' dog runs will be installed within the interior of the property. Each will be enclosed by 6 foot high chain link fencing. Two 20' x 40' puppy pens are proposed located south of the existing garages. Each will be enclosed by 6 foot high chain link fencing. Five 120 sq. ft. kennels and one 80 sq. ft. kennel are proposed and will be attached to the dog runs and puppy pens. The Kennel Facility will be for the breeding of Golden Retrievers. Breeding stock will be on site and will not exceed 25. Puppies will be available for sale by appointment only. APN: 449-290-013 – Related case: N/A **BBID: XXX-XXX-XXX, UPROJ: PP26050**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford Dbradford@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 29, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26050)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 29, 2016

Morongo Cultural Heritage Program
Attn: Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26050)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford Dbradfor@rctlma.org

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 29, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26050)

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Email CC: Deborah Bradford Dbradfor@rctlma.org

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Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 29, 2016

San Manuel Band of Mission Indians
Daniel F. McCarthy MS, RPA, Director-CRM Department
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26050)

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PP26050



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - Drainage
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - marsh

Notes

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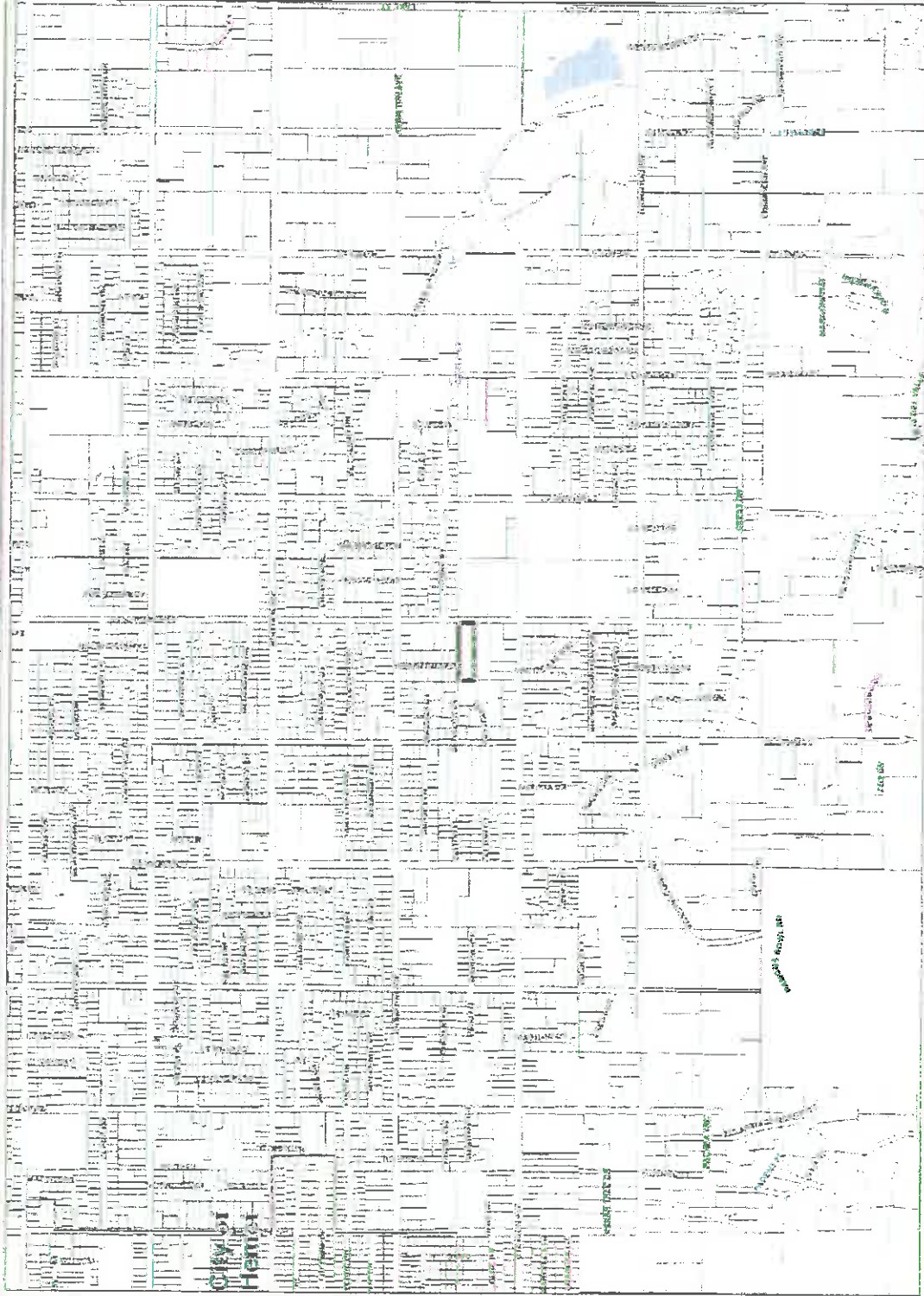
0 160 320 Feet



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PP26050



- Legend**
- City Boundaries
 - Cities
 - roadcenter
 - highways
 - HWY
 - INTERCHANGE
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REPORT PRINTED ON: 6/28/2016 3:41:41 PM

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PLOT PLAN NO. PP26050 – Applicant: Robert and Nancy Chadwick –
Engineer/Representative: Louis W. Flores, P.E. – Third Supervisorial District – San
Jacinto Area Plan – Ramona Zoning District – General Plan: Community Development:
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Class II Kennel Facility. Two (2) 20' x 100' and one 20' x 70' dog runs will be installed
within the interior of the property. Each will be enclosed by 6 foot high chain link
fencing. Two 20' x 40' puppy pens are proposed located south of the existing garages.
Each will be enclosed by 6 foot high chain link fencing. Five 120 sq. ft. kennels and one
80 sq. ft. kennel are proposed and will be attached to the dog runs and puppy pens.
The Kennel Facility will be for the breeding of Golden Retrievers. Breeding stock will be
on site and will not exceed 25. Puppies will be available for sale by appointment only.
APN: 449-290-013 – Related case: N/A **BBID: XXX-XXX-XXX, UPROJ: PP26050**

Business and Operation Plan

Chadwick's Class 2 dog Kennel at 26899 Dartmouth Street, Hemet, CA 92544

We propose to have 11-25 Golden Retriever dogs. Starting with the back of the lot, there will be 3 (120 foot by 20 foot) runs enclosed in 6-foot chain link fencing. The runs will be covered with premium citrus wood chips designed for animals. At the proximal end toward the house each run will have a 20 foot by 20 foot covered concrete slab. Automatic water and 40-pound capacity feed hoppers for premium quality dog food will be secured to the enclosure and will be accessible to each run. Each run will also have an 8 foot by 10 foot ventilated PVC shed and a 50-gallon water trough for the dogs to play in. Shade trees will be planted between the runs to provide shade and mister systems will line the fencing around each cement slab to provide coolant.

Closer to the house there will be a 20-foot by 40-foot covered cement slab with a 6-foot chain link enclosure. The slab will be divided into 4 units. Each unit will have access to the PVC shed/house. Perpendicular to the residence there will be an 8 foot by 15 foot PVC insulated shed next to another covered 20-foot by 40-foot cement slab. At the end of the cement slab there will be an 8-foot by 10-foot insulated shed. There will be 3 compartments in the 8 foot by 15 foot shed and 2 compartments in the 8 foot by 10 foot shed, each with automatic water and 20-pound capacity food hoppers. This area will be for moms with puppies. Each compartment inside the shed is separated by welded wire and PVC panels. Each will have a large doggy door for the mom and pups to go inside the shed and out in the covered cement area. Also, supplies and food will be stored in the shed for pups and moms, with wrought iron fence to each compartment dividing them from the supply area.

Beyond this slab will be another 20-foot by 40-foot covered slab area with 6-foot chain link enclosure with 4 sections. Each section has a doggy door that goes into a ventilated PVC shed. One shed will be 8 foot by 15 foot, divided into 3 compartments that will go out into runs on the covered cement slab. The other shed will be 8 foot by 10 foot. There will be automatic water and 40-pound capacity food hoppers available to each enclosed section. This section is for dogs that need to be separated from the others in the large runs because they are in heat and/or breeding.

For noise control, dogs will not be allowed to congregate and bark within 25 feet of the property line for a period exceeding three minutes. The dogs will be supervised whenever they are outside of the proposed kennels. The dogs will be enclosed within the proposed sheds or within the existing house between the hours of 10:00 PM and 7:00 AM. All windows within rooms of the existing residence that are utilized for housing dogs will remain closed between the hours of 10:00 PM and 7:00 AM. All windows within rooms facing the existing single family residential properties to the north and south will remain closed at all times while dogs are within the room. The wall assemblies for the proposed sheds will have a Sound Transmission Calculation rating of at least 50 dB in order to avoid exterior nighttime noise levels that may exceed the 10-minute 45 dBA Leq standard. The

following is an example of a wall assembly with an STC rating of 51 recommended for dogs: Tuff shed - 7/16" smart siding, 2x4 wood studs, R-13 within cavity, resilient channel, 5/8" "green" gypsum wall board (GWB), hardiebacker and FRP panels. All cracks in the dog sheds will be sealed and be provided with air circulation systems. Sound absorbing water saving trees/shrubs will be planted along both sides of the property with a drip system for watering. Dogs will be trained to not bark unnecessarily through approved training from Dog Training Institute: TrainPetDog. Also, temporary bark collars will be used. Dogs that continue to bark after training will have their voice box surgically altered to a softer bark by Dr. Butchko at West Riverside Veterinary Clinic.

Male Golden Retriever Adults will be separated from each other. The adult areas will be cleaned once a day and the puppy areas 2 to 3 times per day as needed. All puppy pens will be totally disinfected and degreased with dog quality antiviral cleaners once per week and cleaned with antibacterial cleaners and a high-pressure washer with soap feed each day. All cleaners will come from Revival Animal Health and cleaning regimen as recommended by their Veterinarian.

Robert and Nancy Chadwick and their adult daughter live in the residence and they will be the primary care givers, cleaners and socializers of the dogs and pups, spending at least 15 minutes playing with the dogs in each run, throwing the ball etc. When they are on vacation trained personnel will stay in their home day and night to care for all the needs of the dogs.

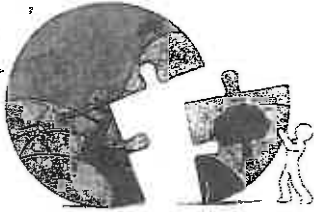
Pups will be brought in the house to play with frequently and moms will whelp their pups in the residence under supervision. They will work closely with their various veterinarians, Dr. Rizon at *PetsVet* in Hemet, Dr. Butchko at *West Riverside Veterinary Hospital* and dog eye, heart, hip and elbow Specialists for health certifications. Immunizations, worming, flea and mosquito prevention will be kept up to date according to Veterinarian recommendation. All pups and adult dogs will be microchipped for identification. Flies will be controlled by predator flies from Spalding Labs and fly bate traps and frequent cleaning and disposal of waste in sealed containers. Diatomaceous earth will be spread around kennels and put over waste inside sealed containers to keep bugs and flies at bay. The dogs will be groomed and bathed at least once per month. They will be walked around the property on leashes for training regularly and taken to the dog shows periodically. In addition to having food and water available at all times, dogs and pups will be given Nu Vet Vitamins and vet recommended chew toys and treats daily.

Puppies are to be advertised through a website at www.chadwicksgoldens.com and through the American Kennel Club Classified ads. Potential pet owners will come to see the pups by appointment only during the daytime. Pups will not be allowed to go to their new homes until they are at least 8 weeks of age according California State Law. Pups will never be shipped in cargo on an airplane. New owners must pick them up in person and may take them on a plane as "carry-on" or drive them to their new homes. All cars are inspected to make sure pup is secured in the vehicle according to traffic laws, seat belted in with a

harness or in a carrier. New owners are given puppy packets that are purchased from the American Kennel Club (AKC). These include a contract stating that they must take their pup to their vet for a health check within 48 hours and must bring the puppy back if there are any problems. Vaccinations, worming, microchip and American Kennel Club registration information, training, Dog shows, pet insurance info and puppy training booklet, complete with foods and plants that are poisonous to dogs are also in the puppy packet. Pups are to be sent home with a sample of food, Nu Vet Vitamins and probiotics, and given instruction regarding each. New owners will be given instruction on preparing their homes for a new puppy: proper feeding schedule, water, discipline, sleep arrangements and potty training. New owners will be encouraged to send pictures and keep in touch with Nancy Chadwick throughout the pup's life. Pups are placed in loving pet homes and given limited registration with AKC rather than breeding rights. The Chadwick's Female dogs will be bred from 2 years to 6 years of age. Then they will be spayed and placed with loving families, who will be asked to sign a form stating that they will keep the dog as a house pet, feed vet approved food and vitamins, work closely with their vet throughout the life of the dog and keep in touch with Robert and Nancy Chadwick to report how the dogs are doing throughout the rest of their dog's lives. American Kennel Club will send a representative to inspect the Chadwick Kennel at least every 18 months, to look at record keeping, dog identification methods, cleanliness, health of dogs and pups and disaster preparedness plans. If any of these things are not satisfactory, AKC privileges will be taken away.

A business account will be opened at Wells Fargo Bank under the name *Chadwick's Goldens*. The business income and expenses will be declared to Internal Revenue Service. California State Tax will also be levied and paid. All customers will receive a contract and business card and a health guarantee on their pups.

Chadwick's Goldens will breed quality Golden Retriever Puppies and raise them with lots of love. They will exercise due diligence in making sure the new owners of the pups are responsible loving people with adequate means to properly care for their dog throughout their lives. Dogs that are bred will be given lots of love and cared for properly and then placed in suitable pet homes when they are retired. In choosing dogs to breed, bettering the health, temperament and visual appeal according to breed standard will always be a priority.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: CLASS II 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: PP 26050 DATE SUBMITTED: 6/20/12

APPLICATION INFORMATION

Applicant's Name: ROBERT & NANCY CHADWICK E-Mail: _____

Mailing Address: 26839 DARTMOUTH ST
HEMET CA 92544
City State ZIP

Daytime Phone No: (951) 756-1961 Fax No: () _____

Engineer/Representative's Name: LOUIS W. FLORES, P.E. E-Mail: Lwf30580@gmail.com

Mailing Address: 2164 LADIMORE LANE
MENTONE CA 92359
City State ZIP

Daytime Phone No: (909) 213-3957 Fax No: () _____

Property Owner's Name: ROBERT & NANCY CHADWICK E-Mail: _____

Mailing Address: 26839 DARTMOUTH ST
HEMET CA 92544
City State ZIP

Daytime Phone No: (951) 756-1961 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"

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.

ROBERT CHADWICK *Robert Chadwick*
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.

ROBERT CHADWICK *Robert Chadwick*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
NANCY CHADWICK *Nancy Chadwick*
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): 449 - 290 - 013
Section: 13 Township: 59 Range: 1 W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 2.4

General location (nearby or cross streets): North of STETSON AVE., South of JOHNSTON AVE., East of CORNELL ST, West of DARTMOUTH ST.

Thomas Brothers map, edition year, page number, and coordinates: 2004 ED., P. 81, E2

Project Description: (describe the proposed project in detail)
PROPOSED CLASS II KENNEL FACILITY MAX 25

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). _____ (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) _____

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

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: N/A

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: ROBERT & NANCY CHADWICK
Address: 26899 DARTMOUTH ST HEMET, CA 92544
Phone number: 951-756-1961
Address of site (street name and number if available, and ZIP Code): SAME
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 449-290-013
Specify any list pursuant to Section 65962.5 of the Government Code:
Regulatory Identification number: ENVIROSTORE DATABASE } "CORTESE" LIST
Date of list: JUNE 2016 -

Applicant (1) Robert Chadwick Date 6-19-16
Applicant (2) Nancy Chadwick Date 6-19-16

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) Robert Chalovich Date 6-19-16
Owner/Authorized Agent (2) Nancy Chalovich Date 6-20-16

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		YES NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.		<input type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/>
Industrial and commercial development where the land area ² 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 ³ 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 ⁴ . "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 checked="" 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 checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ 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 . ⁴ The most recent CWA Section 303(d) list can be found at 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.

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APPLICATION FOR LAND USE PROJECT

NA

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

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious 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 type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels, office buildings; public warehouses; automotive dealerships, airfields; and other light 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. (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 type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹ 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 type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. 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 type="checkbox"/>
Retail Gasoline Outlets (RGOs). 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 type="checkbox"/>

¹Areas "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. 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.

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

N/A

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		YES NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.		<input type="checkbox"/> <input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.		<input type="checkbox"/> <input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.		<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"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.		<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"/>
Home subdivisions with 10 or more housing units.		<input type="checkbox"/> <input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.		<input type="checkbox"/> <input type="checkbox"/>
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

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). New developments and redevelopments within the Whitewater watershed region of Riverside County must mitigate their post construction water quality impacts by complying with Section 4 of the Whitewater River Region Stormwater Management Plan (SWMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP and Section 4 of the SWMP. These documents are available on-line at:

http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP_2009-01-22.pdf

http://rcflood.org/downloads/NPDES/Documents/WW_SWMP_WQMP/Jan_2011_WQMP_Guidance_Revised_1-9-12.pdf

and,

http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP-Template_2009-01-22.dot

<http://rcflood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPtemplate.dot>

Noncompliance with Riverside County Ordinance No. 754 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

N/A



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



George A. Johnson
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luna Director, Environmental Programs Department
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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 Robert & Nancy Cundovic hereafter "Applicant" and Robert & Nancy Cundovic Property Owner".

Description of application/permit use:

CLASS II 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.

- 2. 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.
- 3. 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.
- 4. 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): 449-290-013

Property Location or Address: 26899 DARTMOUTH ST, HEMET, CA 92544

2. PROPERTY OWNER INFORMATION:

Property Owner Name: ROBERT & NANCY CHADWICK Phone No.: 951-756-1961

Firm Name: _____ Email: _____

Address: 26899 DARTMOUTH ST
HEMET, CA 92544

3. APPLICANT INFORMATION:

Applicant Name: ROBERT & NANCY CHADWICK Phone No.: 951-756-1961

Firm Name: _____ Email: chadwick.robert@yahoo.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Robert Chadwick Date: 6-19-16

Print Name and Title: OWNER ROBERT CHADWICK

Signature of Property Owner: Nancy Chadwick Date: 6-20-16

Print Name and Title: Nancy Chadwick - Owner

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application 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 Nancy G. Chadwick and Robert D. Chadwick ("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 449-290-013 ("PROPERTY"); and,

WHEREAS, on June 20, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26050 ("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:
Nancy and Robert Chadwick
26899 Dartmouth St.
Hemet, CA 92544

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: 

Juan Perez
Riverside County TLMA Director/Interim Planning Director

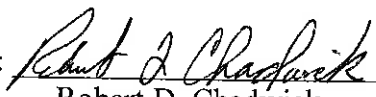
Dated: 3/9/17

PROPERTY OWNER:
Nancy G. Chadwick and Robert D. Chadwick

By: 


Nancy G. Chadwick

Dated: 2/22/2017

By: 

Robert D. Chadwick

Dated: 2-22-17

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLASK
DATE: 5/2/17

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 February 22, 2017 before me, Lissa Maldonado, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Nancy G. Chadwick, Robert D. Chadwick
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

Title or Type of Document: _____ 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: _____

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. 26050 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Robert and Nancy Chadwick – Engineer/Representative: Louis Flores, P.E. – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Zoning: Light Agriculture (A-1) – Location: Northerly of Stetson Avenue, southerly of Johnston Avenue, easterly of Cornell Street, and westerly of Dartmouth Street – 2.4 Acres – **REQUEST:** The Plot Plan proposes a Class II Kennel Facility. Three (3) 20' x 120' and one (1) 20' x 70' dog runs will be installed within the interior of the property. Each will be enclosed by six (6) foot high chain link fencing. Two (2) 20' x 40' puppy pens are proposed located south of the existing garages. Each will be enclosed by six (6) foot high chain link fencing. Four (4) 120 sq. ft. kennel sheds, one (1) 80 sq. ft. kennel shed, and one (1) 180 sq. ft. kennel shed are proposed, and it will be attached to the dog runs and puppy pens. The Kennel Facility will be for the breeding of Golden Retrievers. Breeding stock will be on site and will not exceed 25. Puppies will be available for sale by appointment only.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JANUARY 22, 2018**
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 Project Planner Deborah Bradford at 951-955-6646 or e-mail at dbradfor@rivco.org, 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 11, 2017,

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

APN (s) or case numbers PP26050 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

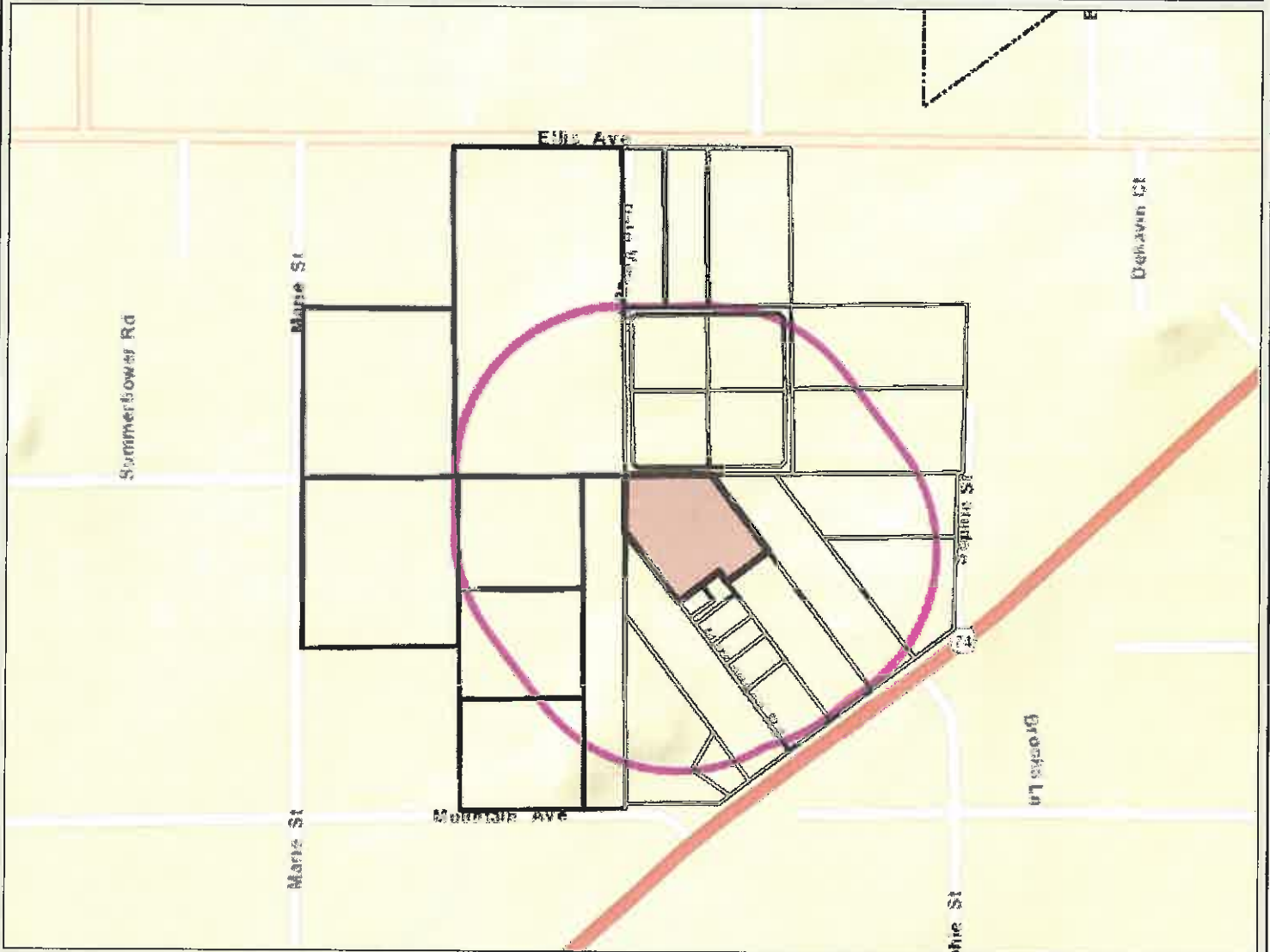
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS

PP26050 (800 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 12/11/2017 10:25:38 AM

© Riverside County RCIT

342100061
VINCENT R GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262

342100007
MARGARITO BARRAGAN
GRACIELA BARRAGAN
22640 MOUNTAIN AVE
PERRIS CA. 92570

342100059
CLEO OWENS
BETTY LOU OWENS
C/O SAME
3976 BLUFF ST
NORCO CA 92860

342100032
SAMUEL SERRATO
24350 HERNANDEZ ST
PERRIS CA 92570

342100016
VINCENT R GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262

342100014
ELSIE GONZALES
24451 HIGHWAY 74
PERRIS CA. 92570

342100053
CLEO OWENS
BETTHY LOU OWENS
3976 BLUFF ST
NORCO CA 92860

342100015
ALBINO RAYA
MARIA RAYA
21341 RIVER RD
PERRIS CA 92570

342100006
IGNACIO HERRERA
MARIA CONCEPCION HERRERA
22620 MOUNTAIN AVE
PERRIS CA. 92570

342100031
SJNL INC
C/O C/O SAMUEL SERRATO
24280 HERNANDEZ ST
PERRIS CA 92570

342100060
VINCENT R GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262

342030007
NORMAN E BRANAM
MARGARET L BRANAM
22791 ELLIS ST
PERRIS CA. 92570

342030008
ZHI HUA YIN
1057 E COMSTOCK AVE
GLENORA CA 91741

342030006
ELOY P NAVARRO
MARY T NAVARRO
22771 ELLIS ST
PERRIS CA. 92570

342030005
MIN YONG YOON
AEJA KIM
2516 35TH AVE NE
ISSAQUAH WA 98029

342030017
ZHI HUA YIN
1057 E COMSTOCK AVE
GLENORA CA 91741

342030018
AGUSTIN GUZMAN
MARIA GUADALUPE GUZMAN
24248 PALO VERDE RD
PERRIS CA. 92570

342030016
ALFREDO GUZMAN LOPEZ
12466 OAKS AVE
CHINO CA 91710

342030014
MARIA P SANCHEZ
222 N SPRUCE DR
ANAHEIM CA 92805

342030019
ZHI HUA YIN
1057 E COMSTOCK AVE
GLENORA CA 91741

342030004
JOHN NGOC NGUYEN
JULIE THUY DUNG NGUYEN
13312 AMARILLO DR
WESTMINSTER CA 92683

342100050
CLEO OWENS
BETTY LOU OWENS
3976 BLUFF ST
NORCO CA 92860

342100009
BRANDON ROTELLINI
41605 ELM ST NO 200
MURRIETA CA 92562

342100001
ESTELLE ALICE DELONG
RACHELL DELONG
137 PASEO DE LA CONCHA B
REDONDO BEACH CA 90277

342100008
IGNACIO HERRERA
22620 MOUNTAIN AVE
PERRIS CA 92570

342030015
TONY R GUTIERREZ
3832 AUBURN RIDGE DR
PERRIS CA 92571

342100021
RAYMOND B MARTIN
5642 COMANCHE AVE
WOODLAND HILLS CA 91367

342100046
SJNL INC
C/O C/O SAMUEL SERRATO
24280 HERNANDEZ RD
PERRIS CA. 92570

342100058
VINCENT R GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262

342100057
VINCENT R GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262

City of Hemet
Planning Department
445 E. Florida Avenue
Hemet, CA 92543

City of Hemet
Planning Department
445 E. Florida Avenue
Hemet, CA 92543

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

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

Robert and Nancy Chadwick
26899 Dartmouth Street
Hemet, CA 92544

Robert and Nancy Chadwick
26899 Dartmouth Street
Hemet, CA 92544

Louis W. Flores, P.E.
2164 Larimore Lane
Mentone, CA 92359

Louis W. Flores, P.E.
2164 Larimore Lane
Mentone, CA 92359

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1608254

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: CHADWICK ROBERT AND NANCY \$50.00
paid by: AE 807630
paid towards: CFG06297 CALIF FISH & GAME - NEG DECL
CLASS II KENNEL FOR PP26050
at parcel #: 26899 DARTMOUTH ST HEM
appl type: CFG1

By _____ Jul 14, 2016 10:39
MGARDNER posting date Jul 14, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

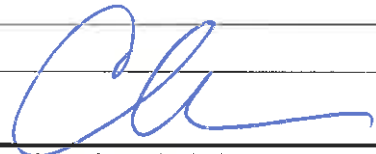
Agenda Item No.:

4.1

Choose an item. January 22, 2018

PROPOSED PROJECT

Case Number(s):	GPA 1220, CUP 3773, SP 396, EIR553	Applicant(s):	71-91LLC
EIR No.:	553		EBR Motorsports LLC
Area Plan:	Temescal Canyon	Representative(s):	KWC Engineers
Zoning Area/District:	Prado-Mira Loma District		
Supervisory District:	Second District		
Project Planner:	Brett Dawson		
Project APN(s):	101-040-005, 101-040-006, 101-040-007, 101-040-008, 101-040-009		
Continued From:			


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has determined that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on January 12, 2018 and will run for thirty (30) consecutive days which is scheduled to conclude on February 12, 2018.

The project site comprises approximately 163 acres. The Project consists of nine racetracks for varying ages and expertise levels, sites for car and RV parking, concession stands, restrooms, seating, an operations office, eight desilting basins for drainage, and the ongoing sand extraction and mine reclamation. One access point is proposed off Highway 71, requiring right turns to both enter and exit the Project site.

The proposed project to be analyzed in the EIR is divided between two phases, a southerly Phase I located on the southern portion of the site, includes five racetracks, designated parking areas, and

pedestrian/spectator areas. Phase 2, located on the northern portion of the site, includes four racetracks, designated parking areas, and grandstands to accommodate for large events.

General Plan Amendment No. 1220 proposes to change the project site's General Plan Land Use from Open Space Mineral resources (OS-MIN) to Open Space Recreation (OS-REC).

Specific Plan No. 396 proposes to establish a framework for the development of an off-road motorsports facility.

Conditional Use Permit No. 3773 proposes an off road motorsports facility consisting of several off-road motocross tracks, and a short course off road track for race trucks and Utility Task Vehicles.

The project site is located at 11091 Highway 71, westerly of Highway 71 and the Prado Dam, and northerly of the 91 Freeway.

PROJECT RECOMMENDATION

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	Specific Plan (SP)
Existing General Plan Land Use Designation:	Mineral Resources (OS-MIN)
Proposed General Plan Land Use Designation:	Specific Plan (SP)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Chino Hills State Park
East:	Highway 71
South:	The 91 Freeway
West:	Vacant
Existing Zoning Classification:	Mineral resources or Related Manufacturing (M-R-A)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Area (W-2-5)

East:	Watercourse, Watershed, and Conservation Area (W-1)
South:	Watercourse, Watershed, and Conservation Area (W-1)
West:	Chino Hills State Park
Existing Use:	Vacant, some sand excavation and mine reclamation
Surrounding Uses	
North:	Open Space
South:	Open Space and 91 Freeway
East:	Prado Dam and Highway 71
West:	Chino Hills State Park

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	163 Acres	
Existing Building Area (SQFT):	N/A	
Proposed Building Area (SQFT):	N/A	
Floor Area Ratio:	N/A	
Building Height (FT):	N/A	
Proposed Minimum Lot Size:	N/A	
Total Proposed Number of Lots:	N/A	
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA #152
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Agricultural Preserve	No
Liquefaction Area:	No

Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – High Fire Classification
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes – 1426, 1520
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

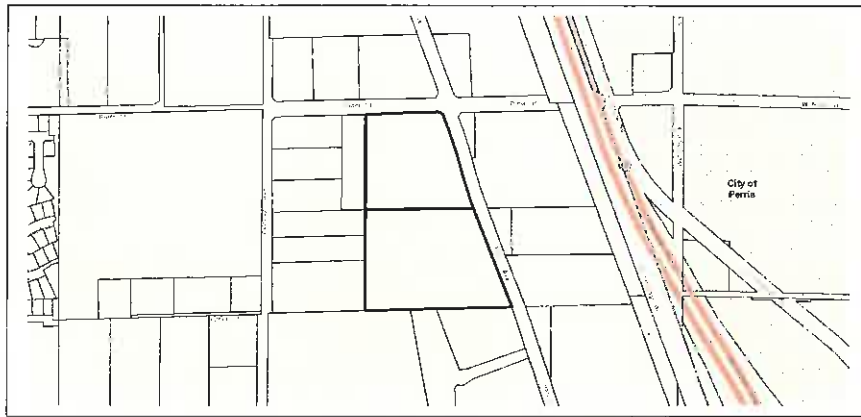


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project was previously a surface mine (RCL113) “The Prado Pit”. The mine produced asphalt, concrete and other inert fill material. The project site is dominated by non-native grassland and disturbed coastal sage scrub. The site has undergone sand and gravel mining site since the early 1960’s. Therefore the original topography is no longer discernable.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Notice of Preparation notices were mailed to property owners within 1000 feet of the proposed project site, and to public agencies, organizations, and local public libraries, as well as posted on the County of Riverside Planning Department's website. As of the writing of this report Planning Staff has/has not received written communication/phone calls.

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC.docx

Template Revision: 01/16/18

ENVIRONMENTAL SETTING PHOTO ADDENDUM



PHOTO NO. 1
SOUTHEAST
ENTRANCE TO
SITE. VIEW IS
LOOKING TO THE
NORTH ALONG 71
HWY.



PHOTO NO. 2
SOUTHEAST
CORNER OF
SITE. VIEW TO
THE SOUTH,
CONNECT TO
THE 91 FWY.

ENVIRONMENTAL SETTING PHOTO ADDENDUM



SITE PHOTO MAP
HUG ENGINEERS
INCORPORATED



PROJECT BOUNDARY

