

SHADOW HUSKY RANCH

PLEDGE LETTER

YES!

I, Rosa Maria Mercado declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name: Rosa Maria Mercado

Address: 4901 64th St

State CA City: Riverside

Cell Phone: 951 681-1573

Rosa Maria Mercado 3-17-16

Signature

Date

PLEASE FAX PLEDGE TO 951-244-3109 OR EMAIL EMCVICKER@MCVICKERSFAMILYLAW.COM

SHADOW HUSKY RANCH

PLEDGE LETTER

YES!

I, Lynn Reeder, declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name: Lynn Reeder

Address: 8828 Amigos Place

State: CA City: Riverside

Cell Phone: ^{email} lynnrdr@att.net

Lynn Reeder 3-17-16

Signature

Date

SHADOW HUSKY RANCH

PLEDGE LETTER

YES!

I, Stephanie Lenfestey, declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name: Stephanie Lenfestey

Address: PO Box 374 Running Springs

State CA City: _____

Cell Phone: 760-613-5287

Stephanie Lenfestey _____ 3-17-16
Signature Date

PLEASE FAX PLEDGE TO 951-244-3109 OR EMAIL EMCVICKER@MCVICKERSFAMILYLAW.COM

WORKS AT FRIENDS OF THE VALLEY
SHADOW HUSKY RANCH

PLEDGE LETTER

YES!

I, Tamarah Rodriguez declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name: Tamarah Rodriguez

Address: 32060 Meadow Wood Lane

State CA City: LAKE ELSINORE

Cell Phone: 760-880 0312

Tamarah Rodriguez 5.28.16
Signature Date

PLEASE FAX PLEDGE TO 951-244-3109 OR EMAIL EMCVICKER@MCVICKERSFAMILYLAW.COM

SHADOW HUSKY RANCH
PLEDGE LETTER

YES!

I, Jorge Alonso, declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name: Jorge Alonso

Address: 32060 meadow wood lane

State CA City: 92532

Cell Phone: 951-377-6151

Jorge Alonso 5-28-16

Signature

Date

PLEASE FAX PLEDGE TO 951-244-3109 OR EMAIL EMCVICKER@MCVICKERSFAMILYLAW.COM

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-15 13:00:40

I, Shannon R. Ballester

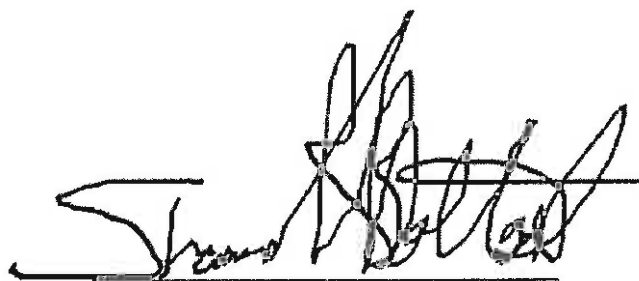
Name Shannon Ballester

Address Street Address: 2951 Via Milano
Street Address Line 2: Unit 103
City: Corona
State / Province: CA
Postal / Zip Code: 92879
Country: United States

E-mail prayerangel_0995@yahoo.com

Cell Phone Number (714) 7915380

Signature

A handwritten signature in black ink, appearing to read "Shannon R. Ballester", written over a horizontal line.

03-15-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-16 05:28:43

I, Mina Escamilla

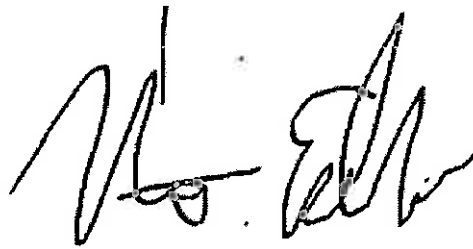
Name Mina Escamilla

Address Street Address: 7821 Basset Crt
City: Corona
State / Province: Ca
Postal / Zip Code: 92880
Country: United States

E-mail mina.escamilla@yahoo.com

Cell Phone Number (714) 4019390

Signature



A handwritten signature in black ink, appearing to read 'Mina Escamilla', is written above a horizontal line.

03-16-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-15 13:06:57

I, Jackie Johnson

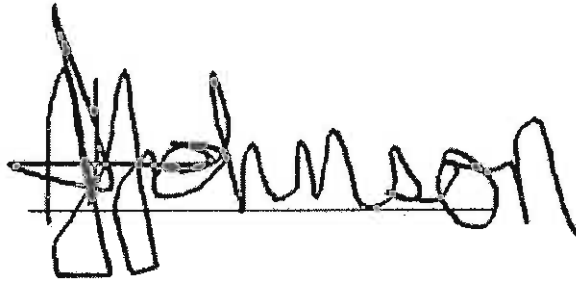
Name Jackie Johnson

Address Street Address: 13046 Red Corral Dr
City: Corona
State / Province: CA
Postal / Zip Code: 92883
Country: United States

E-mail mzjae43@gmail.com

Cell Phone Number (714) 393-3246

Signature

A handwritten signature in black ink, appearing to read "Johnson", written over a horizontal line. The signature is stylized and cursive.

03-15-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 10:43:31

I, Ann Murphy

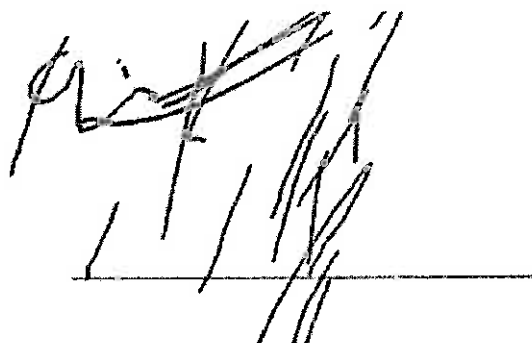
Name Anna Murphy

Address Street Address: 1038 SE Fullerton ST
City: Roseburg
State / Province: Oregon
Postal / Zip Code: 97470
Country: United States

E-mail annamurphy41@yahoo.com

Cell Phone Number (541) 5301577

Signature

A handwritten signature in black ink, appearing to read 'Anna Murphy', is written over a horizontal line. The signature is stylized and somewhat messy, with several vertical strokes extending downwards from the line.

02-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 12:14:32

I, bill morgan

Name bill morgan

Address Street Address: pob 1041
City: crowley
State / Province: tx
Postal / Zip Code: 76036
Country: United States

E-mail tekwheel@gmail.com

Cell Phone Number (817) 572-9554

Signature

BILL MORGAN

02-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 15:29:51

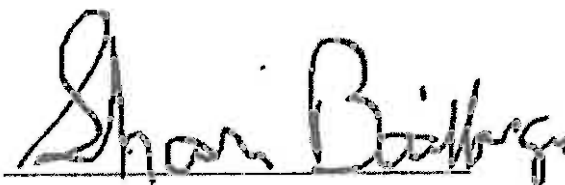
I, Shari Baillargeon

Name Shari Baillargeon

Address Street Address: 3295 Timber Walk Circle
City: Loganville
State / Province: GA
Postal / Zip Code: 30052
Country: United States

Cell Phone Number (770) 2655938

Signature

A handwritten signature in black ink that reads "Shari Baillargeon". The signature is written in a cursive style and is positioned above a horizontal line.

02-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-11 01:16:16

I, Susan Morgan

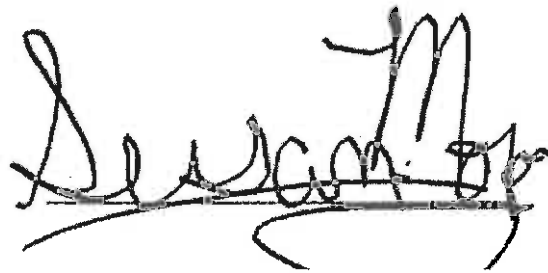
Name Susan Morgan

Address Street Address: 4420 E. La Palma Ave.
City: Anaheim
State / Province: California
Postal / Zip Code: 92807
Country: United States

E-mail susanmustardseeds7@gmail.com

Cell Phone Number (714) 722-7683

Signature

A handwritten signature in black ink, appearing to read "Susan Morgan". The signature is written in a cursive style with a large, stylized "M" at the end. There is a horizontal line drawn through the signature.

03-10-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-09 20:03:53

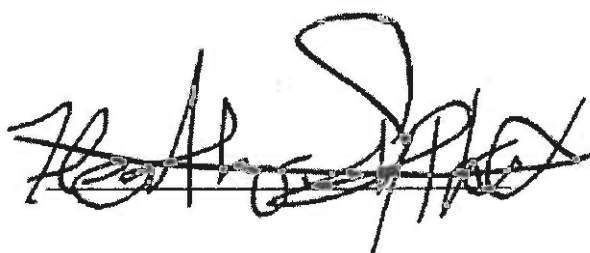
I, Heather Syphax

Name Heather Syphax

Address Street Address: 7980 Jackson way
City: Buena park
State / Province: Ca
Postal / Zip Code: 90620
Country: United States

Cell Phone Number (714) 2539272

Signature

A handwritten signature in black ink, appearing to read 'Heather Syphax', written over a horizontal line.

03-09-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-09 20:02:39

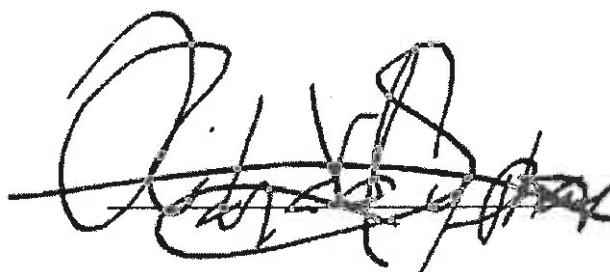
I, Richard Syphax

Name Richard Syphax

Address Street Address: 7980 Jackson way
City: Buena park
State / Province: Ca
Postal / Zip Code: 90620
Country: United States

Cell Phone Number (951) 7415996

Signature

A handwritten signature in black ink, appearing to read 'Richard Syphax', with a horizontal line drawn through the middle of the signature.

03-09-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-06 22:19:47

I, Monica Heath-Brost

Name Monica Heath-Brost

Address Street Address: W5434 Stateline Rd
City: Walworth
State / Province: WI
Postal / Zip Code: 53184
Country: United States

E-mail fish.luvrr@gmail.com

Cell Phone Number (262) 3742236

Signature

Monica Heath-Brost

3-6-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-06 11:36:17

I, Ann Houser

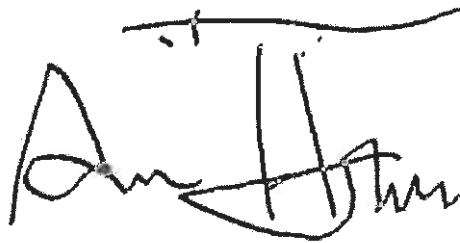
Name Ann Houser

Address Street Address: 1201 31st Ave SW #313
City: Minot
State / Province: ND
Postal / Zip Code: 58701
Country: United States

E-mail crazyanne62@hotmail.com

Cell Phone Number (701) 3406300

Signature

A handwritten signature in black ink, appearing to read "Ann Houser". The signature is written in a cursive style with a large, stylized "A" and "H". Above the signature, there is a horizontal line with a small mark above it, possibly a checkmark or a correction mark.

03-06-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-06 11:21:42

I, Geraldine Hofferma

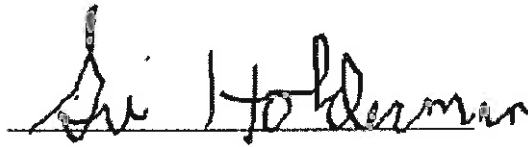
Name Geri Holderman

Address Street Address: 27497 Calle Rabano
City: SUN CITY
State / Province: California
Postal / Zip Code: 92585
Country: United States

E-mail geri_holderman@yahoo.com

Cell Phone Number (951) 2951794

Signature

A handwritten signature in black ink that reads "Geri Holderman". The signature is written in a cursive style and is positioned above a horizontal line.

03-06-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-06 11:20:48

I, Greg Killingsworth

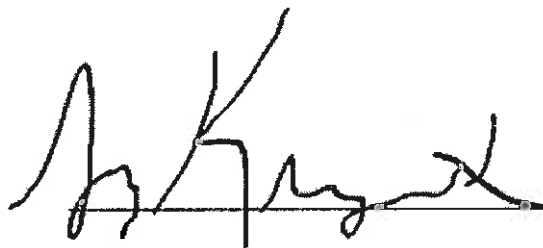
Name Greg Killingsworth

Address Street Address: 29022 Kommers Lane
City: Silverado
State / Province: California
Postal / Zip Code: 92676
Country: United States

E-mail gregkill@aol.com

Cell Phone Number (310) 9950976

Signature

A handwritten signature in black ink, appearing to read 'G Killingsworth', written over a horizontal line.

03-06-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-06 09:16:27

I, Karrie

Name Karrie Carlson

Address Street Address: 43370 corte barbaste
City: Temecula
State / Province: Ca
Postal / Zip Code: 92592
Country: United States

Cell Phone Number (951) 6753930

Signature

A handwritten signature in black ink, appearing to be 'Kc', written above a horizontal line.

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-06 07:40:57

I, Karen Gregg

Name Karen Gregg

Address Street Address: 18345 Matthew
City: Clinton Township
State / Province: MI
Postal / Zip Code: 48035
Country: United States

E-mail the.greggs@juno.com

Cell Phone Number (586) 2928743

Signature



03-06-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-05 23:51:23

I, Rebecca LaRue

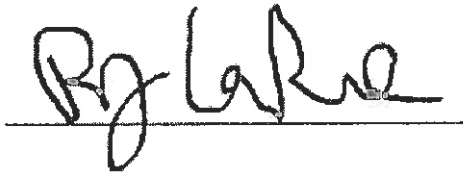
Name Rebecca LaRue

Address Street Address: 39470 Avenida Bizaro
City: Murrieta
State / Province: Ca
Postal / Zip Code: 92562
Country: United States

E-mail rjhoff99@yahoo.com

Cell Phone Number (909) 9570781

Signature

A handwritten signature in black ink, reading "Rebecca LaRue", is written over a horizontal line. The signature is cursive and stylized.

03-05-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-05 22:17:03

I, Traci Herbold

Name Traci Herbold

Address Street Address: 24365 Village Walk Pl
Street Address Line 2: H217
City: Murrieta
State / Province: ca
Postal / Zip Code: 92562
Country: United States

Cell Phone Number (951) 201-9654t

Signature



03-05-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-04 13:49:23

I, Nedra Plonski

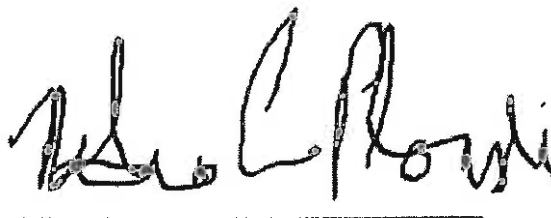
Name Nedra Plonski

Address Street Address: 5412 E Anaheim Road
City: Long Beach
State / Province: CA
Postal / Zip Code: 90815
Country: United States

E-mail nedra.plonski@gmail.com

Cell Phone Number (914) 3749947

Signature



03-04-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-03 15:51:49

I, Raven Hernandez

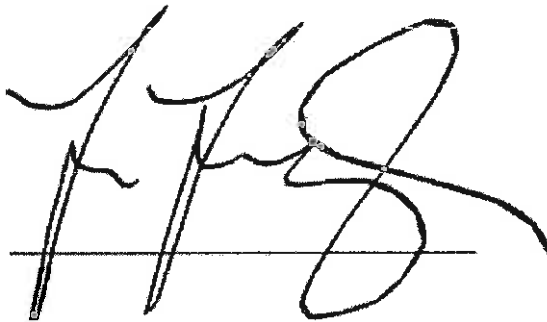
Name Raven Hernandez

Address Street Address: 2323 Fernleaf St
City: Los Angeles
State / Province: Ca
Postal / Zip Code: 90031
Country: United States

E-mail destlove1@gmail.com

Cell Phone Number (323) 5320944

Signature

A handwritten signature in black ink, appearing to be 'RH', written over a horizontal line. The signature is stylized and cursive.

03-03-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-03-03 13:11:06

I, Christa Alahuzos

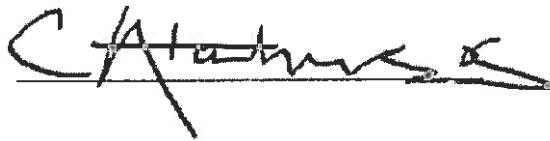
Name Christa Alahuzos

Address Street Address: 706 Ocean View Ave
City: Monrovia
State / Province: CA
Postal / Zip Code: 91016
Country: United States

E-mail christaalahzuos@yahoo.com

Cell Phone Number (626) 8412521

Signature

A handwritten signature in black ink, appearing to read 'Christa Alahuzos', written over a horizontal line.

03-03-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-25 10:54:32

I, Jamie Kanter

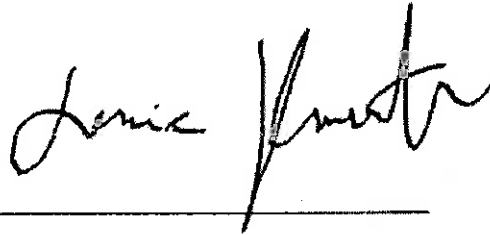
Name Jamie Kanter

Address Street Address: 5723 E 65th S
City: Idaho falls
State / Province: Id
Postal / Zip Code: 83406
Country: United States

E-mail 2seeyou smile@gmail.com

Cell Phone Number (623) 2567207

Signature



A handwritten signature in black ink, appearing to read "Jamie Kanter", is written above a solid horizontal line.

02-25-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-25 07:48:29

I, Carolina Pereira

Name Carolina Pereira

Address Street Address: Rua Amadeu Sousa Cardoso
City: Lisbon
State / Province: Lisbon
Postal / Zip Code: 2620-207
Country: Portugal

Cell Phone Number (+352) 962984455

Signature

02-25-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 23:07:39

I, Carole Taylor

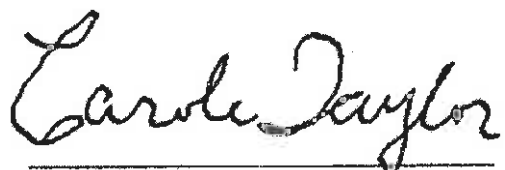
Name Carole Taylor

Address Street Address: 174 Virginia Place
City: Costa Mesa
State / Province: CA
Postal / Zip Code: 92627
Country: United States

E-mail Bajabears@aol.com

Cell Phone Number (949) 697-8979

Signature



Carole Taylor

02-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 20:08:26

I, Victoria Stewart

Name VICTORIA STEWART

Address Street Address: PO Box 905
City: YREKA
State / Province: Ca
Postal / Zip Code: 96097
Country: United States

E-mail vss721@aol.com

Cell Phone Number (530) 5980227

Signature

A handwritten signature in black ink, appearing to read 'Victoria Stewart', written over a horizontal line.

02-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 17:29:36

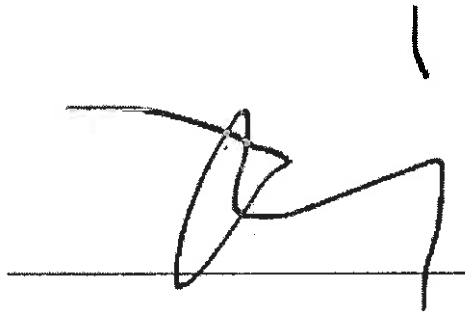
I, Kris Leifur

Name Kris Leifur

Address Street Address: 1568 Indiana st
City: Sf
State / Province: Ca
Postal / Zip Code: 94107
Country: United States

Cell Phone Number (415) 6421436

Signature

A handwritten signature in black ink, appearing to be 'Kris Leifur', written over a horizontal line. The signature is stylized and somewhat abstract.

02-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 15:33:44

I, Christine Hawkins

Name Christine Hawkins

Address Street Address: 2701 Topeka St #36
City: Riverbank
State / Province: Ca
Postal / Zip Code: 95367
Country: United States

E-mail phobiecakes@hotmail.com

Cell Phone Number (209) 6226429

Signature

02-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 14:11:47

I, Corinne Furnice

Name Corinne Furnice

Address Street Address: 630 Pradera Place
City: Nipomo
State / Province: CA
Postal / Zip Code: 93444
Country: United States

E-mail corinne_scooby@hotmail.com

Cell Phone Number (805) 5502989

Signature



Corinne Furnice

02-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 12:51:09

I, Diane Dulkevich

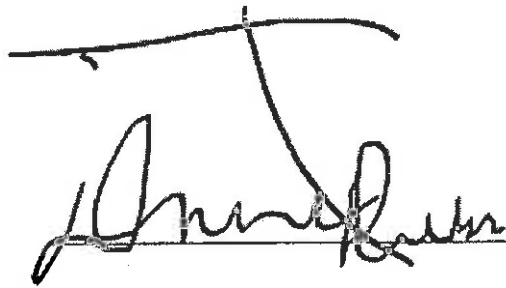
Name Diane Dulkevich

Address Street Address: 31272 Lamprey Dr
City: Union City
State / Province: Ca
Postal / Zip Code: 94587
Country: United States

E-mail sportstergirl883@yahoo.com

Cell Phone Number (510) 7893136

Signature

A handwritten signature in black ink, appearing to read "Diane Dulkevich", written over a horizontal line. The signature is stylized and cursive.

02-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-24 00:20:14

I, Lisa Judd

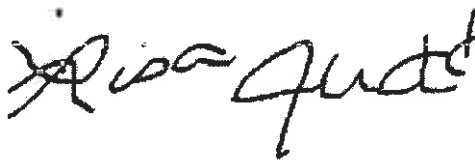
Name Lisa Judd

Address Street Address: 524 Capps Ln
City: Ukiah
State / Province: Ca
Postal / Zip Code: 95482
Country: United States

E-mail lisajudd_1@hotmail.com

Cell Phone Number (707) 9728472

Signature



A handwritten signature in black ink that reads "Lisa Judd". The signature is written in a cursive, flowing style. Below the signature is a solid horizontal line.

2-23-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 21:24:01

I, Monica Emmerson

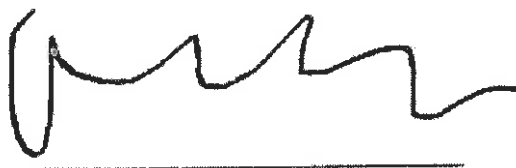
Name Monica Emmerson

Address Street Address: 3214 lees ave
City: Long beach
State / Province: Ca
Postal / Zip Code: 90808
Country: United States

E-mail monicakim63@yahoo.com

Cell Phone Number (626) 6757500

Signature



02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 22:02:26

I, Guns Griego

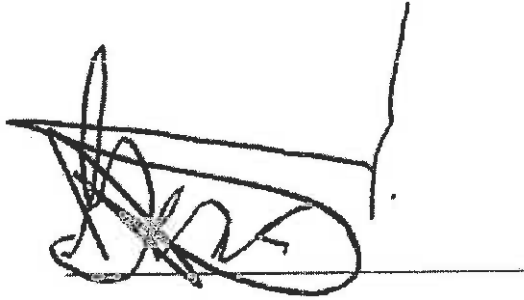
Name Gina Griego

Address Street Address: Po Box 494
City: Apple Valley
State / Province: Ca
Postal / Zip Code: 92307
Country: United States

E-mail grlmuddog@verizon.net

Cell Phone Number (760) 27523

Signature

A handwritten signature in black ink, appearing to read 'Gina Griego', written over a horizontal line. The signature is stylized and somewhat cursive.

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 18:27:34

I, Carrie Madrid

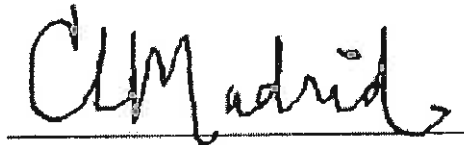
Name Carrie Madrid

Address Street Address: 6476 Riverside Ave #5
City: Riverside
State / Province: Ca
Postal / Zip Code: 92506
Country: United States

E-mail fureverpawz@aol.com

Cell Phone Number (951) 640-3673

Signature

A handwritten signature in black ink that reads "C. Madrid" with a horizontal line underneath. The signature is written in a cursive style.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 15:33:33

I, lolanthe stokes

Name lokanthe Stokes

Address Street Address: 183 lakeview drive
City: Mulberry
State / Province: Fl
Postal / Zip Code: 33860
Country: United States

E-mail errn820@yahoo.com

Cell Phone Number (863) 3440504

Signature

A handwritten signature in black ink, appearing to read "Lolanthe Stokes". The signature is written in a cursive style with a large initial "L".

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 15:04:43

I, Jessolyn Odishaw

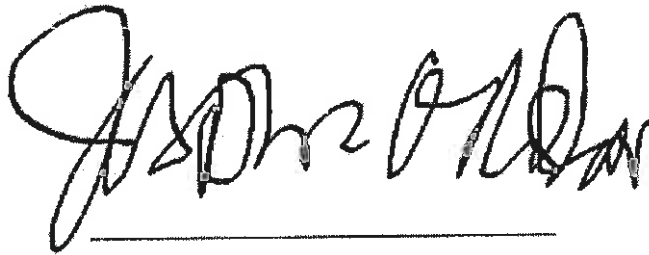
Name Jessolyn Odishaw

Address Street Address: 8811 W 34th St
City: St Louis Park
State / Province: MN
Postal / Zip Code: 55426
Country: United States

E-mail jessolync@gmail.com

Cell Phone Number (952) 393-4023

Signature



A handwritten signature in black ink, appearing to read 'Jessolyn Odishaw', written over a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 14:50:45

I, Cynthia Montoto

Name Cynthia Montoto

Address Street Address: 1228 E Jefferson St
City: Boise
State / Province: Id
Postal / Zip Code: 83712
Country: United States

Cell Phone Number (831) 2617354

Signature

A handwritten signature in black ink, consisting of a large capital 'C' followed by a lowercase 'm'. The signature is written above a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 14:47:31

I, Julia McIntosh

Name Julia McIntosh

Address Street Address: 29665 Mac Tan
City: Valley Center
State / Province: California
Postal / Zip Code: 92082
Country: United States

E-mail vccowgirl@yahoo.com

Cell Phone Number (760) 4847362

Signature



02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 14:20:36

I, Susanne Yang

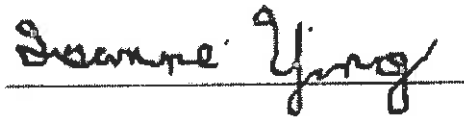
Name Susanne Yang

Address Street Address: 324 Will Boleman Drive
City: Hewitt
State / Province: TX
Postal / Zip Code: 76643
Country: United States

E-mail suzannayang@rocketmail.com

Cell Phone Number (254) 424-3082

Signature

A handwritten signature in black ink that reads "Susanne Yang". The signature is written in a cursive style and is positioned above a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 14:05:30


I, Theresa Brabander

Name Theresa Brabander

Address Street Address: 543 Victoria Street
City: Costa Mesa
State / Province: CA
Postal / Zip Code: 92627
Country: United States

Cell Phone Number (714) 3431170

Signature

A handwritten signature in black ink, appearing to read 'Theresa Brabander', written over a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 14:04:46

I, Shirley Porter

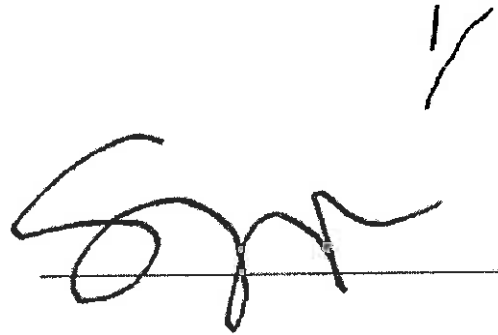
Name shirley porter

Address Street Address: 3905 E Wilton St
City: long beach
State / Province: CA
Postal / Zip Code: 90804
Country: United States

E-mail shirleetot@gmail.com

Cell Phone Number (562) 3310146

Signature

A handwritten signature in black ink, appearing to read 'Shirley', is written over a horizontal line. There is a small mark above the signature.

11-14-1976

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 14:00:52

I, Karen Truss

Name Karen Truss

Address Street Address: 396 Mountain View Rd
City: Blanchard
State / Province: ID
Postal / Zip Code: 83804
Country: United States

E-mail vettesnwolves@aol.com

Cell Phone Number (619) 5079531

Signature



A handwritten signature in black ink that reads "Karen Truss". The signature is written in a cursive style with a large initial 'K' and 'T'.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 13:06:29

I, Kary vogel

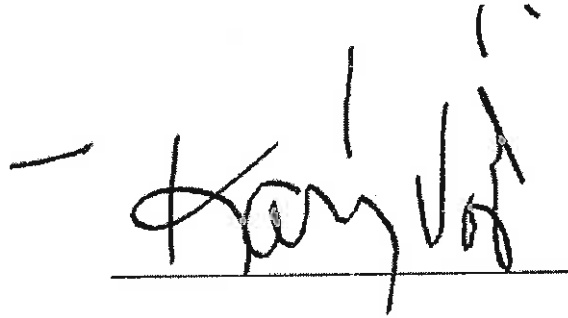
Name Kary Vogel

Address Street Address: 413 Magnolia ave
City: Fullerton
State / Province: Ca
Postal / Zip Code: 92833
Country: United States

E-mail vogelkary@yahoo.com

Cell Phone Number (714) 8538366

Signature

A handwritten signature in black ink, appearing to read "Kary Vogel", is written over a horizontal line. The signature is stylized and cursive.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 12:47:15

I, Rhonda Mazur

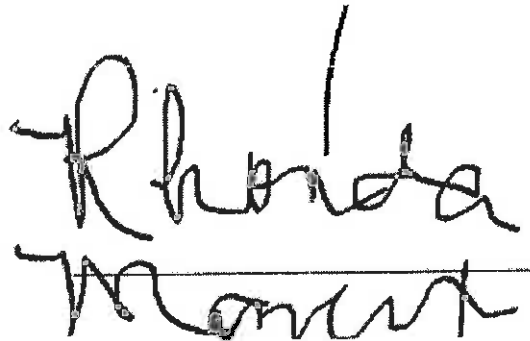
Name Rhonda Mazur

Address Street Address: Howes Run Road
City: Sarver
State / Province: PA
Postal / Zip Code: 16055
Country: United States

E-mail ronniemazur@aol.com

Cell Phone Number (724882) 8823745

Signature

A handwritten signature in black ink that reads "Rhonda Mazur". The signature is written in a cursive style with a horizontal line underlining the last name.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 12:01:59

I, Helen Carruthers

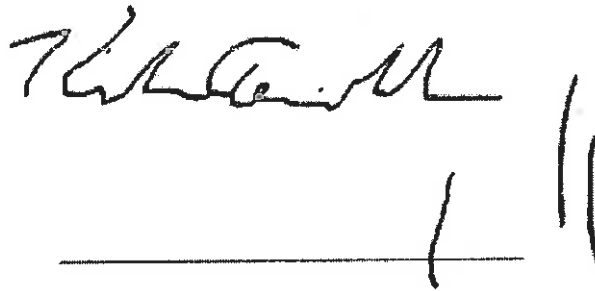
Name Helen Carruthers

Address Street Address: 1 Berkshire
City: Aliso Viejo
State / Province: CA
Postal / Zip Code: 92656
Country: United States

E-mail helencinav@aol.com

Cell Phone Number (714) 3081481

Signature

A handwritten signature in black ink, appearing to read 'Helen Carruthers', is written above a horizontal line. To the right of the line, there are two vertical lines, possibly representing a date or initials.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 11:56:12

I, Jennifer Allen

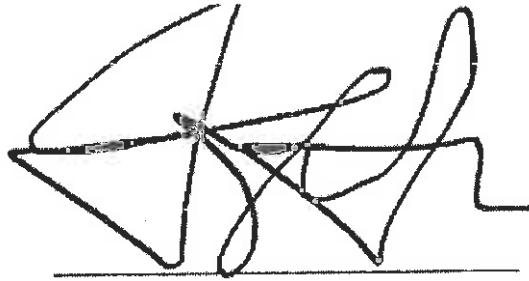
Name Jennifer Allen

Address Street Address: 700 Valley Forge Avenue
City: Lawrenceville
State / Province: NJ
Postal / Zip Code: 08648
Country: United States

E-mail jspice11@yahoo.com

Cell Phone Number (215) 2926299

Signature

A handwritten signature in black ink, appearing to be 'Jennifer Allen', written over a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 11:49:45

I, Stephanie DeThomas

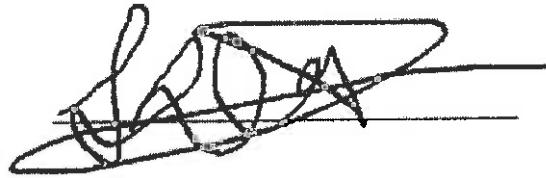
Name Stephanie DeThomas

Address Street Address: 3205 NE 184 Street
Street Address Line 2: #9103
City: Aventura
State / Province: Florida
Postal / Zip Code: 33160
Country: United States

E-mail niko7@bellsouth.net

Cell Phone Number (305) 3332137

Signature

A handwritten signature in black ink, appearing to read 'Stephanie DeThomas', written over a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 11:46:50

I, Eva Anez

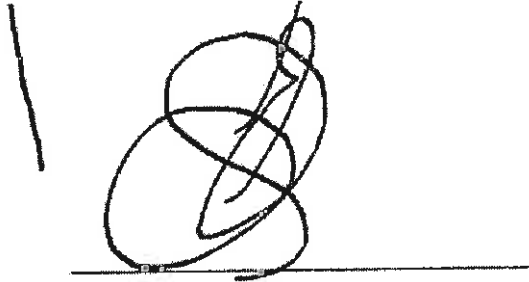
Name Eva Anez

Address Street Address: 1028 N Fuchsia Ave
City: Ontario
State / Province: Ca
Postal / Zip Code: 91762
Country: United States

E-mail evaanez@gmail.com

Cell Phone Number (909) 6310105

Signature

A handwritten signature in black ink, consisting of a vertical line on the left and a large, stylized, circular scribble on the right, positioned above a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 11:43:55

I, Antoinette Beaver

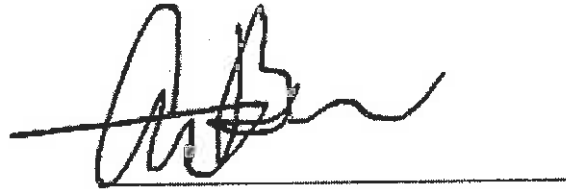
Name Antoinette Beaver

Address Street Address: 2601 Joann Dr
City: Oceanside
State / Province: California
Postal / Zip Code: 92056
Country: United States

E-mail arayliamyluv@yahoo.com

Cell Phone Number (760) 6967726

Signature

A handwritten signature in black ink, appearing to be 'Antoinette Beaver', written over a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 11:38:40

I, Jennifer Waellner

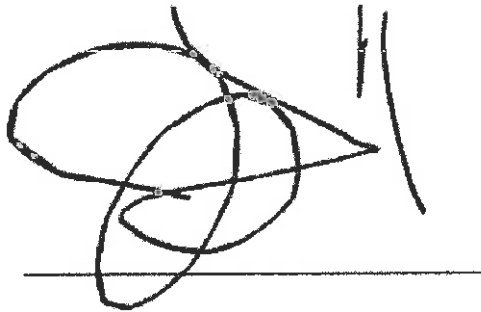
Name Jennifer Waellner

Address Street Address: 5222 O'Fallon Lake Drive
City: O'Fallon
State / Province: MO
Postal / Zip Code: 63366
Country: United States

E-mail jenniferwaellner@gmail.com

Cell Phone Number (314) 3697810

Signature

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke on the right side, positioned above a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 11:35:13

I, Susan wiley

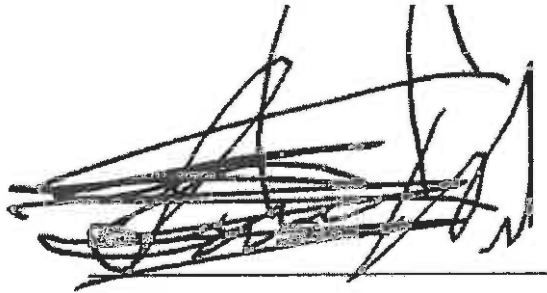
Name Susan Wiley

Address Street Address: 9606 broadmoor ln
City: Rowlett
State / Province: Tx
Postal / Zip Code: 75089
Country: United States

E-mail trexswiley@yahoo.com

Cell Phone Number (806) 4748368

Signature

A handwritten signature in black ink, appearing to read 'Susan Wiley', written over a horizontal line. The signature is somewhat stylized and includes a large, sweeping flourish at the end.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 11:29:48

I, Marguerite Murphy

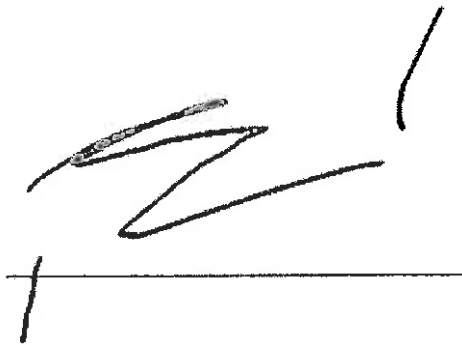
Name Marguerite Murphy

Address Street Address: 915 Perrelli Street
City: Gileo
State / Province: Ca
Postal / Zip Code: 95020
Country: United States

E-mail murphy12@stanford.edu

Cell Phone Number (408) 7991896

Signature

A handwritten signature in black ink, appearing to be 'M. Murphy', written over a horizontal line. The signature is stylized with a large 'M' and a long horizontal stroke.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 10:03:44

I, Judy pesqueira

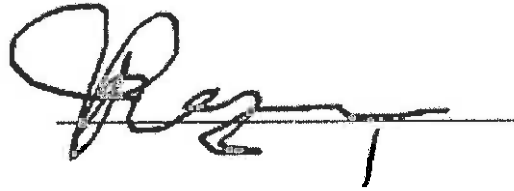
Name Judy Pesqueira

Address Street Address: 1066 sea wind ave
City: Salton city
State / Province: Ca
Postal / Zip Code: 92275
Country: United States

E-mail allpawsk9rescue@gmail.com

Cell Phone Number (760) 8440071

Signature

A handwritten signature in black ink, appearing to read 'Judy Pesqueira', written over a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 08:44:06

I, Joyce Cheng

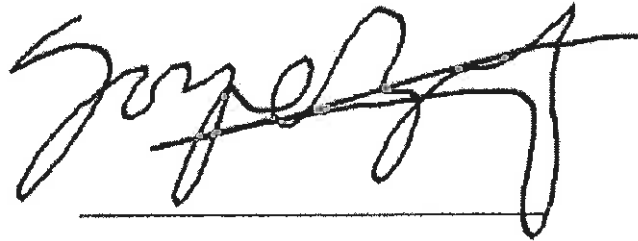
Name Joyce Cheng

Address Street Address: 9689 Norbrook Dr
City: Rancho Cucamonga
State / Province: CA
Postal / Zip Code: 91737
Country: United States

E-mail jcheng198@yahoo.com

Cell Phone Number (909) 9976877

Signature

A handwritten signature in black ink, appearing to read "Joyce Cheng", written over a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 08:37:58

I, Pamela Carroll

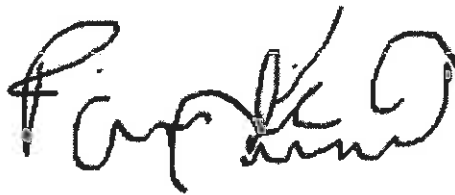
Name Pamela Carroll

Address Street Address: 11453 81st Place
City: Seminole
State / Province: FL
Postal / Zip Code: 33772
Country: United States

E-mail pamelacarroll2002@yahoo.com

Cell Phone Number (727) 6983760

Signature



02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 07:14:07

I, Rob charbonneau

Name Rob Charbonneau

Address Street Address: 14308 pointer loop
City: Eastvale
State / Province: Ca
Postal / Zip Code: 92880
Country: United States

Cell Phone Number (562) 3050303

Signature

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

08-01-1969

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 06:46:21

I, Cynthia Appleby

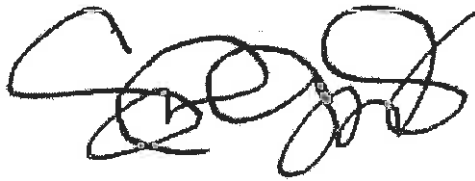
Name Cynthia Appleby

Address Street Address: 6607 Pinebrook Bridge Ln
City: Spring
State / Province: TX
Postal / Zip Code: 77379
Country: United States

E-mail cldebock@gmail.com

Cell Phone Number (713) 515-4190

Signature

A handwritten signature in black ink, appearing to read 'Cynthia Appleby', written in a cursive style. The signature is positioned above a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 23:17:51
I, Karen
Name Karen Stone
Address Street Address: 230 Marche Chase Drive
Street Address Line 2: Apt #41
City: Eugene
State / Province: Oregon
Postal / Zip Code: 97401
Country: United States
E-mail ddhascrs1992@hotmail.com
Cell Phone Number (503) 9511018
Signature

Karen Stone

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 23:06:58

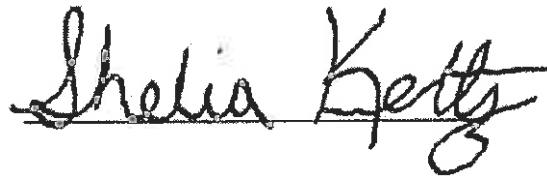
I, Shelia Keltz

Name Shelia Keltz

Address Street Address: 509 E. 3RD St.
City: Oil City
State / Province: PA
Postal / Zip Code: 16301
Country: United States

Cell Phone Number (814) 493-3835

Signature

A handwritten signature in black ink that reads "Shelia Keltz". The signature is written in a cursive style and is positioned above a horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 22:22:46

I, Beverly Shane

Name Beverly Shane

Address Street Address: 3209 Holly Rd
City: Philadelphia
State / Province: Pa
Postal / Zip Code: 19154
Country: United States

E-mail antaresscorpio@aol.com

Cell Phone Number (215) 3138313bbever

Signature

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 22:07:27

I, Jeanette Dabalfo

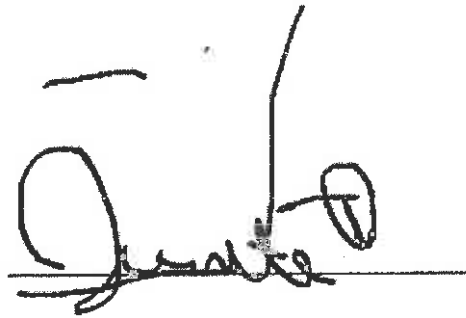
Name Jeanette Dabaldo

Address Street Address: 59 Ridgewood Road
City: Elk Grove Village
State / Province: IL
Postal / Zip Code: 600007
Country: United States

E-mail jdabalfo@me.com

Cell Phone Number (847) 9972697

Signature

A handwritten signature in black ink, appearing to read 'Jeanette', is written over a horizontal line. The signature is stylized with loops and a long vertical stroke extending upwards from the top of the 'e'.

01-04-1970

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 20:54:48

I, Angela Berner

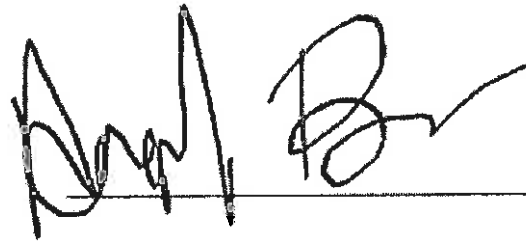
Name Angela Berner

Address Street Address: 4944 Kingston St
City: Dearborn Heights
State / Province: Michigan
Postal / Zip Code: 48125
Country: United States

E-mail drumminggoddess@yahoo.com

Cell Phone Number (810) 8741513

Signature

A handwritten signature in black ink, appearing to read 'Angela Berner', written over a horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 20:47:58

I, Linda Mason-Hocking

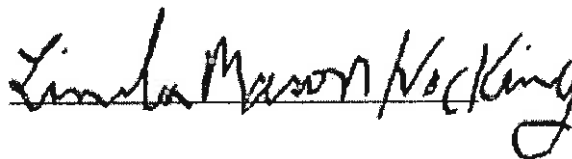
Name Linda Mason-Hocking

Address Street Address: 1807 S Woolsey St
City: Bessemer
State / Province: MI
Postal / Zip Code: 49911
Country: United States

E-mail MASONL59@YAHOO.COM

Cell Phone Number (906) 6632116

Signature

A handwritten signature in black ink that reads "Linda Mason-Hocking". The signature is written in a cursive style and is positioned above a horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 20:40:51

I, Debra wantland

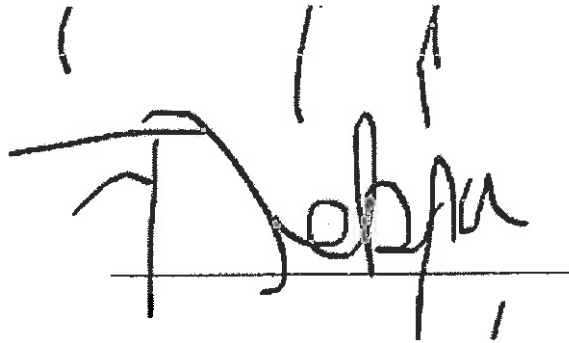
Name Debra Wantland

Address Street Address: 5576 Tara way
City: Pittsboro
State / Province: Indiana
Postal / Zip Code: 46167
Country: United States

E-mail dennisanddebbie@yahoo.com

Cell Phone Number (317) 9656375

Signature

A handwritten signature in black ink, appearing to read "Debra", is written over a horizontal line. The signature is stylized and somewhat cursive.

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 20:35:25

I, Mary Chacon

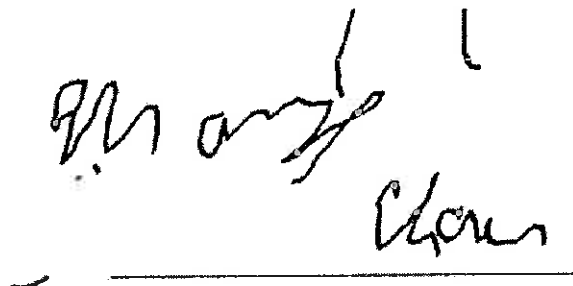
Name Mary Chacon

Address Street Address: 5653 Turnberry Dr
City: Marysville
State / Province: CA
Postal / Zip Code: 95901
Country: United States

E-mail wlfgrls@yahoo.com

Cell Phone Number (530) 923927

Signature



A handwritten signature in black ink, appearing to read 'Mary Chacon', is written above a horizontal line. The signature is stylized and cursive.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 20:08:10

I, Sagid Quiroz

Name Sagid Quiroz

Address Street Address: 787 Gaminito estrella
City: Chula Vista
State / Province: California
Postal / Zip Code: 91910
Country: United States

E-mail sagidquiroz@yahoo.com.mx

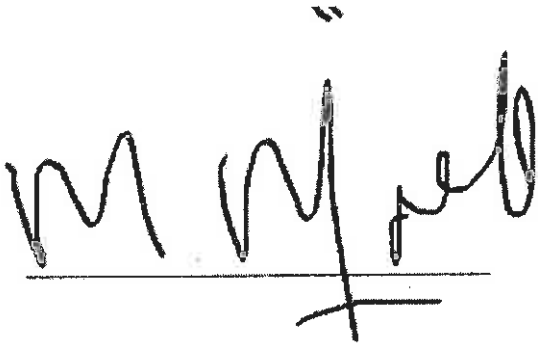
Cell Phone Number (619) 6714035

Signature

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 19:29:31
I, Monica Marshall
Name Monica Marshall
Address Street Address: 20501 Goddard road
City: Taylor
State / Province: MI
Postal / Zip Code: 48180
Country: United States
E-mail moemoe96961@yahoo.com
Cell Phone Number (313) 8016262
Signature



A handwritten signature in black ink, appearing to read 'M Marshall', is written over a horizontal line. The signature is stylized and cursive.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 19:26:34

I, Holly curran

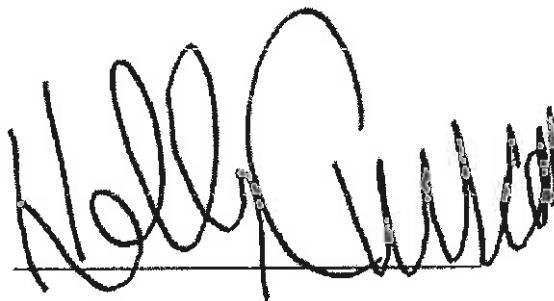
Name HOLLY Curran

Address Street Address: 31146 terand ave
City: homeland
State / Province: California
Postal / Zip Code: 92548
Country: United States

E-mail hcurran54@gmail.com

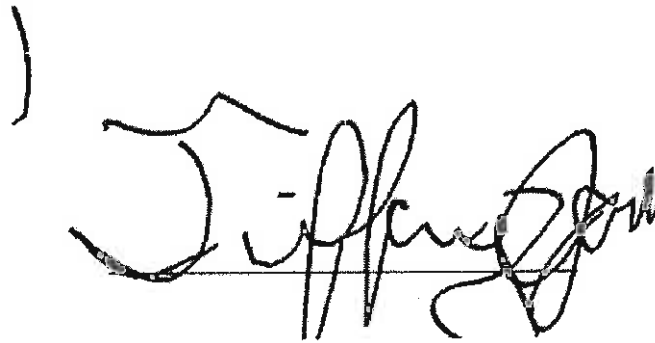
Cell Phone Number (951) 2567038

Signature

A handwritten signature in black ink, appearing to read "Holly Curran", written over a horizontal line. The signature is cursive and somewhat stylized.

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 19:18:57
I, Tiffany Jones
Name Tiffany Jones
Address Street Address: 2513 Derbyshire ct
City: West Lafayette
State / Province: IN
Postal / Zip Code: 47906
Country: United States
E-mail tiffany2011carroll@gmail.com
Cell Phone Number (765) 7149859
Signature

A handwritten signature in black ink, appearing to read "Tiffany Jones", written over a horizontal line. The signature is stylized and cursive.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 19:01:44

I, Nicola Greco

Name Nicola Greco

Address Street Address: 1 - 292 Teignmouth Road
City: Torquay
State / Province: Devon
Postal / Zip Code: TQ1 4RW
Country: United Kingdom

E-mail Gensaji@gmail.com

Cell Phone Number (078) 09582107

Signature

A handwritten signature in black ink, appearing to be 'Nicola Greco', written over a horizontal line. The signature is stylized and cursive.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 18:58:29

I, Debra Love

Name Debra Love

Address Street Address: 48 Chateau lane #100
City: Stuarts Draft
State / Province: VA
Postal / Zip Code: 24477
Country: United States

E-mail dragonscave13@gmail.com

Cell Phone Number (540) 6882679

Signature



Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 18:58:00
I, Dana McLean
Name Dana McLean
Address Street Address: 10 Monserrat
City: Foothill Ranch
State / Province: Ca
Postal / Zip Code: 92610
Country: United States
E-mail leebeelou@megapathdsi.net
Cell Phone Number (949) 7660514
Signature



A handwritten signature in black ink, appearing to read "Dana McLean", is written over a horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 18:54:24

I, Ginger Martinez

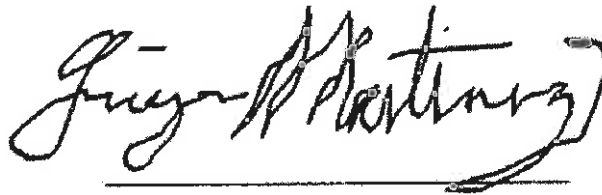
Name Maria Delgado

Address Street Address: 21834 Grace Ave. spc. #16
City: Carson
State / Province: California
Postal / Zip Code: 90745
Country: United States

E-mail gingermartinez18@gmail.com

Cell Phone Number (562) 3131383

Signature



A handwritten signature in black ink, reading "Ginger Martinez", is written over a horizontal line. The signature is cursive and includes a large, stylized flourish at the end.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 18:25:53

I, Nelly Nichols

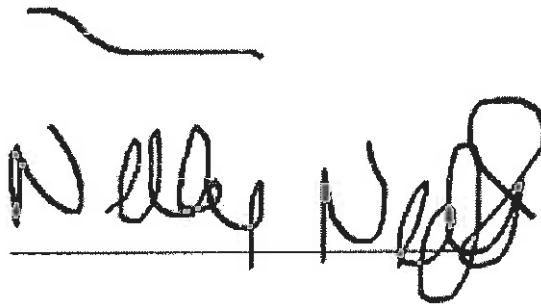
Name Nelly Nichols

Address Street Address: 304 Pheasant Run Dr
City: Danville
State / Province: Ca
Postal / Zip Code: 94506
Country: United States

E-mail nicholsnelly@gmail.com

Cell Phone Number (831) 2274314

Signature



A handwritten signature in black ink, consisting of a horizontal line above the name "Nelly Nichols" written in a cursive, stylized script.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 18:19:40

I, Christina Vanderwerf

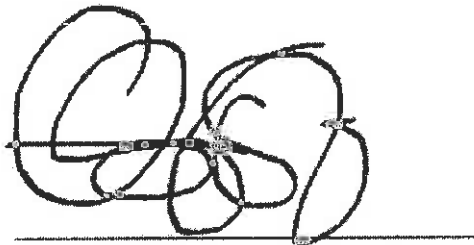
Name Christina Vanderwerf

Address Street Address: 416 Mountain Rd
City: Laguna Beach
State / Province: CA
Postal / Zip Code: 92651
Country: United States

E-mail clvanderwerf@gmail.com

Cell Phone Number (949) 3155338

Signature

A handwritten signature in black ink, appearing to be 'CV', written over a horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 18:05:14

I, Stephanie Stratton

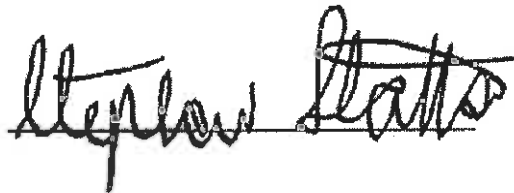
Name Stephanie Stratton

Address Street Address: 7555 Glowing Ember Court
Street Address Line 2: Unit 201
City: Las Vegas
State / Province: NV
Postal / Zip Code: 89130
Country: United States

E-mail stephmom21@yahoo.com

Cell Phone Number (562) 2157568

Signature

A handwritten signature in black ink that reads "Stephanie Stratton". The signature is written in a cursive style with a horizontal line underneath the name.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 15:09:46

I, Todd Carrigan

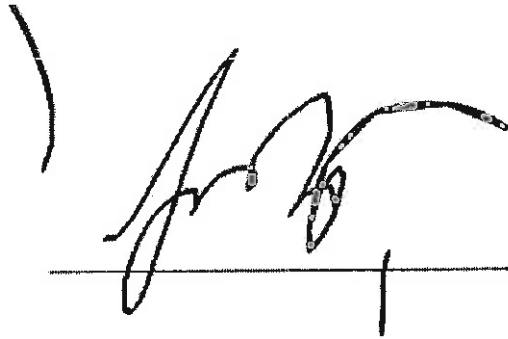
Name Todd Carrigan

Address Street Address: 6908 camrose dr
City: Los angeles
State / Province: Ca
Postal / Zip Code: 90068
Country: United States

E-mail wolflordkej1@yahoo.com

Cell Phone Number (818) 9215141

Signature

A handwritten signature in black ink, appearing to read 'Todd Carrigan', is written over a horizontal line. The signature is stylized and cursive.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 21:56:29

I, Stephanie True

Name Stephanie True

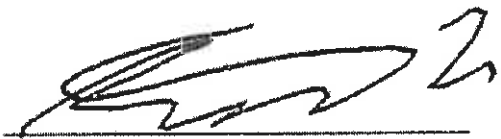
Address Street Address: 8560 West 89th Avenue
City: Westminster
State / Province: Colorado
Postal / Zip Code: 80021
Country: United States

E-mail stephanietrue88@gmail.com

Cell Phone Number (720) 841-5261

Signature

/



A handwritten signature in black ink, appearing to read 'Stephanie True', is written over a horizontal line. The signature is stylized and cursive.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 18:03:12

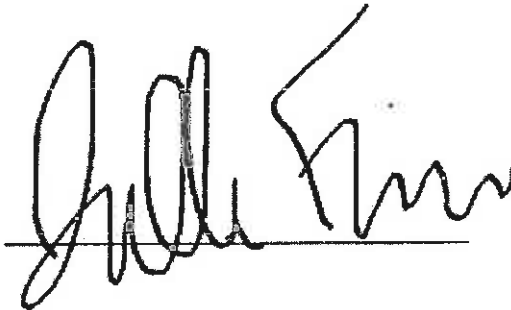
I, Janelle Friesen

Name Janelle Friesen

Address Street Address: 2000 Telegraph Ave
City: Stockton
State / Province: Ca
Postal / Zip Code: 95204
Country: United States

Cell Phone Number (209) 3510000

Signature

A handwritten signature in black ink, appearing to read "Janelle Friesen", is written over a horizontal line. The signature is cursive and somewhat stylized.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 17:41:23

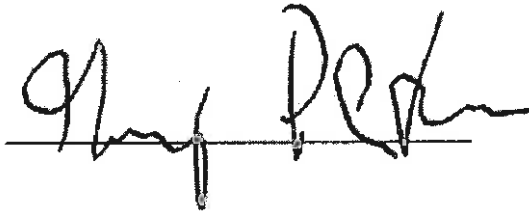
I, Gregory Petrey

Name Greg Petrey

Address Street Address: 1206 Deblin Dr
City: Milford
State / Province: Ohio
Postal / Zip Code: 45150
Country: United States

Cell Phone Number (513) 2256660

Signature

A handwritten signature in black ink, appearing to read "Greg Petrey", is written over a horizontal line. The signature is cursive and somewhat stylized.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 17:50:41

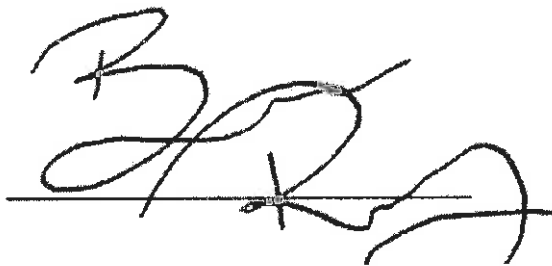
I, Bianca Rios

Name Bianca Rios

Address Street Address: 1131 Cornell Avenue
City: Redlands
State / Province: CA
Postal / Zip Code: 92374
Country: United States

Cell Phone Number (760) 9379931

Signature

A handwritten signature in black ink, appearing to be 'BR', written over a horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 17:44:02

I, Roberta Wendel

Name Roberta Wendel

Address Street Address: 7601 N 60 Street
City: Omaha
State / Province: NE
Postal / Zip Code: 68152
Country: United States

E-mail rdwendel@gmail.com

Cell Phone Number (440) 5901417

Signature

A handwritten signature in black ink, appearing to read "Roberta Wendel", written over a horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 17:29:22

I, Jules Golden

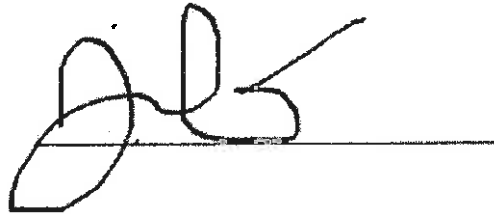
Name jules Golden

Address Street Address: 2538 S Center
City: Santa Ana
State / Province: California
Postal / Zip Code: 92704
Country: United States

E-mail goldenjul@gmail.com

Cell Phone Number (949) 4365206

Signature

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned above a solid horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 17:24:49

I, Anna Marie Gerechka

Name Anna Marie Gerechka

Address Street Address: 5452 SADDLE CLUB DR
City: KALAMAZOO
State / Province: Michigan
Postal / Zip Code: 49009
Country: United States

Cell Phone Number (269) 598-3246

Signature


Anna Marie Gerechka

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 15:45:31

I, Brandy James Chambless

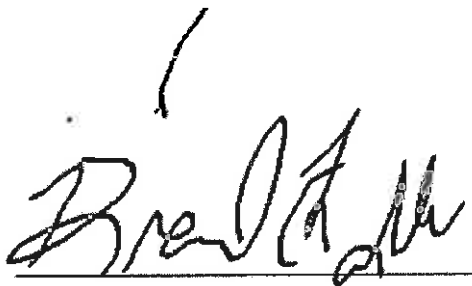
Name Brandy James Chambless

Address Street Address: 1479 Booger Hollow Rd.
City: Lindale
State / Province: GA
Postal / Zip Code: 30179
Country: United States

E-mail bjames@westga.edu

Cell Phone Number (678) 8394881

Signature

A handwritten signature in black ink, appearing to read "Brandy James Chambless", is written over a horizontal line. The signature is cursive and somewhat stylized.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 15:41:27

I, Alison Cann

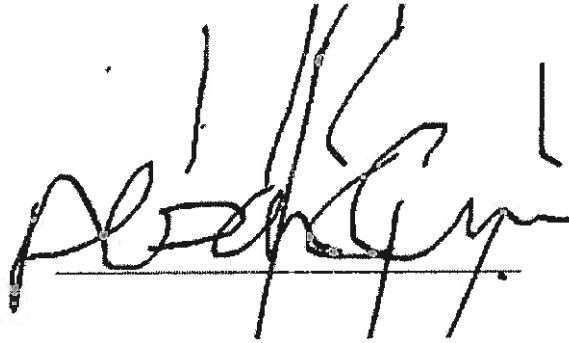
Name Alison Cann

Address Street Address: 13289 Tripoli Ave
City: Sylmar
State / Province: Ca
Postal / Zip Code: 91342
Country: United States

E-mail acann@dermalogica.com

Cell Phone Number (818) 5121919

Signature

A handwritten signature in black ink, appearing to read 'Alison Cann', written over a horizontal line. The signature is stylized and cursive.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 15:31:27

I, Aaron Landell

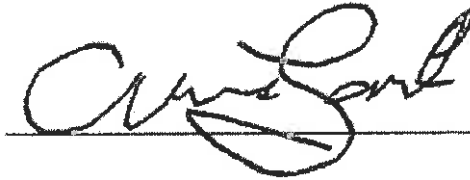
Name Aaron Landell

Address Street Address: 251 East Forest Ave
Street Address Line 2: ---
City: Arcadia
State / Province: California
Postal / Zip Code: 91066
Country: United States

E-mail aaronlandell@gmail.com

Cell Phone Number (626) 602484

Signature

A handwritten signature in black ink, appearing to read "Aaron Landell", written over a horizontal line.

2-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 15:09:39

I, Debbie Christianson

Name Debbie Christianson

Address Street Address: 610 Rye Avenue
City: La Habra
State / Province: CA California
Postal / Zip Code: 90631
Country: United States

E-mail debbie_christianson@yahoo.com

Cell Phone Number (562) 7395585

Signature



02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 15:09:18

I, Debra Cassiero

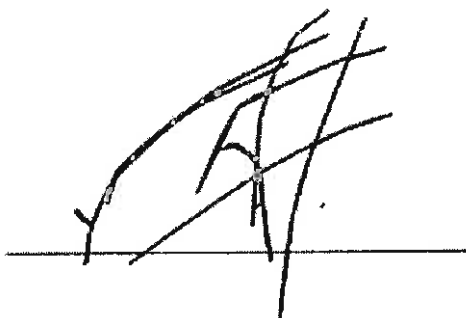
Name Debra Cassiero

Address Street Address: 191 W Verano Ave.
City: Sonoma
State / Province: California
Postal / Zip Code: 95476
Country: United States

E-mail debyzcfoset@yahoo.com

Cell Phone Number (707) 9338044

Signature

A handwritten signature in black ink, appearing to be 'Debra Cassiero', written over a horizontal line. The signature is stylized and somewhat abstract.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 15:02:22

I, **Jeremy Perkins**

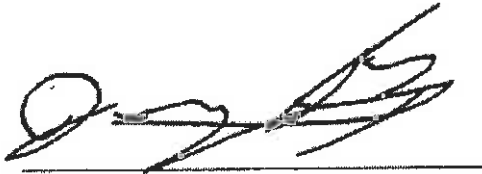
Name Jeremy Perkins

Address Street Address: 5355 128th Ave.
City: Fennville
State / Province: MI
Postal / Zip Code: 49408
Country: United States

E-mail Savinghuskiesaroundtheworld@gmail.com

Cell Phone Number (616) 2124036

Signature

A handwritten signature in black ink, appearing to read 'Jeremy Perkins', written over a horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 14:56:54

I, Melody Walker

Name Melody Walker

Address Street Address: 8004 Pinoak Drive
City: Wonder Lake
State / Province: IL
Postal / Zip Code: 60097
Country: United States

E-mail shelbyw96@aol.com

Cell Phone Number (815) 3449674

Signature



A handwritten signature in black ink, appearing to read "Melody Walker", is written over a horizontal line.

02-26-1967

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 14:52:18

I, Sonia mckenzie

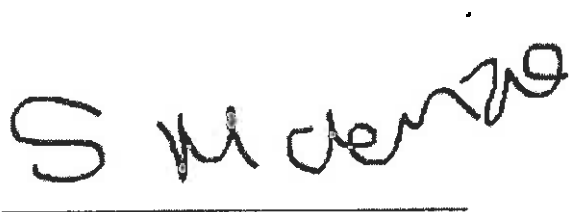
Name Sonia Mckenzie

Address Street Address: 4 field close
Street Address Line 2: Alconbury
City: Huntingdon
State / Province: Cambs
Postal / Zip Code: PE28 4el
Country: United Kingdom

E-mail dellyroy@hotmail.com

Cell Phone Number (0744) 9770426

Signature



A handwritten signature in black ink that reads "S Mckenzie". The signature is written in a cursive style and is positioned above a horizontal line.

02-21-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-21 00:20:30

I, Danna Cruzan

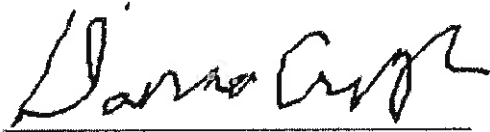
Name Danna Cruzan

Address Street Address: POB 2418
Street Address Line 2: -
City: Wrightwood
State / Province: California
Postal / Zip Code: 92397-2418
Country: United States

E-mail dlcruzan@gmail.com

Cell Phone Number (760) 662-8395

Signature



A handwritten signature in black ink, appearing to read "Danna Cruzan", is written over a horizontal line.

02-20-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 20:22:12

I, Gerri Stortz

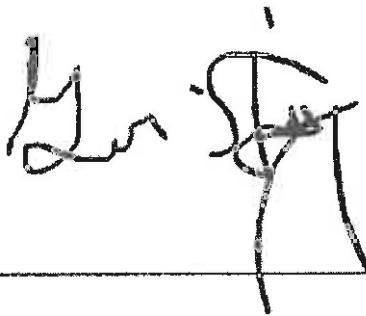
Name Gerri Stortz

Address Street Address: 289 Tennessee Drive
City: Brick
State / Province: New jersey
Postal / Zip Code: 08723
Country: United States

E-mail sibemom58@aol.com

Cell Phone Number (732) 6912142

Signature



A handwritten signature in black ink, appearing to read "Gerri Stortz", is written above a horizontal line. The signature is stylized and cursive.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-22 23:46:07

I, Angela McNally Schell

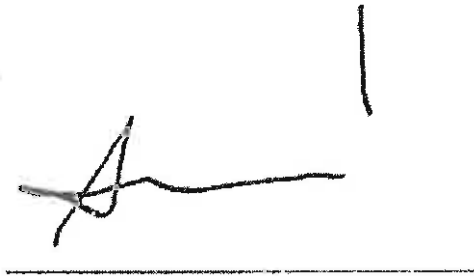
Name Angela McNally Schell

Address Street Address: 40168 white leaf lane
City: Murrietta
State / Province: Ca
Postal / Zip Code: 92562
Country: United States

E-mail adaliskmommy@aol.com

Cell Phone Number (213) 864-9402

Signature



A handwritten signature in black ink, appearing to be 'A Schell', is written above a horizontal line. The signature is stylized and somewhat cursive.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-23 12:30:25

I, Marisa Erickson

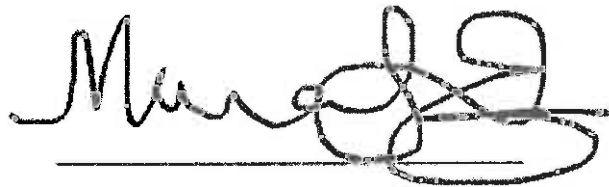
Name Marisa Erickson

Address Street Address: 6929 El Cedral Street
City: Long Beach
State / Province: Ca
Postal / Zip Code: 90816
Country: United States

E-mail marisa.semense@gmail.com

Cell Phone Number (562) 5221432

Signature

A handwritten signature in black ink, appearing to read "Marisa Erickson", written over a horizontal line. The signature is stylized and cursive.

02-23-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-23 01:49:21

I, Danielle Albini

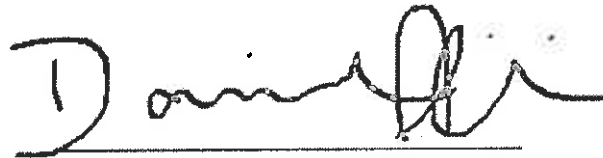
Name Danielle Albini

Address Street Address: 3753 Grayburn Ave
City: Los Angeles
State / Province: CA
Postal / Zip Code: 90018
Country: United States

E-mail dalbini2@me.com

Cell Phone Number (707) 5488082

Signature

A handwritten signature in black ink, appearing to read "Danielle Albini", written over a horizontal line.

02-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-23 13:26:27

I, Penny Newman

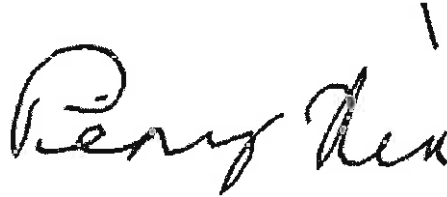
Name Pennu Newman

Address Street Address: 4843 Paddington way
City: Powell
State / Province: Ohio
Postal / Zip Code: 43061
Country: United States

E-mail pnewman@columbus.rr.com

Cell Phone Number (614) 7939538

Signature

A handwritten signature in black ink that reads "Penny Newman". The signature is written in a cursive style. Above the end of the signature, there is a small vertical tick mark.

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-23 13:25:34

I, Jan c Schiavino

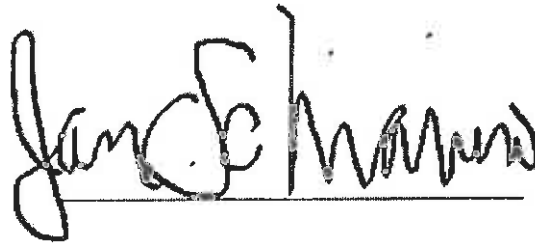
Name jab schiavino

Address Street Address: 62 power rd
City: Pawtucket
State / Province: RI
Postal / Zip Code: 02860
Country: United States

E-mail zippybubblelips@gmail.com

Cell Phone Number (401) 5880151

Signature

A handwritten signature in black ink, reading "Jan Schiavino", written over a horizontal line. The signature is cursive and stylized.

02-23-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-23 14:51:45

I, Birgit Scholz

Name Birgit Scholz

Address Street Address: 251 S Brent St
City: Ventura
State / Province: CA
Postal / Zip Code: 93003
Country: United States

E-mail wolflady.bs@gmail.com

Cell Phone Number (805) 2150378

Signature

A handwritten signature in black ink, appearing to read 'BScholz', is written over a horizontal line. Above the signature, there is a small vertical tick mark and another horizontal line.

02-23-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-02-23 14:41:53

I, Diane Fouty

Name Diane fouty

Address Street Address: 2495 Lemon Av
City: signal hill
State / Province: ca
Postal / Zip Code: 90755
Country: United States

E-mail Diane@rsmilessteel.com

Cell Phone Number (714) 4021957

Signature

A handwritten signature in black ink, appearing to read "Diane M Fouty". The signature is written in a cursive style with a large initial "D" and "F".

02-23-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-24 13:48:06

I, Alisha Bowen

Name Alish Bowen

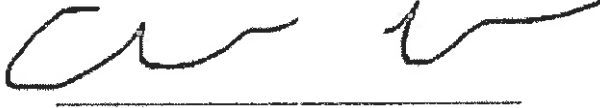
Address Street Address: 5748 Kent Rock Rd
City: Loganville
State / Province: Ga
Postal / Zip Code: 30052
Country: United States

E-mail alishalady02@gmail.com

Cell Phone Number (770) 3174404

Signature

/



05-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-24 11:01:11

I, Pat Webb, Founder, Wheels4Paws

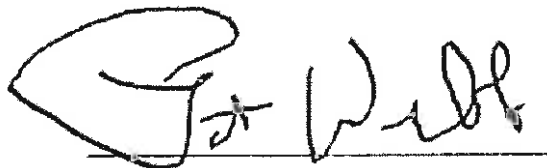
Name Pat Webb

Address Street Address: # 313 Ledbetter St
City: Cordova
State / Province: NC
Postal / Zip Code: 28330
Country: United States

E-mail WheelsPawsHomes@gmail.com

Cell Phone Number (910) 8943130

Signature

A handwritten signature in black ink that reads "Pat Webb". The signature is written in a cursive style and is positioned above a horizontal line.

05-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-24 11:02:02

I, Mina Escamilla

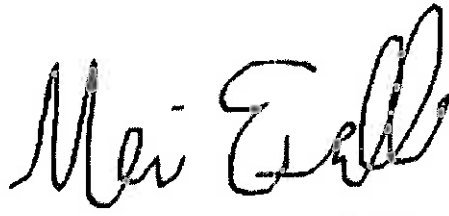
Name Mina Escamilla

Address Street Address: 7821 Basset Crt
City: Corona
State / Province: Ca
Postal / Zip Code: 92880
Country: United States

E-mail mina.escamilla@yahoo.com

Cell Phone Number (714) 3195389

Signature



05-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-24 11:05:10

I, Pamela Carroll

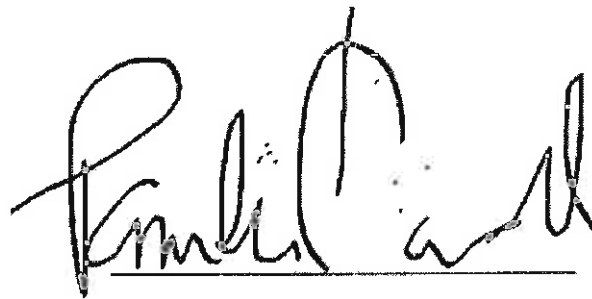
Name Pamela Carroll

Address Street Address: 11453 81st Place
City: Seminole
State / Province: FL
Postal / Zip Code: 33772
Country: United States

E-mail pamelacarroll2002@yshoo.com

Cell Phone Number (727) 6983760

Signature

A handwritten signature in black ink, appearing to read "Pamela Carroll", written over a horizontal line. The signature is cursive and somewhat stylized.

05-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-24 11:10:37

I, Sandra Hawkins

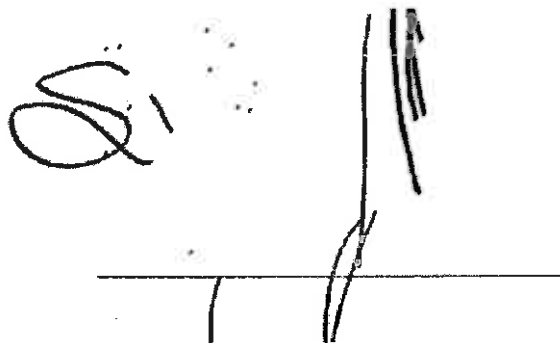
Name Sandra Hawkins

Address Street Address: 506 S 2nd Street
City: Elizabeth
State / Province: Pa
Postal / Zip Code: 15037
Country: United States

E-mail spankywhiner@aol.com

Cell Phone Number (724) 5186998

Signature

A handwritten signature in black ink, appearing to be 'S. Hawkins', is written above a horizontal line. The signature is stylized and somewhat cursive.

05-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-24 11:22:17

I, Maria Manzanares

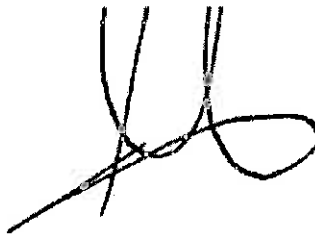
Name Maria Manzanares

Address Street Address: C/General Romero Basart 37 3izquierda
Street Address Line 2: Spain
City: Madrid
State / Province: Madrid
Postal / Zip Code: 28044
Country: Spain

E-mail maria20mg@gmail.com

Cell Phone Number (0034) 657242424

Signature

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.

05-31-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-24 11:32:32

I, Sonia Mckenzie

Name Sonia Mckenzie

Address Street Address: 4 field close
City: Alconbury
State / Province: Cambs
Postal / Zip Code: Pe28 4el
Country: United Kingdom

Cell Phone Number (1480) 896707

Signature

S Mckenzie

05-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-24 13:23:27

I, Carole L. Taylor

Name Carole Taylor

Address Street Address: 174 Virginia Place
City: Costa Mesa
State / Province: CA
Postal / Zip Code: 92627
Country: United States

E-mail bajabears@aol.com

Cell Phone Number (949) 6978979

Signature



A handwritten signature in cursive script that reads "Carole Taylor". The signature is written in black ink and is positioned above a thin horizontal line.

05-25-16

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-24 13:28:11

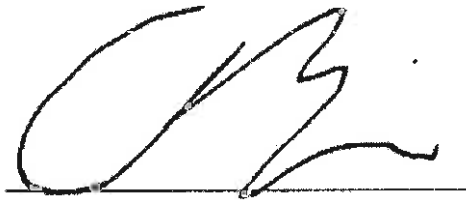
I, Christina Liu

Name Christina Liu

Address Street Address: 37466 Stonewood Dr
City: Fremont
State / Province: Ca
Postal / Zip Code: 94536
Country: United States

Cell Phone Number (510) 5657275

Signature

A handwritten signature in black ink, appearing to be 'CL', written over a horizontal line.

05-24-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-23 19:11:29

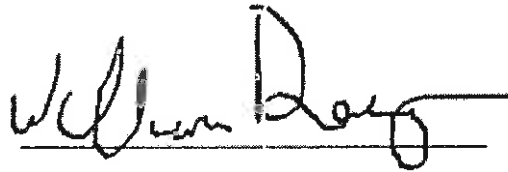
I, William Dicey

Name William Dicey

Address Street Address: 20135 Grand Ave
City: Wildomar
State / Province: CA
Postal / Zip Code: 92595
Country: United States

Cell Phone Number (909) 2276168

Signature

A handwritten signature in black ink, appearing to read "William Dicey", is written over a horizontal line. The signature is cursive and includes a long horizontal stroke at the end.

05-23-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-23 18:39:29

I, Adriana Dicey

Name Adriana Dicey

Address Street Address: 20135 Grand Ave
City: Wildomar
State / Province: CA
Postal / Zip Code: 92595
Country: United States

E-mail Adrianadicey@gmail.com

Cell Phone Number (909) 2276168

Signature

Adriana Dicey

05-23-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-22 23:42:40
I, toni haddad
Name toni haddad
Address Street Address: 2610 orchard ct.
City: la verne
State / Province: ca
Postal / Zip Code: 91750
Country: United States
E-mail rchadd@yaho.com
Cell Phone Number (909) 593-7300
Signature

Toni Haddad

05-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-22 21:54:40

I, Sonia Ramirez

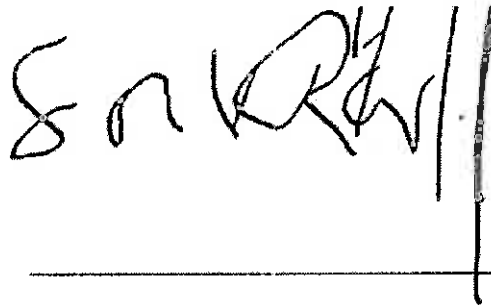
Name Sonia Ramirez

Address Street Address: 410 s Astell ave
City: West covina
State / Province: CA
Postal / Zip Code: 91790
Country: United States

E-mail soniamirez_2000@yahoo.com

Cell Phone Number (626) 9910398

Signature

A handwritten signature in black ink, appearing to read "Sonia Ramirez", written over a horizontal line. The signature is stylized and includes a vertical line extending downwards from the end of the horizontal line.

05-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-22 19:49:38

I, Helen Wang

Name Helen Wang

Address Street Address: 19156 Mayall Street
City: Northridge
State / Province: CA
Postal / Zip Code: 91324
Country: United States

E-mail helenwang888@yahoo.com

Cell Phone Number (818) 3981231

Signature

A handwritten signature in black ink that reads "Helen Wang". The signature is written in a cursive style and is underlined with a single horizontal line.

05-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-22 18:20:47

I, STEPHANIE FAIELLA

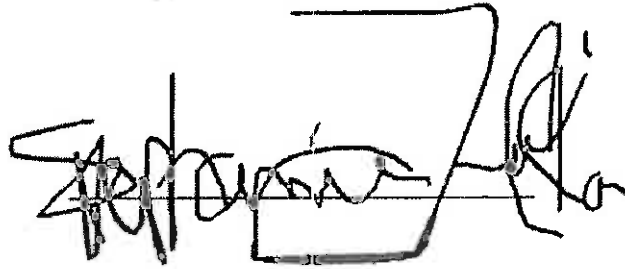
Name STEPHANIE FAIELLA

Address Street Address: 7303 LASAINE AVE
City: VAN NUYS
State / Province: CA
Postal / Zip Code: 91406
Country: United States

E-mail FAIELLASTYLES@GMAIL.COM

Cell Phone Number (310) 483-6193

Signature

A handwritten signature in black ink, appearing to read 'Stephanie Faiella', written over a horizontal line. The signature is stylized and somewhat cursive.

05-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-26 05:20:16

I, Amber Reyes

Name Amber Reyes

Address Street Address: 34345 blossoms dr
City: Lake elsinore
State / Province: Ca
Postal / Zip Code: 92532
Country: United States

E-mail helpingsocal@gmail.com

Cell Phone Number (714) 6056431

Signature

A handwritten signature in black ink, appearing to read 'Amber Reyes', is written over a horizontal line. The signature is stylized and cursive.

05-26-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-25 04:51:22

I, Teresa Sullivan

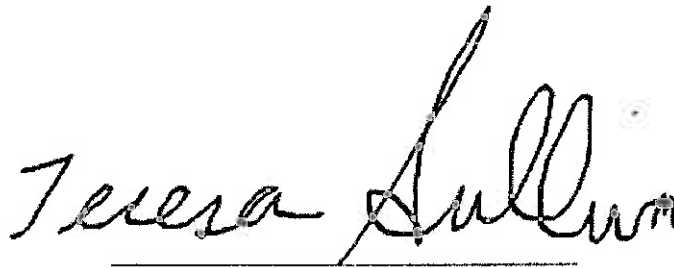
Name Teresa Sullivan

Address Street Address: 2280 E. Treemont Pl. apt #104
City: Corona
State / Province: Ca
Postal / Zip Code: 92879
Country: United States

E-mail teresathreekids@yahoo.com

Cell Phone Number (951) 8188595

Signature



Teresa Sullivan

05-25-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-22 11:39:55

I, Cheryl Poindexter

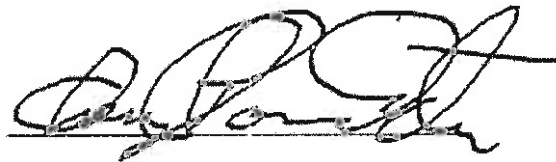
Name Cheryl Poindexter

Address Street Address: PO Box 603
City: LITTLE ROCK
State / Province: California
Postal / Zip Code: 93543
Country: United States

E-mail poinsie@earthlink.net

Cell Phone Number (661) 9440608

Signature

A handwritten signature in black ink, appearing to read 'Cheryl Poindexter', written over a horizontal line.

05-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-21 00:32:01

I, Lenore Shoemaker

Name Lenore Shoemaker

Address Street Address: 29022 Kommers Lane
City: Modjeska Canyon
State / Province: Ca
Postal / Zip Code: 92676
Country: United States

E-mail lenoreshoemaker@yahoo.com

Cell Phone Number (949) 3940299

Signature

A handwritten signature in cursive script that reads "Lenore Shoemaker". The signature is written in black ink and is positioned above a horizontal line.

5-20-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-21 00:28:27

I, Greg Killingsworth

Name Greg Killingsworth

Address Street Address: 29022 Kommers Lane
City: Modjeska Canyon
State / Province: California
Postal / Zip Code: 92676
Country: United States

E-mail gregkill@aol.com

Cell Phone Number (310) 9950976

Signature

A handwritten signature in black ink, appearing to read "Greg Killingsworth", written over a horizontal line.

5-20-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-20 17:28:05

I, Reem Haddad

Name reem Haddad

Address Street Address: 2610 orchard ct.
City: la verne
State / Province: ca
Postal / Zip Code: 91750
Country: United States

E-mail rchadd@yahoo.com

Cell Phone Number (909) 593-7300

Signature

Reem Haddad

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-20 14:43:14

I, Joan Scoccimarro

Name joan scoccimarro

Address Street Address: PO Box 10606
City: Marina del rey
State / Province: ca
Postal / Zip Code: 90295
Country: United States

E-mail joanscocci@aol.com

Cell Phone Number (310) 9047230

Signature

05-20-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-22 13:49:03

I, Angela Salinardi

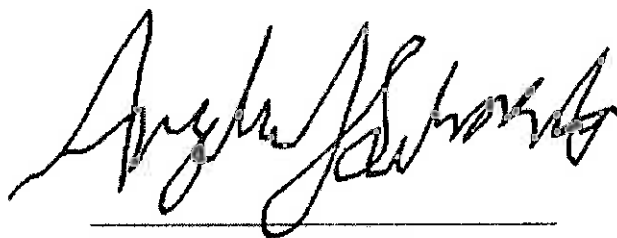
Name Angela Salinardi

Address Street Address: 16834 Algonquin St.
City: Huntington Beach
State / Province: Ca
Postal / Zip Code: 92649
Country: United States

E-mail asalinardi23@hotmail.com

Cell Phone Number (714) 9146098

Signature



A handwritten signature in black ink, appearing to read 'Angela Salinardi', is written over a horizontal line.

05-22-2016

Shadow Husky Ranch Pledge Letter

Submission Date 2016-05-29 00:28:00

I, Mitchell Saavedra

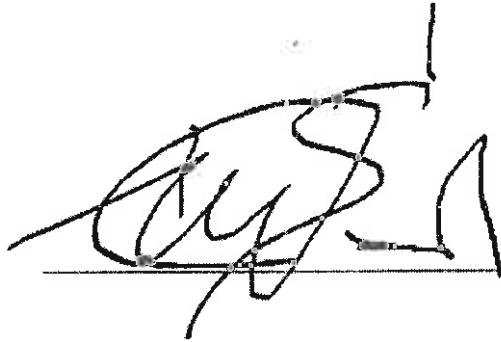
Name Mitchell Saavedra

Address Street Address: 16490 Bristlecone street
City: Lake Elsinore
State / Province: Ca
Postal / Zip Code: 92530
Country: United States

E-mail mitchell.saavedra@gmail.com

Cell Phone Number (949) 3329139

Signature

A handwritten signature in black ink, appearing to read 'Mitchell Saavedra', written over a horizontal line.

05-28-2016

Shadow Husky Ranch



Pledge Letter

I, *

Chris Ramsey
Enter Your First and Last Name

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name * Chris Ramsey
First Name Last Name

Address * 164 Munica Aisle
Street Address

Street Address Line 2

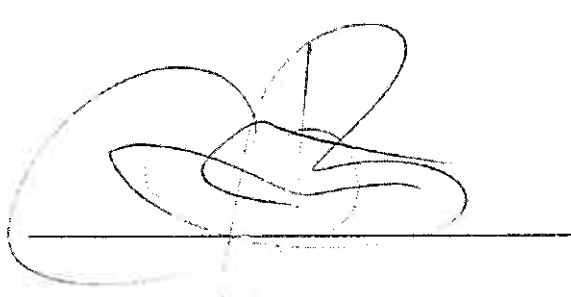
Irvine CA
City State / Province

.92614 Please Select USA
Postal / Zip Code Country

E-mail ramzeyman@gmail.com
ex: myname@example.com

Cell Phone Number * 714 - 333 7872
Area Code Phone Number

Signature *



Clear

05 - 25 - 2016
Month Day Year

Shadow Husky Ranch



Pledge Letter

I, *

Marilu Limon

Enter Your First and Last Name

! This field is required.

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name *

Maikw Limon
First Name Last Name

Address *

1102 E Jackson St
Street Address

Street Address Line 2

Long Beach CA
City State / Province

90805 United States
Postal / Zip Code Country

This field is required.

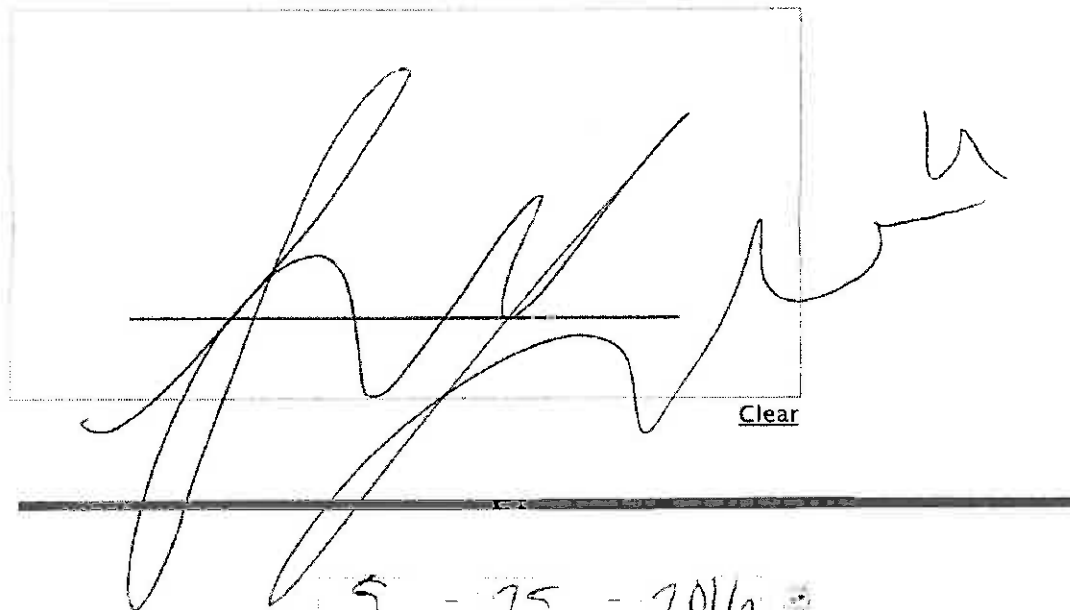
E-mail

ex: myname@example.com

Cell Phone Number

714 - 3852290
Area Code Phone Number

Signature *



Clear

5 - 25 - 2016
Month Day Year

Shadow Husky Ranch



Pledge Letter

I, *

! This field is required.

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name *
 First Name: Jose
 Last Name: Ruiz

Address *
 Street Address: 3711 S Bristol St.
 Street Address Line 2:
 City: Santa Ana
 State / Province: CA
 Postal / Zip Code: 92704
 Country: United States

! This field is required.

E-mail: jma22h@att.com
 ex: myname@example.com

Cell Phone Number: 714 - 651-8726
 Area Code: 714
 Phone Number: 651-8726

Signature *
 [Empty signature box]
 Clear

05 - 25 - 2016
 Month: 05 Day: 25 Year: 2016

Shadow Husky Ranch



Pledge Letter

I, *

Jonathan Hernandez

Enter Your First and Last Name

⚠ This field is required.

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name *

Jonathan Hernandez
First Name Last Name

Address *

215 NICE DR.

Street Address

Street Address Line 2

SANTA ANA

City

CA

State / Province

92703

Postal / Zip Code

United States

Country



! This field is required.

E-mail

ex: myname@example.com

Cell Phone Number *

714 - 595 2025
Area Code Phone Number

Signature *

Clear

05 - 25 - 2016
Month Day Year

Shadow Husky Ranch



Pledge Letter

I, *

Enter Your First and Last Name

! This field is required.

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name * *Javier* *Mariscal*
First Name Last Name

Address * *655 Baker St*
Street Address

Apt 5104
Street Address Line 2

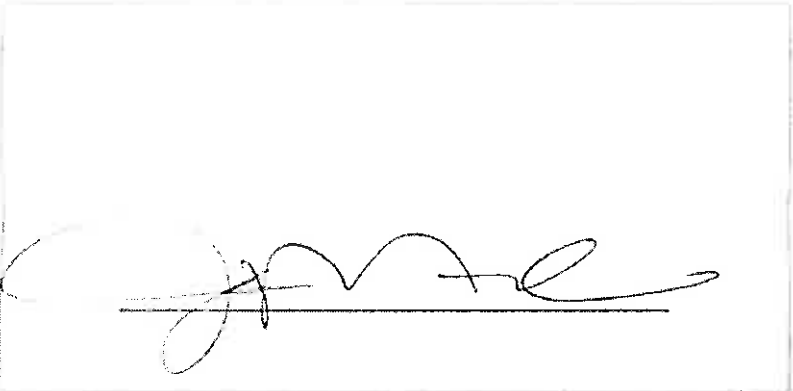
Costa Mesa *CA*
City State / Province

92626 *United States*
Postal / Zip Code Country

! This field is required.

E-mail *ex: myname@example.com*

Cell Phone Number * *714* - *924-0759*
Area Code Phone Number

Signature *

Clear

05 - *25* - *2016*
Month Day Year

Shadow Husky Ranch



Pledge Letter

I, *

Enter your first and last name
Ana Gonzalez

! This field is required.

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name *

Ana Gonzalez
First Name Last Name

Address *

38350 Millpond Dr
Street Address

Street Address Line 2

Wildomar
City

CA
State / Province

92595
Postal / Zip Code

United States
Country

! This field is required.

E-mail

ex: myname@example.com magonzalez225@yahoo.com

Cell Phone Number *

714 - 479-4426
Area Code Phone Number

Signature *

Clear

Month

Day

Year

Shadow Husky Ranch



Pledge Letter

I, *

Allan Contreras
Enter Your First and Last Name

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name *

Allan
First Name

Contreras
Last Name

Address *

3711 S Bristol
Street Address

Street Address Line 2

Santa Ana
City

CA
State / Province

92704
Postal / Zip Code

Please Select
Country

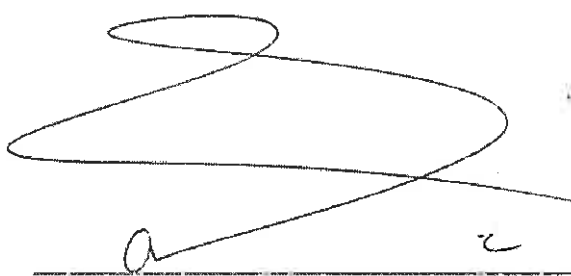
E-mail

ex: myname@example.com

Cell Phone Number *

714 = 322-2541
Area Code Phone Number

Signature *



Clear

5 = 28 = 2016
Month Day Year

Shadow Husky Ranch



Pledge Letter

I, *JOSE Enter Your First and Last Name

ANTONIO
RAMIREZ

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name *

JOSE
First Name

RAMIREZ
Last Name

Address *

13930 SPRING WATER CT
Street Address

Street Address Line 2

GARDEN GROVE
City

CA
State / Province

92843
Postal / Zip Code

United States
Country

▲ This field is required.

E-mail

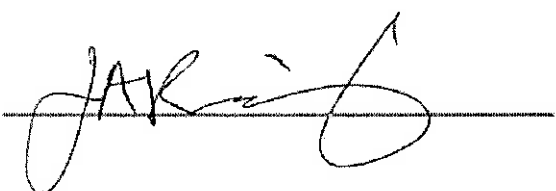
JOSETRAMIREZ81@GMAIL.COM
ex: myname@example.com

Cell Phone Number *

714
Area Code

860-8050
Phone Number

Signature *



Clear

5 - 23 - 2016
Month Day Year

Shadow Husky Ranch



Pledge Letter

I, *

Marysia Wojcik

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name *

Marysia Wojcik

First Name *

Last Name *

Address *

511 Prospect Avenue

Street Address *

Street Address Line 2 *

South Pasadena

City *

California

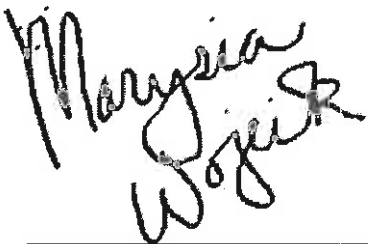
State / Province *

91030

United States

Cell Phone Number 626 - 799-9645

Signature *



Marysia
Wojcik

Clear

05 - 20 - 2016

Please sign and fax pledge to 951-244-3109 or scan and email to emcvicker@mcvickersfamilylaw.com

Shadow Husky Ranch



Pledge Letter

I, *

Lauren D. McVicker

declare that I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal husky dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murietta, CA 92562.

Should you have any questions or comments, do not hesitate to contact me at emcvicker@mcvickersfamilylaw.com

Name * Lauren McVicker
First Name Last Name

Address * 2094 Windmill View Rd
Street Address

Street Address Line 2


El Cajon CA
City State Province

92020 United States
Postal / Zip Code Country

E-mail laurenmcvicker@cox.net

Cell Phone Number 619 8078616
* Area Code Phone Number

Signature *



Clear

! This field is required.

05 20 2016
Month Day Year

Please sign and fax pledge to 951-244-3109 or scan and email to emcvicker@mcvickersfamilylaw.com

Thank You So Much for Your Support!

There are errors on the form. Please fix them before continuing.

Kennel Pledge Form

Support our Class II Kennel Application. By filling out and submitting the form below you pledge that: I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name *

Carr Madrid

Email *

Fureverpawzrescue@gmail.com

Address *

PO Box 21175 Riverside, Ca 92516

Phone number

619-535-7299

Comments

We at FurEver Pawz Rescue support the work that Tim and Elizabeth do! Please let them keep their fur family.

This content is neither created nor endorsed by Google.

Google Forms

Kennel Pledge Form

Support our Class II Kennel Application. By filling out and submitting the form below you pledge that: I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name *

Hugh Wilson

Email *

hughwilson11@gmail.com

Address *

30782 Long Point Drive Canyon Lake California

Phone number

951-380-0271

Comments

I personally know Tim and Liz and have met several of their dogs. They treat every dog as if it was their child.

I have also seen where the dogs live. In my opinion their home is set up better to raise and protect the dogs than most shelters or kennels that I have seen.

This content is neither created nor endorsed by Google.

Google Forms

Kennel Pledge Form

Support our Class II Kennel Application. By filling out and submitting the form below you pledge that: I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name *

Nancy Fleming

Email *

dejablue1012@cox.net

Address *

43870 Anitra Street Murrieta, CA 92562

Phone number

951 600-8849

Comments

This content is neither created nor endorsed by Google.

Google Forms

Kennel Pledge Form

Support our Class II Kennel Application. By filling out and submitting the form below you pledge that: I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name *

Nancy Fleming

Email *

dejablue1012@cox.net

Address *

43870 Anitra Street Murrieta, CA 92562

Phone number

951 600-8849

Comments

This content is neither created nor endorsed by Google.

Google Forms

Kennel Pledge Form

Support our Class II Kennel Application. By filling out and submitting the form below you pledge that: I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name *

Jennifer Lawrence

Email *

jennifer-lawrence@hotmail.com

Address *

950 Pine Ave Apt 115 Redlands, CA 92373

Phone number

9097479874

Comments

This content is neither created nor endorsed by Google.

Google Forms

Kennel Pledge Form

Support our Class II Kennel Application. By filling out and submitting the form below you pledge that: I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name *

Moses estrada

Email *

Moar07@gmail.com

Address *

34345 blossoms dr lake elsinore, ca 92532

Phone number

7144519152

Comments

This content is neither created nor endorsed by Google.

Google Forms

Kennel Pledge Form

Support our Class II Kennel Application. By filling out and submitting the form below you pledge that: I pledge and fully support the proposed Plot Plan No. 25922 to establish a Class II Kennel, by which eleven (11) to twenty-five (25) personal dogs of Timothy and Elizabeth McVicker shall be permitted to be permanently housed and cared for at their forever sanctuary home located at 17370 Via Abril, Murrieta, CA 92562. Should you have any questions or comments, please do not hesitate to contact me.

Name *

Carr Madrid

Email *

Fureverpawzrescue@gmail.com

Address *

PO Box 21175 Riverside, Ca 92516

Phone number

619-535-7299

Comments

We at FurEver Pawz Rescue support the work that Tim and Elizabeth do! Please let them keep their fur family.



Steve Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: August 29, 2016

Subject: Plot Plan No. 25922 (proposed Class II Kennel)

RE: Additional correspondence in opposition and support for Plot Plan No. 25922 (proposed Class II Kennel)

To: Director Weiss (Hearing Officer for Director's Hearing August 29, 2016)

From: Tim Wheeler, Project Planner

Please find attached additional correspondences both in opposition and support for Plot Plan No. 25922 (proposed Class II Kennel) that have been received after the final preparation of the Staff Report for this Plot Plan. The additional emails or letters have been received:

- 1) Letter received August 26, 2016 from Attorney for the applicants (Larry Myers) dated August 25, 2016.
- 2) Received email letter from Schantelle Carson in support of the proposed project.
- 3) Received email from Joan Patterson in opposition to the proposed project.
- 4) Received email with attached photo from Shelby McCowen in opposition to the proposed project.
- 5) Received email letter from Tina Clippinger in opposition to the proposed project.
- 6) Received email from Applicant's Representative regarding Tenaja CSD concerns
- 7) Received email from Frank & Terry Minnameyer regarding concerns for proposed project.

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

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

400 SOUTH RAMONA AVENUE
SUITE 213
CORONA, CALIFORNIA
92879-1443
TELEPHONE : (951) 735-8064
TELECOPIER : (951) 735-8125

RECEIVED
AUG 26 2016
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

LARRY DAVID MYERS
ATTORNEY AT LAW

August 25, 2016

Mr. Steve Weiss
Planning Director
Riverside County Planning
4080 Lemon St., 12th Floor
Riverside, CA 92501

RE: Our Clients: Timothy & Liz McVicker (McVicker)
Our File No.: 1203151
Case: Kennel II Permit Application #25922 ("Permit")
Ref.: Response to letter by Ron McDaniel, Tenaja Architectural Control Committee (ACC)-Tenaja Community Service District (TCSD)

Dear Mr. Weiss:

This firm represents Mr. & Mrs. McVicker regarding the above stated Permit. We have reviewed the comment letter prepared by Mr. McDaniel of the ACC, sent to you on August 19, 2016. The ACC and particularly Mr. McDaniel allege that (i) there has been no prior approval, by the ACC, of a "shed" to be located on McVicker's property; and (ii) the Riverside County Kennel II permit is for a commercial use and therefore is in conflict with the Covenants, Conditions and Restrictions (CC&R's) recorded against the McVicker's property. These allegations have no basis in fact, are contrary to law and designed to mislead your office in its approval of the McVicker's Permit.

First, On May 31, 2016 we were forced to respond to a fraudulent letter prepared by Marty Nicholson, Esq., addressed to Tim Wheeler of your office, on behalf of Scott Becker¹ (see our letter, Exhibit "A" attached hereto), wherein she alleged that she represented the TCSD, when she in fact did not (see Exhibit "B" attached hereto). In Ms. Nicholson's prior letter she makes some of the same false allegations she represented to the ACC in order to get their approval on said letter.²⁻³ Scott Becker and his attorney have undertaken a program of misstatements, false representations, innuendo and bullying to mislead the community and your office. Our opposition to the ACC's letter is as follows:

1. Allegation of CC&R Section 5 violation: Section 5 states

¹ At the time of her letter, Ms. Nicholson would not disclose who her client is, but her letter refers and infers she represented TCSD, when she really represented Scott Becker. She has now come out of the shadows in this regard, as she was present at the ACC meeting wherein the ACC's letter to your office was discussed and in said meeting she represented Scott Becker, and after making several misleading and fraudulent statements to the ACC she prepared the letter that was sent to your office.

² Audio records for the ACC meeting confirm this.

³ See Exhibit "A" attached hereto.

“No building or other improvement shall be erected, placed or altered on any parcel nor County approval for such activity sought, until the *designs* and *specifications*, and a *plan* showing the location of the improvement on the Parcel have been approved by the Committee as to *quality of workmanship* and *materials*.” [*italic emphasis added*] The ACC/Becker state:

a). The ACC/Becker **admit** the “shed” was approved by the ACC (“..the.. application to the ACC requested approval for a “shed” which was approved”);

b). The ACC/Becker allege that a Plot Plan for a Kennel II permit “..is significantly different from the McVickers original proposal for a shed.” The ACC/ Becker do not state how it differs in this situation. The McVickers submitted the necessary designs for the building, the necessary specifications for the building and the quality of workmanship and materials were approved by the ACC. Changing from a Kennel I to a Kennel II permit has not changed the designs, specification nor plans for the building and therefore the ACC/Becker have no grounds to “re-approve” the building under the Kennel II permitting process. The ACC is only allowed to approve the quality of workmanship and the materials for the building, nothing more;

c). Ron McDaniel is a TCSB Board member and a member of the ACC. Mr. McDaniel owns real property within 500 feet of the McVicker’s property and therefore under *California Code of Regulations, Sections 18704 et. Seq.* he is presumed to have a conflict of interest and is required to be recused under any TCSB Board or ACC actions or decisions, on this issue. Additionally, Mr. McDaniel’s wife went to school with Sarina Becker, Scott Becker’s wife, the McDaniels and the Beckers are friends and see each other socially. This by itself is grounds for Ron McDaniel to be recused from either the TCSB Board or ACC actions regarding the McVicker’s property, including the August 19, 2016 letter, which was signed by Ron McDaniel on behalf of the ACC.⁴ The misuse of the TCSB and it ACC is rampant in the Tenaja valley. The past president of the TCSB, Michael Juhas has referred to Mr. Becker’s and Mr. McDaniel’s misuse and disregard of the law as “pulpit bullies.”⁵⁻⁶

d). The ACC is required to have a composition of ACC board members consisting of three Resident Members (one may be Non-Area Resident) and two Non-Resident Members (CC&R’s Section 5.01 (a) &

⁴ Ron McDaniel was the moving force behind the ACC approval of sending the August 19, 2016 letter, he promoted it to the ACC and moved it to approval and sending, all the while knowing he was required to be recused due to his conflict of interest and he should have had no influence or contact with the other ACC members on this issue. Audio records for the ACC meeting confirm this.

⁵ Quoted with permission.

⁶ The McVicker’s filed a complaint against the Beckers commercial use of their property for a wedding services company (wedding and receptions on their property) and commercial horse boarding, rental, training. Now it appears clear why Ron McDaniel informed the McVickers that the TCSB does nothing on any complaints regarding CC&R’s!

(b).⁷ According to Arlene Miller, the TCSO General Manager, all Members of the TCSO Board *and* all the members of the ACC are Resident Members. This is a mandatory obligation under the CC&R's. Therefore any action by the ACC is void, including its position stated in its letter to your office of August 19, 2016;

e). The ACC is not allowed to make/take ANY action on enforcement of CC&R's (including the sending of its letter to your office on August 19, 2016). It is required to make recommendations to the TCSO Board and that Board is entitled to take action, if it determines it necessary, through proper resolution. The members of the ACC are different than the members of the TCSO Board and therefore the TCSO Board may not act as the ACC or vice versa (see Resolution No. 87-6-4-1).⁸ There is no resolution by the TCSO Board authorizing the action undertaken by the ACC.⁹ Therefore the action of the ACC in sending its letter of August 19, 2016 is without authorization and carries no force or effect upon the County of Riverside or its planning department. The letter should be discarded without notice;

f). The TCSO and its ACC is without legislative authorization and therefore it has no power to act, it is a non-entity, subject to decertification upon request. Community service districts are statutory in nature and only exist and operate with powers given it by the legislature under Government Code Section 61105. In 2006 the legislature amended Section 61105 and removed TCSO from its list of authorized community service districts. Therefore TCSO and its ACC have no power to operate and are a non-entity subject to decertification by LAFCO (the certifying agency).¹⁰ As the TCSO is a community Service district, it is created by law and can only have the powers expressly granted to it by law. Any actions not within the scope of powers is void. Therefore all actions by the TCSO since 2006 are void, including its ACC letter to your office dated August 19, 2016.

2. Allegation of CC&R Section 6 violation: Section 6.02 states
"No commercial, industrial or manufacturing operations of any kind shall be permitted or conducted on the Area; except for the following;"
The ACC/Becker are taking the unreasonable and uninformed position that simply because the McVickers are applying for a Kennel II permit, it is a commercial use. There is no support for this allegation. The ACC/Becker offer no evidence to support this false, unreasonable and uninformed conclusion. A short telephone call to Mr. Wheeler's office by the ACC to discuss this issue could have resolved

⁷ "(a) there shall be three (3) Resident members; provided, however, one such member may be a Non-Area Resident; and (b) There shall be two (2) Non-Resident members." CC&R's Section 5.01 (a) & (b).

⁸ "Resolution of the Board of Directors of the Tenaja Community Services District Adopting Rules and Regulations for the Architectural Control Committee...2. (c) The ACC shall receive input from the applicant as well as from the public and make its recommendations to the Board of Directors of the District."

⁹ Audio records confirm this.

¹⁰ See LAFCO #85-39-1—Formation of Tenaja Community Services District. Dated December 20, 1985.

this without the need to send the August 19, 2016 letter discussed herein. Our office has already discussed this issue in response (see Exhibit "A" attached hereto at page 4, paragraph 6) to Ms. Nicholson's false and misleading letter of May 23, 2016 (see Exhibit "B"). Regardless of Riverside County's nomenclature, it is the use that is determinative of a CC&R violation under Section 6. The use is non-commercial, for the McVicker's private pets. The Conditions of Approval ("COA") pending before Riverside County Planning Department for approval specifically state the use is to be non-commercial, for the McVicker's private pets, no commercial activity allowed (see COA page 1, paragraph 10, Project Description, and page 6, paragraph 10 E Health Kennel for Personal Use). The allegations by the ACC/Becker have no basis in fact, are unsupported by any law, ordinance or regulation and therefore their allegations must be disregarded and the McVicker's application for their Kennel II Permit approved. Additionally, The McVicker's have filed a complaint with the TCSD Board for Scott and Sarina Beckers violation of the zoning ordinance and the CC&R's as they have commercial businesses operating on their real property (located next door to the McVicker's property) (see Exhibit "C"). The Becker's operate a wedding ceremony and reception business on their property, in addition to a horse boarding, rental training facility. This has been confirmed by advertisements placed by the Beckers for said businesses. It seems disingenuous at best for the Beckers to try to falsely allege a commercial use by the McVickers, when they have been operating commercial businesses on their property for years. There is no commercial use by the McVickers, only the commercial use by the Beckers. Therefore the McVicker's application should be approved.

As can be seen from the foregoing, the TCSD and its ACC are operating without authorization. The ACC is in violation of the CC&R's, its members must be recused due to conflict of interests, not to mention the fact that Mr. McDaniels and Mr. Becker are considered "pulpit bullies" who misuse their position for personal gain. The ACC letter of August 19, 2016 must be disregarded as without any factual or legal basis. It is respectfully submitted that the McVicker's application for the Permit be approved, forthwith.

As always, should you have any questions regarding the statements herein or need additional information, please contact my office.

Sincerely,

Larry David Myers
Attorney at Law

Enclosures: As stated herein
Cc: Clients

EXHIBIT A

EXHIBIT "A"

400 SOUTH RAMONA AVENUE
SUITE 213
CORONA, CALIFORNIA
92879-1443
TELEPHONE : (951) 735-8064
TELECOPIER : (951) 735-8125

LARRY David Myers
ATTORNEY AT LAW

May 31, 2016

Mr. Timothy Wheeler
Project Planner
Riverside County Planning
4080 Lemon St., 12th Floor
Riverside, CA 92501

*[Sent on May 31, 2016 by mail and by e-mail to
twheeler@rctlma.org]*

RE: Our Clients: Timothy & Liz McVicker
Our File No.: 1203151
Case: Kennel II Permit Application #25922 ("Permit")
Ref.: Response to comment letter by Marty Nicholson, Esq., ("Nicholson") dated May 23, 2016

Dear Mr. Wheeler:

This firm represents Mr. & Mrs. McVicker regarding the above stated Permit. We have reviewed the comment letter prepared by Nicholson sent to you and then forwarded by you to our clients, for comment.

First, I am astonished by the false, misleading and fraudulent statements in Nicholson's letter. Nicholson's letter is clearly given in an all-out attempt to sabotage our client's Permit, even going to the extent of subjecting herself and her firm to discipline by the California State Bar Association for making such false, misleading and fraudulent statements.

Here are a summary of the false, misleading and fraudulent statements:

1. That Nicholson and her firm represent the Tenaja Community Service District ("TCSD"). The TCSD's attorney is Hugo Anderson, Esq. of 41530 Enterprise Circle #208, Temecula, CA 92590, (951) 296-9144. I verified this with Arlene the TCSD secretary on April 6, 2016 and Mrs. McVicker verified this on May 31, 2016 with Tanyia the TCSD secretary. On said date Mrs. McVicker also verified the TCSD did not hire Nicholson nor her firm (Tyler & Bursch). **The statement that TSCD is Nicholson's client is a false, misleading and fraudulent statement.** On Friday May 27, 2016 I spoke to Nicholson by telephone, and due to the ambiguous nature of the first paragraph of Nicholson's letter as to who she represents, I asked her just that. She was evasive at first, then said she represents the neighbors of Mr. & Mrs. McVicker in Tenaja Valley. When I pressed her further as to who she represented (their names) she stated she was surprised I had a copy of her letter and that she thought it was confidential.¹ She also thereafter,

¹ Nicholson represented that she was well versed in development issues, but based upon her lack of knowledge regarding the non-confidential nature of comment letters in the development process, that statement also appears to be false.

refused to state who she represents. I attempted several times to have her state who she represents, but again, she refused. She never stated to me that she represented the TCSD, despite her letter wherein she describes her client as the TCSD and further states that her client has the power to decide issues relative to streets, bridges, etc and that it has the power to enforce the CC&R's for the property in the Tenaja Valley (the responsibilities of the TCSD, not some individual neighbors in Tenaja Valley), she even attached as Exhibit "B" copies of pages from the TCSD's website. Nicholson wants you and the planning department to think she and her firm represent the TCSD and that her comment letter of May 23, 2016 carries the strength and support of the TCSD, when it does not. Nicholson's false, misleading and fraudulent statement that she represents the TCSD is actionable by the California State Bar Association under California Rules of Professional Conduct, Rule 5-200, Business and Professions Code, Sections 6068(d), 6103, 6106 and 6128 which may include license suspension, or disbarment, and misdemeanor criminal conviction. ALL STATEMENTS BY NICHOLSON MUST BE DISREGARDED DUE TO HER BAD FAITH AND STATEMENT OF FALSE REPRESENTATION OF THE TCSD.²

2. That "One of the issues with the McVicker's property is the lack of supervision of the dogs" and "While there is a person on the property, that person was unable to stop the dogs from escaping off the property on two occasions and attacking a horse, donkey and killing several chickens:" Not all dogs escaped the property, only four, when a building contractor doing work on the property took the gate opener remote, left to get building materials and did not realize he had left the front gate open. No horse was attacked and no chickens were killed by Mr. & Mrs. McVicker's pets. The horse and donkey are owned by Mr. Peter McGowen, a neighbor. Mr. McGowen stated to Mrs. McVicker, in discussing this issue months afterwards, that she was lucky that her dog was not killed by his donkey as it has been trained to kill coyotes and had already killed a Pit Bull dog that was loose on his property.³ Mr. McGowen must have thought the incident was insignificant as he never made a complaint about these events to any Riverside County agency, nor did he ever seek out Mr. & Mrs. McVicker to discuss the matter.⁴ Mrs. McVicker sought out Mr. McGowen to discuss the matter, after she found out about the events months later from Sarina Becker and Scott Becker, Mr. & Mrs. McVicker's neighbor (the parties spiring the major opposition to the Permit). Mr. & Mrs. McVicker's pets killed no chickens. These were allegedly killed on the Clippinger property by dogs but not Mr. & Mrs. McVicker's, it is believed that they were killed by the dogs owned by the illegal alien ranch hands employed and living there. These ranch hands have several dogs; they are not fenced in and roam the area at will. There is no evidence that Mr. & Mrs. McVicker's pets were ever near the chickens, nor killed same. Mr. & Mrs.

² Additionally, without the TCSD as a client and her failure to name any clients, she effectively has no clients to base her comment letter against and therefore her entire comment letter must be disregarded.

³ This shows Mr. McGowen's donkey was not injured, hurt or bit by Mr. & Mrs. McVicker's pets.

⁴ Mr. McGowen never made any formal complaint, never contacted Mr. or Mrs. McVicker to discuss the matter, and never contacted anyone regarding this issue for months. Mr. Becker approached Mr. McGowen and pressured him into making this issue known, in an effort to oppose the Permit.

McVicker employ two dog handlers and they are on their property daily and weekends. These handlers supervise the dogs, cook for them, clean after them and allow them out for three one-hour, outside exercise breaks, during the day. After it was determined how Mr. & Mrs. McVicker's pets were able to get near the McGowen's property, Mr. & Mrs. McVicker had new, double gates installed in the front of their home. The remotes for the gate openers now, are in the restricted custody of the dog handlers or Mr. or Mrs. McVicker, only. Neither the contractor nor anyone else is allowed to have the remotes. Additionally, there are no photos of Mr. & Mrs. McVicker's pets attacking anything. There are only photos of some of their pets outside their property when they went near Mr. McGowen's property. Also, there are no statements of "...neighbors who were placed in fear of their lives.." Mr. McGowen's twenty-five (25) year old, ex-high school football player daughter, that lives with him and her life partner, was in her house when Mr. & Mrs. McVicker's pets came on their property, near their donkey. She then came out of her house to take some photos of the dogs. Hardly someone that "feared for her life" or was "imprisoned in her house because of fear of dogs and the Huskies that had decided to camp out at her property" as misrepresented by Nicholson, as Mr. McGowen's daughter never made a complaint about these events to any Riverside County agency, nor did she ever seek out Mr. & Mrs. McVicker to discuss the matter.⁵ When Mr. & Mrs. McVicker's pets were out of the McVicker's property their handlers learned of it and left the property to bring them back, which necessarily meant they were not on the property.⁶ This was only about a 20 minute time span. Since the gate improvements and the new gate opener custody rules have been in place there have been no other incidents with Mr. & Mrs. McVicker's pets, which means there have been no further incidents for many, many months.⁷ Nicholson's representations regarding supervision are unsupported by facts and given her false, misleading and fraudulent statements about who she represents, must be disregarded as an extension of her improper actions. Mr. & Mrs. McVicker have 24 hour supervision of their pets, during the day it is by their dog handlers and in the evenings and on holidays or weekends it is by Mr. & Mrs. McVicker/dog handlers. The supervision is in compliance with the county requirements and is at an elevated level few parties possess, that are issued Kennel II permits (i.e. 24 hour video cameras, 24 hour handlers or owner

⁵ Mr. McGowen's daughter never made any formal complaint, never contacted Mr. or Mrs. McVicker to discuss the matter, never contacted anyone regarding this issue for months. Mr. Becker approached Mr. McGowen and pressured him into making this issue known, in an effort to oppose the Permit. Also there is no evidence that the dogs "camped out on her property" ever, as they were only out for less than 20 minutes.

⁶ Almost every home in the Tenaja Valley has dogs, some several dogs over the requirement for a Kennel I permit, but fail to have such permit. These home owners allow their dogs to get out or roam freely on a constant basis, so much so that a good samaritan has a e-mail devoted to the return of lost dogs in the Tenaja Valley, (see ksmith@lacreata.com). Many, many dogs get out of their enclosures in the Tenaja Valley, yet no one ever argues that they should be removed from the valley, as Nicholson is.

⁷ Mr. & Mrs. McVicker have been on their property with their pets since August 2015. They notified Riverside Animal Services of this and have been told the pets can stay while the Permit is in process. Mr. & Mrs. McVicker have notified Riverside County Planning of this and have been told the Pets can stay while their Permit is processing. No other incidents affecting their pets have taken place in the nearly year they have been on the property.

supervision, newly fenced dog exercise areas [some areas double fenced]; double gates, dogs inside the residence most of the time [except for three one hour exercise breaks during the day], dogs are cleaned by handlers, handlers clean up after the dogs-inside and outside daily). Therefore the supervision of the pets is in compliance with the county ordinances and the Permit should be issued, without restriction.

3. That the Husky breed is unsuitable for the Tenaja Valley: Nicholson misrepresents the articles she quotes and takes her quoted items out of context, as follows: (i) “..and they have a reputation as escape artists. “Siberian Husky’s put the ‘H’ in Houdini” what she left off is the following “and need a fenced yard that is sunk in the ground to prevent escapes.”⁸ Mr. & Mrs. McVicker have all new fencing around their property and in some areas have new double fencing all in the ground, as recommended; (ii) fails to quote the basis for the article wherein it states “If you look at all positive points of their temperaments, you are left without any doubt that this is an amazing breed. They are intelligent and independent. They are affectionate with everyone but do not need to constantly pester you for attention. They are not known to be aggressive and generally do well in multi-dog homes. They do well with children and will welcome everyone into their home- yes, even intruders.”⁹ (underline emphasis added) “The Siberian Husky has a delightful temperament, affectionate but not fawning. This gentle and friendly disposition may be a heritage from the past, since the Chukchi people held their dogs in great esteem, housed them in family shelters, and encouraged their children to play with them. Today, it is charming to observe the special appeal that Siberian Huskies and children have for each other. The Siberian Husky is alert, eager to please and adaptable. His intelligence has been proven, but his independent spirit may at time challenge your ingenuity. His versatility makes him an agreeable companion to people of all ages and varying interests.”¹⁰ (underline emphasis added) This breed is encouraged to associate with children, as stated in the above article. Hardly a breed painted as unnecessary to Tenaja Valley. Nicholson misquotes the articles in an effort to improperly cast the breed in a false light. I have attached the entire articles, as quoted and referenced by Nicholson so that you may research Nicholson’s argument yourself. These pets are clearly allowed under Ordinance 630, Section 5 (C) and therefore the Permit should be approved.
4. That the Tenaja Valley is for horse owners and riders, not dogs: Nicholson makes an error here, as the past president of the TCSD, Mr. Michael Juda has stated very clearly, that the Tenaja Valley is not exclusively for horses and horse riders, but it is for all types of animals (see attached copy of e-mail from Mr. Juha stating the Tenaja Valley is not just for horses or horse riding, as misrepresented by Nicholson). There are owners of property in the Tenaja Valley that have lizards, goats, lamas, birds, rodents, dogs, cats, and even wolves and many other variations of animals. Nicholson clearly has not spent time in the Tenaja Valley, or spent time researching her facts, as such her argument here must be

⁸ <http://dogtime.com/dog-breeds/siberian-husky#slide/1>

⁹ <http://dogtime.com/dog-breeds/siberian-husky#slide/1>

¹⁰ [Http://www.shca.org/shcaph2a.htm](http://www.shca.org/shcaph2a.htm)

disregarded, first because it is incorrect and second because her credibility has faded in light of her fraud in claiming the TCSD is her client.

5. That the Tenaja Valley wildlife corridor will be adversely affected by the housing of dogs: Again Nicholson makes an error, as the wildlife corridor: (i) is not on or near Mr. & Mrs. McVicker's property; (ii) Mr. & Mrs. McVicker's pets do not bark or howl. Riverside County Animal Services has held a hearing on Scott and Sarina Becker's complaint that Mr. & Mrs. McVicker's pets bark and howl, disturb the peace and are a nuisance, on March 17, 2016 and ruled that there are no grounds to find the pets bark or howl or disturb the peace or are a nuisance. Scott Becker and Sarina Becker mounted a vigorous program of misinformation and false facts regarding Mr. & Mrs. McVicker's pets barking or howling, sent e-mails to all their friends and neighbors and had a few of them show up for the hearing. Mr. & Mrs. McVicker presented their expert Roma Stromberg and her report, that stated in very clear terms that the pets do not bark or howl.¹¹ Mr. & Mrs. McVicker had many, many supporters at the hearing, so many they almost could not accommodate them inside the hearing room. The hearing Judge ruled in favor of Mr. & Mrs. McVicker, the pets do not bark or howl; and (iii) there is no odor from Mr. & Mrs. McVicker's pets, as the handlers clean up after the pets *daily*. Bob McGee of Supervisor Jefferies office has visited Mr. & Mrs. McVicker's property recently and never mentioned a word about any odor, as there is none. However, the same cannot be said for others in the Tenaja Valley. Scott and Sarina Becker have 18 horses, their stalls violate Riverside County set back requirements and the CC&R's set back requirements, placing their stalls within inches of the property line, just above a blue line stream located on Mr. & Mrs. McVicker's property. Their horses urine have killed several pine trees on Mr. & Mrs. McVicker's property and their horses feces have rolled down hill into Mr. & Mrs. McVicker's property, and into the blue line stream and contaminated the area. The *hydrology* of the area is against horses as they have gallons of urine and hundreds of pounds of feces each week that affect the local biology and environment negatively. Therefore Nicholson's statements appear to be without any factual basis and must be disregarded and the Permit must be approved as there is no creditable facts to support the claim by Nicholson that the dogs presence will negatively affect the area.¹²
6. Riverside County Ordinance 6.08.050(A) is defective: Nicholson mistakes the name of the permit for dogs on site in numbers 11-25 for a designation of a commercial kennel business. Mr. & Mrs. McVicker's Permit application is for a Kennel II permit. This is not a commercial enterprise, but a family that has 18 pets and wants to keep them at home. No dogs are sold, bred, or rescued on Mr. & Mrs. McVicker's property. Riverside County requires a homeowner to get a Kennel II permit to have 11-25 dogs at their home (not a commercial enterprise, not a dog rescue, just a home with pets). Other jurisdictions have specific ordinances for commercial kennels or rescues, Riverside County has one ordinance for any entity that will house 11-25 dogs on its property (commercial,

¹¹ The original of this report has been filed with the Permit papers and is in your possession.

¹² This shows you how desperate Nicholson is to find some support for her client's (if she has any) claim against the Permit.

private or otherwise). However, just because a homeowner is required to make a permit application under the Kennel II Permit process, does not mean they are a commercial enterprise and as such Nicholson's argument regarding a defective ordinance is, again baseless along with her argument of increased usage of local infrastructure. No additional automobiles or street traffic will be suffered because of the approval of the Permit. Additionally, since the Permit is for non-commercial housing of dogs, there is no violation of the CC&R's, as argued by Nicholson. However, there are violations of the county zoning restrictions and the CC&R's by Scott Becker and Sarina Becker, as they have ongoing businesses of horse stable renting and wedding services (weddings and receptions services) on their property (see attached copy of ad page from Horse Trader Magazine). These violations DO increase the automobile traffic in the area, dust in the area and wear down the roads and infrastructure that support the homes in the Tenaja Valley. It is clear, again, that Nicholson has no basis for her argument here, and it is equally clear that Scott & Sarina Becker are doing exactly what Nicholson argues against. Therefore the Permit must be approved.

Nicholson has violated the California Rules of Professional Conduct and sections of the Business and Professions Code by intentionally misrepresenting to you that she represents the TCSD. Therefore all of her arguments and the allegations in her comment letter must be disregarded. While she will not reveal who her clients actually are (if she has any), the bulk of the prior opposition to the Permit has come from Scott & Sarina Becker, who have orchestrated a campaign of falsehoods, lies, bullying and pressure tactics to try to defeat a valid Permit. This is evident in the following facts: (i) before Mr. & Mrs. McVicker closed escrow on their home in Tenaja Valley and before they moved into their home¹³, Scott Becker told Mrs. McVicker that he and his friends have already forced out one dog owner family from Tenaja Valley and they will do the same to her. Shortly after Mr. & Mrs. McVicker took possession of their home in the Tenaja Valley, Mrs. McVicker was leaving her home when Sarina Becker came out to her car while she was driving away and started to yell and scream that she should not be in the Tenaja Valley, as it is not for dogs. This was partially captured on cell phone video, and in the e-mail service of this letter, a copy of same is included for your review. Just before that episode with Sarina Becker, Scott Becker encountered Mrs. McVicker at a local gas station and came over to her, actually "got in her face" (within inches) and started screaming for her to leave the Tenaja Valley with her pets. Scott Becker thereafter telephoned the TCSD and left a telephone message that he was going to shoot Mr. & Mrs. McVickers pets.¹⁴ Scott Becker later tried to have the secretaries at the TCSD change the transcript of his message, to remove his offensive statement, which they rightly refused, as any change in the public record would be a crime. This has set a tone for Scott Becker and Sarina Becker's campaign of bullying. They carried out the same bad faith tactics through their failed attempt to have Mr. & Mrs. McVickers dogs ruled a nuisance by Animal Services. Now Nicholson, by a client she will not reveal, is apparently continuing

¹³ This means also that it was before any of Mr. & Mrs. McVicker's pets were on the property.

¹⁴ This caused Mr. & Mrs. McVicker to install additional new fencing at a cost of \$20,00.00 to keep their pets away from the Mr. & Mrs. McVicker/Scott Becker and Sarina Becker property line. They wanted to protect their pets from Scott Becker shooting them, should they get near the property line.

the same bad faith tactics. By withholding who her client is, Nicholson prevents our client from having an effective and complete defense to baseless allegations and outlandish innuendo, from clients hidden in the shadows. Additionally the timing of this letter (just days before the second LDC meeting on public comment, June 2, 2016), is clearly done to limit the time our clients have to respond to this false and fraudulent comment letter by Nicholson. Therefore you are respectfully requested to disregard Nicholson's comment letter and any statements therein, as the Permit should be approved.

As always, should you have any questions regarding the statements herein or need additional information, please contact my office.

Sincerely,

Larry David Myers
Attorney at Law

Enclosures:

1. Copy of e-mail from past president of TCSD regarding Tenaja Valley not just for horses.
2. Copy of Horse Trader Magazine (Vol. 37, No. 10, March 3, 2016, page 31) ad page showing Scott Becker and Sarina Becker's ad for horse boarding.
3. Copy of internet articles, referenced by Nicholson.
4. On e-mail service only, video of Sarina Becker yelling/harassing Mrs. McVicker outside her property.

Cc: Clients by e-mail



Arlene Miller <tenajacsd@gmail.com>

Re: Fw: Canine Rescue / Residence Kennel

1 message

Michael Juha <michaeljuha@gmail.com>
To: arlene miller <tenajacsd@earthlink.net>

Tue, May 12, 2015 at 1:51 PM

Arlene,

I do not.

I am concerned about Tenaja CSD being represented as "primarily a Horse community", since that is not true.

Some Tenaja CSD residents own horses, but many residents do not.

At this time, I doubt that a majority of residents own horses.

As Tenaja CSD's population has grown older, fewer residents keep horses.

I would encourage you to email Tim McVicker as well as Scott Becker to ask what this email is about. You are due an explanation, if you were sent a copy of the email from Mr. Becker.

Mr. McVicker is allowed a certain number of dogs on his lot by County code.

He should contact the County to learn more about their restrictions.

If he intends to accommodate more than that certain number, he must apply for a permit to do so.

Having dogs on a property is not a threat to horses per se, if the property is fenced.

However, some dogs can jump a 6-foot high fence, just like coyotes and mountain lions.

Does Mr. McVicker realize that Tenaja CSD is home to mountain lions?

Riverside County Ordinances 534 and 630 govern keeping of animals, and County Ordinances 847 and 878 regulate noise.

The County permit process should require contacting all property owners within 500 feet of Mr. McVicker's property.

This appears to be a matter within the authority of the County of Riverside, rather than Tenaja CSD.

Mike Juha

On Tue, May 12, 2015 at 1:11 PM, <tenajacsd@earthlink.net> wrote:

Do you have any idea what this is about????

Arlene

-----Forwarded Message-----

From: SGB

Sent: May 12, 2015 12:33 PM

To: tmcvicker@mcvickerfamilylaw.com, tenajacsd@earthlink.net

Subject: Canine Rescue / Residence Kennel

Dear Tim,

It was a pleasure meeting both you and your wife on Saturday. After sharing your plans with us, Sarina and I are very concerned about the use of your residence as a Dog Rescue/ Kennel, as are the surrounding residents we have discussed this with. As you know Tenaja is primarily a Horse community, and Dogs and Horses are not a good combination, unless the dogs have been trained and are familiar with horses. My wife's livelihood is raising and riding her horses, and the thought of 25 potential dogs residing next to our ranch is frightening. A dog rescue brings with it a lot of undesirable conditions, not only to horse owners, but also to those residents who do not own horses. Your home is surrounded on all sides by horse owners, and residents who have invested a lot of money and time to live in a quiet, peaceful and beautiful area. We fear that the presence of a Dog Rescue will be inherently dangerous and disruptive to this community.

This letter is not intended as a threat, but an opportunity for you to have an open forum regarding your plans. I feel it may be in your best interest to meet with your new neighbors to discuss your plans in detail. The residents here are entitled to know what they can expect from your potential Dog Rescue operations.

Sincerely,

Scott G Becker

(951)678-7290p (951)6786540f

This email and/or any files or attachments transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law.

Arlene Miller
for Tenaja C.S.D.
32395-B Clinton Keith #10
Wildomar, CA 92595
Phone 951-678-9778
Fax 951-678-7655
email: tenajacsd@earthlink.net

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The Siberian Husky

The Siberian Husky Club of America, Inc., the AKC-recognized national breed club, is vitally interested in helping every potential dog owner find the breed ideally suited to his particular tastes and requirements. Above all, we want every Siberian Husky puppy to be placed where he will be appreciated for his special qualities. Therefore, we feel it is advisable to tell you just what a Siberian Husky IS and ISNT.

The Siberian Husky is, and has for centuries been, a purebred DOG – not a wild, half-wolf, cross-bred creature, as the uninformed may suggest. The breed was originally developed by the Chukchi people of northeastern Asia as an endurance sled dog. In 1909, the first large numbers of these Chukchi dogs were brought to Alaska to compete in the long-distance All-Alaska Sweepstakes races, and the Alaskan dog drivers quickly recognized the ability of these huskies from Siberia.

In the winter of 1925, when a diphtheria epidemic broke out in the isolated town of Nome, Alaska, a relay of dog teams brought life-saving serum from distant Neana. The heroic endeavor earned national prominence for the drivers and their dogs. One of these drivers, Leonhard Seppala, brought his team of Siberian Huskies, descendants of the original imports from Siberia, to the United States on a personal appearance tour. While in New England, he competed in sled dog races and again proved the superiority of Siberian Huskies over the native dogs. The New England drivers and pioneer fanciers acquired foundation stock, earned AKC recognition for the breed in 1930, and founded the Siberian Husky Club of America in 1938.

The Siberian Husky has a delightful temperament, affectionate but not fawning. This gentle and friendly disposition may be a heritage from the past, since the Chukchi people held their dogs in great esteem, housed them in the family shelters, and encouraged their children to play with them. Today, it is charming to observe the special appeal that Siberian Huskies and children have for each other. The Siberian Husky is alert, eager to please, and adaptable. His intelligence has been proven, but his independent spirit may at times challenge your ingenuity. His versatility makes him an agreeable companion to people of all ages and varying interests.

While capable of showing strong affection for his family, the Siberian Husky is not usually a one-man dog. He exhibits no fear or suspicion of strangers, and will greet guests cordially. This is not the temperament of a watchdog, although a Siberian Husky may unwittingly act as a deterrent to those ignorant of his true hospitable nature. If he lacks a fierce possessive instinct, he also lacks the aggressive quality which can sometimes cause trouble for the owner of an ill-trained or highly sensitive guard dog. In his relations with strange dogs, the Siberian Husky displays friendly interest and gentlemanly decorum. If attacked, however, he is ready and able to defend himself, and can handle the aggressor with dispatch.

Predatory instincts in the Siberian Husky are strong. While the Siberian is normally gentle and friendly with people and other dogs, owners MUST be aware that small animals in and around the home, such as squirrels, rabbits, birds, guinea pigs, hamsters, and CATS, are potential victims of their strong predatory instinct. They are swift, cunning, and patient in their hunting skills.

The Siberian Husky is a comparatively easy dog to care for. He is by nature fastidiously clean and is free from body odor and parasites. He is presented in the show ring well-groomed but requires no clipping or trimming. At least once a year the Siberian Husky sheds his coat, and it is then, when armed with a comb and a bushel basket, that one realizes the amazing density and profusion of the typical Siberian Husky coat. Some people feel that this periodic problem is easier to cope with than the constant shedding and renewal of many smooth-coated breeds.

Chewing and digging? Siberian Huskies have been known to do their share. The former is a habit that most puppies of all breeds acquire during the teething period, and it can be curbed or channeled in the right direction. Digging holes is a pastime that many Siberian Huskies have a special proclivity for, but in this, too, they may be outwitted, circumvented, or if you have the right area, indulged.

The Siberian Husky is noted as an "easy keeper," requiring a relatively small amount of food for his size. This trait, too, may be traced to the origins of the breed, as the Chukchis developed their dogs to pull a light load at a fast pace over great distances in low temperatures on the smallest possible intake of food.

There is one final characteristic of the Siberian Husky which we must point out – their desire to RUN. There are many breeds of dogs which, when let out in the morning, will sit in the front yard all day. Not the Siberian Husky. His heritage has endowed him with the desire to run and his conformation has given him the ability to enjoy it effortlessly. But, one quick lope across a busy street could be the last run that he enjoys, ever. Because of this, we strongly urge that no Siberian Husky ever be allowed unrestrained freedom. Instead, for his own protection, he should be confined or under control at all times. Sufficient exercise for proper development and well-being may be obtained on a leash, in a large enclosure, or best of all, in harness. If you feel that it is inconvenient or cruel to keep a dog thus confined, then the Siberian Husky is not the breed for you.

In addition to the Siberian Husky, there are two other Arctic breeds, the Alaskan Malamute and the Samoyed, recognized by the American Kennel Club. These three recognized breeds are to be distinguished from the various cross-breeds known collectively as Alaskan huskies. The term "husky" is a corruption of the nickname "Esky" once applied to the Eskimos and subsequently to their dogs. The Siberian Husky is the only recognized breed in which this word has become part of the proper name.

In recent years, the registration figures for the Siberian Husky have risen sharply. The SHCA is deeply concerned about this rapid increase in breed popularity, and does not wish to see the demand for Siberian Huskies result in a sacrifice of the breed's high quality. To help maintain this quality, the SHCA recommends that prospective buyers contact SHCA members in their area who are listed in the Referral Directory, a copy of which is available from the Club's Corresponding Secretary, and available elsewhere on this website. These breeders are pledged to adhere to the breed standard, to uphold the Code of Ethics, and to conduct themselves with good sportsmanship in all breed activities. By patronizing reliable breeders, the buyer is assured of dealing with knowledgeable people who are in a position to give the purchaser correct information and counseling during all stages of his dog's development.

The Siberian Husky Club of America, Inc., whose membership consists of breeders, sled dog racing enthusiasts, exhibitors, and fanciers, has never lost sight of its primary objective. It remains dedicated to the preservation and perpetuation of the Siberian Husky as a sound, capable, and natural breed, whose characteristics of mind and body make him not only a beautiful dog and a willing worker, but also a devoted and delightful companion.



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Siberian Husky

The Siberian Husky is a beautiful dog breed with a thick coat that comes in a multitude of colors and markings. Their blue or multi-colored eyes and striking facial masks only add to the appeal of this breed, which originated in Siberia. It is easy to see why many are drawn to the Siberian's wolf-like looks, but be aware that this athletic, intelligent dog can be independent and challenging for first-time dog owners. Huskies also put the "H" in Houdini and need a fenced yard that is sunk in the ground to prevent escapes.

- Reference

See below for full list of characteristics!

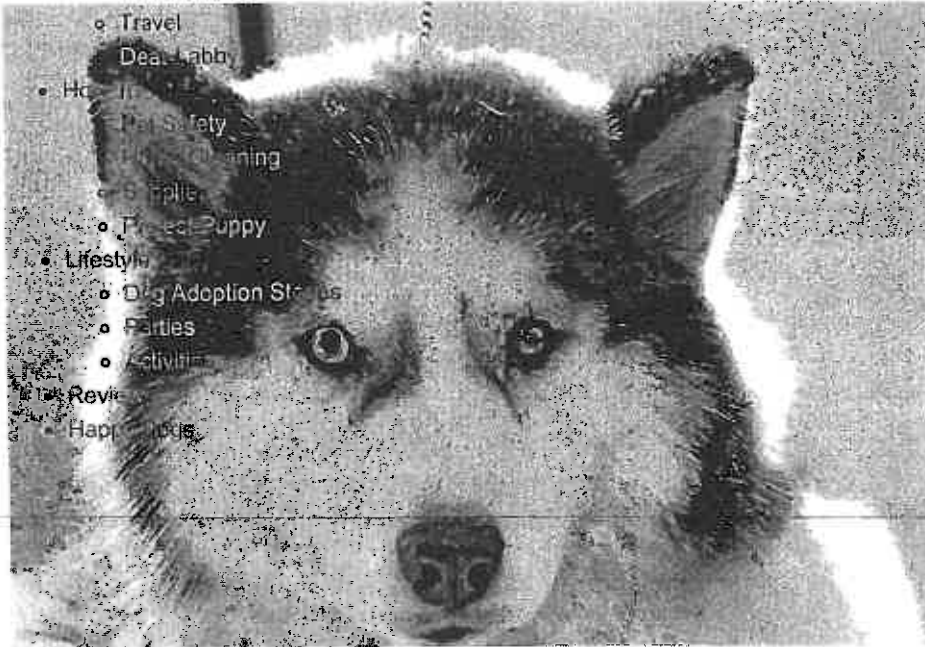
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Siberian Husky Dog Breed Pictures

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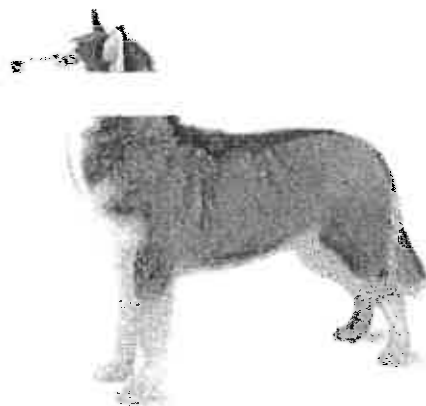
Siberian Husky Dog Breed Pictures

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Siberian Husky Dog Breed Pictures

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S
B



Breed Characteristics:

Adaptability

- Adapts Well to Apartment Living2More info +
- Good For Novice Owners1More info +
- Sensitivity Level4More info +
- Tolerates Being Alone1More info +
- Tolerates Cold Weather5More info +
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All Around Friendliness

- Affectionate with Family5More info +
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- Amount Of Shedding3More info +
- Drooling Potential3More info +
- Easy To Groom2More info +
- General Health4More info +
- Potential For Weight Gain2More info +
- Size3More info +

Trainability

- Easy To Train2More info +
- Intelligence3More info +
- Potential For Mouthiness4More info +
- Prey Drive3More info +
- Tendency To Bark Or Howl5More info +
- Wanderlust Potential5More info +

Exercise Needs

- Energy Level5More info +
- Intensity3More info +
- Exercise Needs5More info +

Potential For Playfulness 5 More info +

Vital Stats:

Dog Breed Group: Working Dogs

Height: 1 foot, 8 inches to 1 foot, 11 inches tall at the shoulder

Weight: 35 to 60 pounds

Life Span: 12 to 15 years

- Siberian Huskies have captured the imagination of the masses, as well as artists, writers, and film producers, with their eye-catching looks and awe-inspiring talents. This medium-size working dog possesses power and athleticism. First developed as sled dogs — some are still used in this capacity — Huskies are remarkable dogs — and their ability to learn is staggering.

Many have fallen in love with the wild nature and pride of Huskies, but are unaware just what this breed is truly like. This is not a breed for everyone. Their beauty often drives people to purchase them, unaware of their difficult traits, which makes many Siberian Huskies prime candidates for shelters.

The increasing popularity of the breed has led to puppy mills and backyard breeders who do not properly breed for temperament. This is having an adverse effect on the breed at large and many of the negative traits are becoming common in these ill-bred dogs, including some traits that are not normal for Siberian Huskies.

If you look at all the positive points of their temperaments, you are left without any doubt that this is an amazing breed. They are intelligent and independent. They are affectionate with everyone but do not need to constantly pester you for attention. They are not known to be aggressive and generally do well in multi-dog homes. They do well with children and will welcome everyone into their home — yes, even intruders,

However, they often use that remarkable mind to learn less savory things and are not overly eager to please their people. They are extremely difficult to train, so first-time dog owners or timid people should consider other breeds. Huskies fit best with confident, experienced dog owners who set rules and deliver consistency. Like all breeds, Huskies need obedience training, but they seem to have an uncanny ability to distinguish the difference between home and class — behaving beautifully in class while disregarding commands when at home.

The biggest caution about Siberian Huskies is their reputation for being escape artists. They will wander away from home whenever they get the chance. Sadly, far too many have become lost or injured as a result. It's vital for Siberian Husky owners to constantly check their yards for any means of escape and to surround their yard with a fence sunk into the ground.

Although they have many qualities that can make them difficult, Siberian Huskies are still a wonderful breed. Fans of this spirited breed embrace their wonderful natures. When properly trained and cared for, Huskies make wonderful family companions.

Highlights

- Depending on your climate, Siberian Huskies are generally low shedders except during the times of year when they blow their coat, meaning they drop large amounts of hair all at once. This happens roughly twice a year, more if you live in warmer climates, and when it does, the breed becomes a heavy shedder for about a three-week stretch.
- Siberian Huskies are not recommended for apartment living, but some do quite well in apartments if they are properly trained and exercised.
- Siberian Huskies are known escape artists and have been known to wander away and disappear. They can jump fences, break tie-out chains, slip collars and find any other way to escape. They need a high fenced yard and the fence should also be buried several inches below ground to prevent the Husky from digging his way out.
- Siberian Huskies can be very destructive both inside and out. If they are left uncrated inside, the breed can destroy a house and cause a wide variety of damage. Outside, they enjoy digging and will dig up yards and flower gardens alike. A dog that is given a place to dig in the yard is much happier and so are you.
- While they enjoy howling, Siberian Huskies rarely bark and they will not alert bark if someone comes onto your property. This makes them an unsuitable watchdog. The rap on Huskies is that they would aid a burglar before posing any threat.
- Siberian Huskies are not a breed for the new or timid owner. They need a strong owner who will maintain an alpha position in the home. They need obedience training from a young age and can be a difficult and stubborn breed to train.
- Siberian Huskies are very curious and can become injured or lost while they are exploring something new.
- Affectionate and good natured describes the Siberian Husky. Generally, they do well with children although young children should never be left alone with any breed. They also get along with people and do well in homes with multiple dogs.
- Siberian Huskies were bred to need very little food to survive. This still applies today and the Siberian Husky does not need a high level of calories per day. It is important to ask your Siberian Husky's breeder what they recommended for a serving

helping and to follow their advice.

- Huskies cannot be allowed to run off leash during walks. They will run away and will also chase other small animals.
- Due to their beauty, Siberian Huskies are one of the most wrongly purchased breeds around. Many do not take into consideration their temperaments and particular quirks and are often left with an unruly, albeit beautiful, dog. Many Siberian Huskies are either lost, killed, or given to shelters due to uninformed owners. If you are thinking of purchasing a Siberian Husky, take a lot of time learning about the breed. Visit some Siberian Husky breeders or shelter dogs, read books, talk to other owners and possibly foster if you feel you can. If after all your experiences, you feel you still want a Siberian Husky, take the time to decide on whether you should adopt a rescue or a puppy. Follow your breeder's advice and remember that this beautiful dog will make your life an adventure and not always a good one.
- To get a healthy dog, never buy a puppy from an irresponsible breeder, puppy mill, or pet store. Look for a reputable breeder who tests her breeding dogs to make sure they're free of genetic diseases that they might pass onto the puppies, and that they have sound temperaments.

• History

The Siberian Husky is believed to have originated among the Chukchi, a tribe of Siberian nomads. The breed's history is relatively unknown but DNA tests confirm that they are among the oldest of dog breeds. We do know that the Chukchi used the dogs as fast transportation and that they interacted with the Chukchi as a family dog. Huskies often slept with the children and provided warm comfortable beds for them.

The Siberian Husky was imported to Alaska in 1908 and was used as sled dogs during the gold rush. They were used in the All-Alaska Sweepstakes, which is a 408-mile dogsled race, and continue to be an active competitor in the Sweepstakes even today.

Records indicated that the last Siberian Husky was exported from Siberia in 1930 when the borders were closed by the Soviet government. The breed continued to thrive in North America. Although they changed slightly from their Siberian foundation dogs, the Chukchi Sled Dog, they still maintain many of the wonderful qualities of that breed.

The Siberian Club of America was founded in 1938 and the Siberian Husky was recognized by the American Kennel Club in 1930 and the Canadian Kennel Club in 1939.

• Size

An average male stands between 21 and 23.5 inches high while the female averages 20 to 22 inches. The male weighs between 45 and 60 pounds and the female 35 to 50 pounds.

• Personality

Siberian Huskies are pack dogs, and they need an owner who is the clear leader of the pack. This makes training easier because you will find that your dog respects you, but don't be surprised if he tests the limits of your position in the pack and tries to take control from time to time.

When this happens, it's important not to give into their pushiness. Assert yourself as leader — not by bullying or hitting — but by confirming the ground rules with clarity and consistency.

Making your dog wait to eat is one of the best ways to establish your leadership role. The Husky will view you as the keeper of all valuable resources — food, treats, toys and other canine assets.

This high-energy breed can be destructive both indoors and out — especially when bored or not given adequate exercise. They will demolish a house if they are left alone and there has ever been a case of a Siberian Husky chewing through a cement wall.

house if they are left alone and there has even been a case of a Siberian husky chewing through a cement wall.

They will dig up flower gardens and yards alike, but they can be trained to dig in a specific spot in the yard. It is better for everyone if you merely teach your dog to dig in one spot instead of trying to break him of that habit.

Nonetheless, they can be quite charming with their mischievous and playful nature. They are also quite social and love to show off their talents.

Siberian Huskies do not bark — that's the good news. Here's the bad: they do enjoy howling, which can be very frustrating for your neighbors. Unless you have a properly trained and well-exercised Siberian Husky, they do not make ideal pets for apartments.

Another caution: although Huskies are adored for being friendly and gentle, they make lousy watchdogs. Unfortunately, they are not overly suspicious of strangers, including burglars. The fact is that they tend to love everybody.

Temperament doesn't occur in a vacuum. It's affected by a number of factors, including heredity, training, and socialization. Puppies with nice temperaments are curious and playful, willing to approach people and be held by them. Choose the middle-of-the-road puppy, not the one who's beating up his littermates or the one who's hiding in the corner.

Always meet at least one of the parents — usually the mother is the one who's available — to ensure that they have nice temperaments that you're comfortable with. Meeting siblings or other relatives of the parents is also helpful for evaluating what a puppy will be like when he grows up.

Like every dog, Siberian Huskies need early exposure to many different people, sights, sounds, and experiences when they're young. Socialization helps ensure that your Siberian puppy grows up to be a well-rounded dog.

Enrolling him in a puppy kindergarten class is a great start. Inviting visitors over regularly, and taking him to busy parks, stores that allow dogs, and on leisurely strolls to meet neighbors will also help him polish his social skills.

• Health

Huskies are generally healthy, but like all breeds, they're prone to certain health conditions. Not all Huskies will get any or all of these diseases, but it's important to be aware of them if you're considering this breed.

If you're buying a puppy, find a good breeder who will show you health clearances for both your puppy's parents. Health clearances prove that a dog has been tested for and cleared of a particular condition.

In Huskies, you should expect to see health clearances from the Orthopedic Foundation for Animals (OFA) for hip dysplasia (with a score of fair or better), elbow dysplasia, hypothyroidism, and von Willebrand's disease; from Auburn University for thrombopathia; and from the Canine Eye Registry Foundation (CERF) certifying that eyes are normal. You can confirm health clearances by checking the OFA web site (ofa.org).

- **Cataracts:** A cataract is an opacity on the lens of the eye that causes difficulty in seeing. The eye(s) of the dog will have a cloudy appearance. Cataracts usually occur in old age and sometimes can be surgically removed to improve the dog's vision.
- **Corneal Dystrophy:** This condition affects the cornea or outer transparent portion of the eyeball. It is an opacity that is caused by a collection of lipids in the cornea. It is usually seen in young adults and it generally affects more females. There is no therapy for this condition, but it does not seem to affect the vision.
- **Progressive Retinal Atrophy (PRA):** This is a degenerative eye disorder that eventually causes blindness from the loss of photoreceptors at the back of the eye. PRA is detectable years before the dog shows any signs of blindness. Fortunately, dogs can use their other senses to compensate for blindness, and a blind dog can live a full and happy life. Just don't make it a habit to move the furniture around. Reputable breeders have their dogs' eyes certified annually by a veterinary ophthalmologist and do not breed dogs with this disease.

• Care

Siberian Huskies need to be exercised 30 to 60 minutes daily to keep them from becoming bored. They make excellent jogging companions, but should not be exercised in hot weather. Surprisingly, they need only a small (but secure) backyard to expend their energy.

Bottom line: Siberian Huskies need to be working to stay happy. Usually just maintaining your own active life through hiking and other outdoor sports will keep your Siberian Husky healthy, happy and out of trouble.

As mentioned earlier, training is a must with this breed and you may want to invest in more advanced obedience classes. This can be difficult for many owners and trainers as the breed is very intelligent and will determine the difference between classes and home.

They will behave wonderfully at class, following all instructions and commands, but at home they may revert back to the stubborn dog that stole your heart. This can be frustrating, but you will find that patience, time, and a little of your own stubbornness will pay off.

Crate training is an important tool that is often recommended by breeders. It keeps you dog and puppy safe and also gives them their own safe haven to retreat to when they are feeling overwhelmed or tired. A crate should never be used as a punishment.

Leash training is also a must as Siberian Huskies should never be left off leash when they are not in a fenced area. They love to run and will do so without any thought of how far away you are. You can easily lose your Siberian Husky if he decides to chase something or simply enjoy a heartfelt run. Siberian Huskies do have a high prey drive and that is another reason why they should be leashed during walks.

• Feeding

Recommended daily amount: 1.5 to 2 cups of high-quality dry food a day, divided into two meals.

When it comes to meal times, Siberian Huskies are known for being "easy keepers" — requiring a relatively small amount of food for their size. This trait may be traced to the origins of the breed, as the Chukchis developed these dogs to pull a light load at a fast pace over great distances in low temperatures on the smallest possible intake of food.

Note: How much your adult dog eats depends on his size, age, build, metabolism, and activity level. Dogs are individuals, just like people, and they don't all need the same amount of food. It almost goes without saying that a highly active dog will need more than a couch potato dog. The quality of dog food you buy also makes a difference — the better the dog food, the further it will go toward nourishing your dog and the less of it you'll need to shake into your dog's bowl.

For more on feeding your Husky, see our guidelines for buying the right food, feeding your puppy, and feeding your adult dog.

• Coat Color And Grooming

Make sure your vacuum cleaner is in top working order and you book time regularly to groom if you adopt a Siberian Husky. His double coat features medium-length hair. The top coat is straight and the undercoat feels soft and dense.

Expect lots of hair, lots of shedding — especially during spring and fall when they blow their coats. That said, this is a fairly easy breed to care for. Siberian Huskies living in cooler temperatures tend to shed less than those who live in warmer climates. You can avoid matting — and excess hair on your furniture — if you commit to brushing your dog's coat at least once a week during the year — and daily during shedding season.

Siberian Huskies are clean dogs and will take the time to clean themselves — much like a cat will. They don't typically emit "doggy" odor and rarely need baths. Unless, of course, they wiggle in something disgusting in the backyard or find a stinky body of water to jump in. When it is bath time, select a high-quality dog shampoo designed to keep the natural oils in your dog's skin and coat.

Huskies come in a variety of colors and markings, from black to pure white with colored markings on the body that include reds and coppers. Their eyes can be brown, blue, or a combination. Their faces sport masks that add to their eye appeal.

Brush your Husky's teeth at least two or three times a week to remove tartar buildup and the bacteria that lurk inside it. Daily brushing is even better if you want to prevent gum disease and bad breath.

Trim his nails once or twice a month if your dog doesn't wear them down naturally to prevent painful tears and other problems. If you can hear them clicking on the floor, they're too long. Dog toenails have blood vessels in them, and if you cut too far you can cause bleeding — and your dog may not cooperate the next time he sees the nail clippers come out. So, if you're not experienced trimming dog nails, ask a vet or groomer for pointers.

His ears should be checked weekly for redness or a bad odor, which can indicate an infection. When you check your dog's ears, wipe them out with a cotton ball dampened with gentle, pH-balanced ear cleaner to help prevent infections. Don't insert anything into the ear canal; just clean the outer ear.

Begin accustoming your Husky to being brushed and examined when he's a puppy. Handle his paws frequently — dogs are touchy about their feet — and look inside his mouth. Make grooming a positive experience filled with praise and rewards, and you'll lay the groundwork for easy veterinary exams and other handling when he's an adult.

As you groom, check for sores, rashes, or signs of infection such as redness, tenderness, or inflammation on the skin, in the nose, mouth, and eyes, and on the feet. Eyes should be clear, with no redness or discharge. Your careful weekly exam will help you spot potential health problems early.

• Children And Other Pets

Huskies make great pets for households with children. They can be very tolerant of children, but like all other dogs, should be supervised when around young children.

Always teach children how to approach and touch dogs, and always supervise any interactions between dogs and young children to prevent any

Always teach children how to approach and touch dogs, and always supervise any interactions between dogs and young children to prevent any biting or ear or tail pulling on the part of either party. Teach your child never to approach any dog while he's eating or to try to take the dog's food away. No dog should ever be left unsupervised with a child.

Siberian Huskies do get along with other dogs but it is still important to take your puppy to socialization classes. This gets them used to other dogs and also to people, although they are also very affectionate to strangers. Socialization teaches puppies how to behave and greet other dogs and their owners.

Keep in mind the history of this breed. The harsh conditions in Siberia created a strong prey drive in this breed because food was often hard to find. As a result, many Huskies today maintain that prey drive toward small animals such as squirrels, rabbits, and cats. Some Huskies, however, thrive in multi-pet households, especially when they are raised with other pets from puppyhood.

Rescue Groups

Siberian Huskies are often purchased without any clear understanding of what goes into owning one. There are many Huskies in need of adoption and or fostering. There are a number of rescues that we have not listed. If you don't see a rescue listed for your area, contact the national breed club or a local breed club and they can point you toward a Husky rescue.

- Bay Area Siberian Husky Club
- Delaware Valley Siberian Husky Rescue
- Garden State Siberian Husky Club
- Half Moon Husky Rescue, Inc.
- MaPaw Siberian Husky Rescue & Referral Service, Inc.
- Seneca Siberian Husky Club
- Siberian Husky Assist Rescue
- Siberian Husky Club of Greater Cleveland
- Siberian Husky Rescue Site

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- Affenpinscher
- Afghan Hound
- Airedale Terrier
- Akita
- Alaskan Malamute
- American English Coonhound
- American Eskimo Dog
- American Foxhound
- American Pit Bull Terrier
- American Water Spaniel
- Anatolian Shepherd Dog
- Appenzeller Sennenhunde
- Australian Cattle Dog
- Australian Shepherd
- Australian Terrier

- Akita
- Alaskan Malamute
- American Bulldog
- American Pit Bull Terrier
- American Staffordshire Terrier
- Anatolian Shepherd Dog
- Australian Shepherd
- Australian Terrier
- Basenji
- Bassett Hound
- Beagle
- Bearded Collie
- Bedlington Terrier
- Belgian Malinois
- Belgian Sheepdog
- Belgian Tervuren
- Berger Picard
- Bernese Mountain Dog
- Bichon Frise
- Black and Tan Coonhound
- Black Russian Terrier
- Bloodhound
- Bluetick Coonhound
- Bolognese
- Border Collie
- Border Terrier
- Borzoi
- Boston Terrier
- Bouvier des Flandres
- Boxer
- Boykin Spaniel
- Bracco Italiano
- Briard
- Brittany
- Brussels Griffon
- Bull Terrier
- Bulldog
- Bullmastiff
- Cairn Terrier
- Cane Corso
- Cane Corso
- Cardigan Welsh Corgi
- Catahoula Leopard Dog
- Cavalier King Charles Spaniel
- Cesky Terrier
- Chesapeake Bay Retriever
- Chihuahua
- Chinese Crested
- Chinese Shar-Pei
- Chinook
- Chow Chow
- Clumber Spaniel
- Cockapoo
- Cocker Spaniel
- Collie
- Coton de Tulear
- Curly-Coated Retriever
- Dachshund
- Dalmatian
- Dandie Dinmont Terrier
- Doberman Pinscher
- Dogue de Bordeaux
- English Cocker Spaniel
- English Foxhound

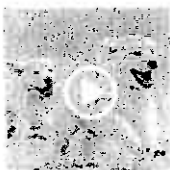
- English Setter
- English Springer Spaniel
- English Toy Spaniel
- Entlebucher Mountain Dog
- Field Spaniel
- Finnish Lapphund
- Finnish Spitz
- Flat-Coated Retriever
- Fox Terrier
- French Bulldog
- German Pinscher
- German Shepherd Dog
- German Shorthaired Pointer
- German Wirehaired Pointer
- Giant Schnauzer
- Glen of Imaal Terrier
- Goldador
- Golden Retriever
- Goldendoodle
- Gordon Setter
- Great Dane
- Great Pyrenees
- Greater Swiss Mountain Dog
- Greyhound
- Harrier
- Havanese
- Ibizan Hound
- Icelandic Sheepdog
- Irish Red and White Setter
- Irish Setter
- Irish Terrier
- Irish Water Spaniel
- Irish Wolfhound
- Italian Greyhound
- Jack Russell Terrier
- Japanese Chin
- Keeshond
- Kerry Blue Terrier
- Komondor
- Kooikerhondje
- Korean Jindo Dog
- Kuvasz
- Labradoodle
- Labrador Retriever
- Lakeland Terrier
- Lancashire Heeler
- Leonberger
- Lhasa Apso
- Lowchen
- Maltese
- Maltese Shih Tzu
- Maltipoo
- Manchester Terrier
- Mastiff

- Miniature Pinscher
- Miniature Schnauzer
- Mut

- Neapolitan Mastiff
- Newfoundland
- Norfolk Terrier
- Norwegian Buhund
- Norwegian Elkhound
- Norwegian Lundehund
- Norwich Terrier
- Nova Scotia Duck Tolling Retriever
- Old English Sheepdog
- Otterhound
- Papillon
- Peekapoo
- Pekingese
- Pembroke Welsh Corgi
- Petit Basset Griffon Vendeen
- Pharaoh Hound
- Plott
- Pocket Beagle
- Pointer
- Polish Lowland Sheepdog
- Pomeranian
- Poodle
- Portuguese Water Dog
- Pug
- Puggle
- Puli
- Pyrenean Shepherd
- Rat Terrier
- Redbone Coonhound
- Rhodesian Ridgeback
- Rottweiler
- Saint Bernard
- Saluki
- Samoyed
- Schipperke
- Schnoodle
- Scottish Deerhound
- Scottish Terrier
- Sealyham Terrier
- Shetland Sheepdog
- Shiba Inu
- Shih Tzu
- Siberian Husky
- Silky Terrier
- Skye Terrier
- Sloughi
- Small Munsterlander Pointer
- Soft Coated Wheaten Terrier
- Stabyhoun
- Staffordshire Bull Terrier
- Standard Schnauzer
- Sussex Spaniel
- Swedish Vallhund
- Tibetan Mastiff

- Tibetan Spaniel
- Tibetan Terrier
- Toy Fox Terrier
- Toy Poodle
- Toy Terrier
- Treeing Tennessee Brindle

- Treeing Tennessee Brindle
- Treeing Walker Coonhound
- Vizsla
- Weimaraner
- Welsh Springer Spaniel
- Welsh Terrier
- West Highland White Terrier
- Whippet
- Wirehaired Pointing Griffon
- Xoloitzcuintli
- Yorkipoo
- Yorkshire Terrier



Dog Videos

Funny Dogs,
Dog Health & More



Dog Pictures

Funny Dogs,
Dog Breeds & More

Around the web



10 Most Expensive Purebred Dogs Money Can Buy



13 Dog Breeds That Are Overwhelmingly Affectionate

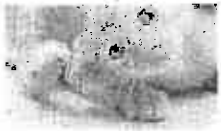


Huge Lion Freaks Out After Little Girl Blows a Kiss at Zoo



The Untold Truths of 'Fixer Upper'





**8 Things You Should
Never Do To Your Cat**

**Shelter Dog Cannot
Contain Her
Excitement After
Being Adopted**

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EXHIBIT B

EXHIBIT "B"

TYLER & BURSCH, LLP
LAWYERS & ADVISORS

Reply To:
Riverside County Office:
24910 Las Brisas Road, Suite 110
Murrieta, California 92562
Telephone: 951.600.2733
Facsimile: 951.600.4996

www.tylerbursch.com

Orange County Office:
The Logos Building
3000 West MacArthur Boulevard
Suite 440
Santa Ana, California 92704
Telephone: 949.707.2733

May 23, 2016

VIA ELECTRONIC MAIL
AND U. S. MAIL

Mr. Timothy Wheeler
Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92501
Email: twheeler@rcplma.org

Re: *Comments on Kennel II Application, Plot Plan #25922*

Dear Mr. Wheeler:

It was nice talking to you on the phone regarding Plot Plan #25922 and I sent a follow-up email requesting notification of any public hearings or actions taken on this matter. With that said, the law firm of Tyler & Bursch has been retained to represent the interests of the neighbors located in and around the project or the area known as the Tenaja Community Service District (hereinafter "TCSD").

To set the legal framework, the TCSD was formed by the residents to improve and maintain streets, bridges, culverts, curbs, gutters, drains, and works incidental thereto. Attachment "A" provides a copy of Restated Ordinance No. 5 which outlines the duties of the TCSD. However, TCSD has other powers including "to act as ex-officio governing body of any owner's association to administer existing Conditions, Covenants and Restrictions (hereinafter "CC&Rs"). Attachment "B" provides information about TCSD and the important paragraph, relating to CC&R enforcement powers, has been outlined. Attachment "C" provides a copy of Ordinance No. 1 which gives TCSD authority to enforce CC&Rs within the TCSD jurisdiction.

Regarding the McVicker's property, the TCSD has authority to enforce CC&Rs that run with the land within its boundaries. I am attaching a copy of the CC&Rs that relate to the McVicker's property. As you can see, pursuant to 3.05 Signs are covered; 3.06 Building Regulations are covered; and 6.03 Prohibited Operations and Uses do not allow for commercial, industrial or manufacturing operations of any kind and commercial ranching of cattle, horses and sheep are prohibited as well. Attachment "D" provides a copy of the CC&Rs, Recorded Document No. 524768 which every purchaser of real property is given constructive notice because the document is recorded. At the bottom of this letter, explains concerns with the County's definitions as they relate to kennels and the CC&Rs.

One of the ongoing issues with the McVicker's property is the lack of supervision of the dogs. Pursuant to Ordinance 348.4818, Section 1845(C) requires "All Class II Kennels and all catteries shall include a single family dwelling to be used by a live-in caretaker. . ." Evidently, the McVickers have someone on the property and we are assuming that person should be supervising the dogs, especially in light of the high numbers of dogs on the property. The McVickers originally placed 14 Siberian Huskies ("Huskies") on their property without a proper permit and now have 18 Huskies. While there is a person on the property, that person was unable to stop the dogs from escaping off the property on two occasions and attacking a horse, donkey and killing several chickens. These incidents are documented in photos and statements of neighbors who were placed in fear of their lives as this "pack of dogs" terrorized the neighborhood without any supervision or ability to notify the owners until they came home. Attachment "E" provides photos of the dogs after attacking neighbors' animals. When a neighbor came to get help from the McVickers, no one was available.

It is important to note the type of breed the McVickers have left in large numbers without proper supervision. Huskies are extremely hard to train, and they have a reputation as escape artists. "Siberian Huskies put the 'H' in 'Houdini'".¹ The article stated Huskies love to howl and are instinctive hunters. "Predatory instincts in the Siberian Husky are strong. While the Siberian is normally gentle and friendly with people and other dogs, owners MUST be aware that small animals in and around the home, such as squirrels, rabbits, birds, guinea pigs, hamsters, and CATS, are potential victims of their strong predatory instinct. They are swift, cunning, and patient in their hunting skills."² The article concluded one should not leave small children unattended around these types of dogs. Thus, PP#25922 is requesting to place 25 howling Huskies that have great escape abilities and a propensity to kill small animals at a location where help is not readily available. This is the very type of situation that Ordinance 630 was designed to prevent. You can imagine the fear of neighbors as they watch 5-6, maybe more, pack animals come onto their property without any supervision from the property owner maintaining the Type II Kennel. In one instance, the property owner was imprisoned in her house because of her fear of dogs and the Huskies that had decided to camp out on her property. This type of situation should not be allowed in light of Ordinance 630.

A significant concern of the neighbors is they bought property in the TCSD because it is horse country. Most all of the neighbors own horses and ride horses. It is the equestrian life-style that brought them to the area and encouraged them to invest. That purpose is negatively affected by wolf-like dogs who run in packs and attack horses. The situation creates a significantly dangerous environment for horses and their riders. For this reason alone, the County of Riverside should not approve the Kennel II permit.

To make matters worse, properties in the TCSD back up to a wildlife corridor. Protected species use the land behind the McVicker's home as a corridor. Placing 25 predatory, escape artists,

¹ Dogtime.com: <http://dogtime.com/dog-breeds/siberian-husky#slide/1>, last visited May 22, 2016.

² Siberian Husky Club of America, Inc., <http://www.shca.org/shcahp2a.htm>, last visited May 22, 2016.

who like to howl, is bound to negatively affect biological resources, if not destroy them altogether. Regarding the howling, the noise has so negatively impacted the neighbors as to become untenable. The odor from 25 dogs urinating and defecating is certain to have significant impacts to biological resources, and the hydrology of the area, as well as general disturbance of residents' quiet enjoyment of their property.

As you know, the County of Riverside only allows one to four dogs on a property under normal circumstances. A person owning five or more dogs must apply for a license to operate a kennel. (Ordinance 6.08.050(A).) The County of Riverside's definition of "kennel" describes the buildings and number of dogs but does not describe the use as accurately as other jurisdictions. For example, the City of Riverside defines "kennel" to mean "commercial kennel" (Ordinance 8.18.010); Kern County defines "kennel" as "the business of boarding . . . dogs or cats." (Ordinance 7.04.150.) The problem is the County of Riverside has placed a limit on the number of dogs that can be on private property and yet, through its failure to accurately define kennels, has allowed private owners to disregard the limitation, exposing their neighbors and the community to nuisance and the expense of litigation. The neighbors request the County of Riverside adopt a more complete definition for "kennel" as commercial or business; not residential use. It is truly not a "residential" use or it would fall under the four or less dog limitation. If "kennel" clearly defined the use, the McVicker proposal would not be allowed under the CC&Rs. We encourage the County of Riverside to close the loophole in its Ordinance that circumvents the four dog restriction on property. We encourage the County of Riverside to adopt the City of Riverside's definition as more appropriate.

Lastly, the TCSD has the job of overseeing road improvements. Road improvements are paid for by the residents through individual assessments. There is an abundance of information on how the roads have deteriorated because they were not designed for increased use. The implementation of any kennel will impact traffic on the roads and should require, at a bare minimum, road improvements paid for by Plot Plan applicants so the neighbors are not subjected to the dust and traffic concerns that will come with Plot Plan entitlements. Moreover, this project must come before the TCSD, not only as governing body for enforcement of the CC&Rs, but also, because of road improvements and traffic conditions exacerbated by these types of projects.

In closing, I am available to discuss these concerns with you more fully. We encourage you to deny the requested permit as inappropriate for the neighborhood and based upon past incidents, this letter may be used in the future as notification to the County of Riverside that a huge safety concern existed prior to any approval project approval. I can be reached at (951) 600-2733 or at mnicholson@tylerbursch.com if you have any questions regarding this letter.

Kind regards,



Marty J. Nicholson, Esq.

ATTACHMENT "A"

RESTATED ORDINANCE NO.5

**AN ORDINANCE OF THE TENAJA COMMUNITY SERVICES DISTRICT
REQUIRING OFFERS OF DEDICATION AND THE PREPARATION OF
CENTERLINE STUDY PROFILE FOR PUBLIC STREETS**

Section I. RECITATIONS OF FACT.

A. The Tenaja Community Services District (District) is empowered to improve and maintain streets, bridges, culverts, curbs, gutters, drains, and works incidental thereto subject to the consent of the Board of Supervisors of the County of Riverside.

B. Ordinance No. 460 of the County of Riverside authorizes the District to impose development standards for streets within its boundaries subject to the approval of the Director of Transportation of the County.

C. The Board of the Directors have heretofore adopted Ordinance No. 7 establishing design and construction standards for public streets which are to be imposed on all divisions of land within the District.

D. The Board of Directors has also required persons processing Schedule H and I Parcel Maps to prepare "Street Improvement Plans" for proposed public streets.

E. On June 24, 1993, the County of Riverside adopted a new standard which substitutes a "Centerline Study Profile" for "Street Improvement Plans" as of July 14, 1993.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE TENAJA COMMUNITY SERVICES DISTRICT ORDAINS AS FOLLOWS:

Section II. Restatement of Ordinance No. 5.

This Ordinance shall constitute a complete restatement of Ordinance No. 5 and those portions of previously adopted Ordinances 4, 5 or 7 which are inconsistent with this restatement are to that extent repealed.

**Section III. CONDITIONS OF APPROVAL FOR SCHEDULES H AND I
PARCEL MAP DIVISIONS**

A. Prior to the approval by the County of Riverside of any Schedule H or Schedule I Parcel Maps as defined in Sections 10.13 and 10.14 of County Ordinance No.460, the owner or developer shall:

1. Irrevocably offer to dedicate to the Public all of the right of way for any public street(s) required for

the proposed division of land as defined in Ordinance No. 7.

2. Prepare a Centerline Study Profile pursuant to the standards adopted by the County of Riverside on June 24, 1993, and incorporated herein by reference.

B. Such offers of dedication and Study shall be predicated upon:

1. Preserving and maintaining access to public streets;

2. A street center-line profile extending a minimum of 600 feet beyond the boundaries of the proposed division of land;


3. Approval of the vertical and horizontal alignments by the District.

4. The ultimate construction of the street(s) in accordance with standards and specifications set forth in Ordinance No. 7.

Section IV. Effective Date -- An Urgency Measure.

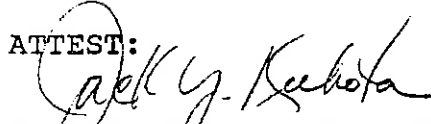
This is an urgency measure adopted for the safety and welfare of the District and shall be effective immediately. The nature of the urgency is that applications for Schedules H and I Parcel Maps which are currently awaiting the approval of the County of Riverside must, under the terms of the current Ordinance No. 5, present Street Improvement Plans. Adoption of this ordinance will permit such applicants to process their maps with a Centerline Study Profile.

ADOPTED by the Board of Directors of the Tenaja Community Services District this 2nd day of September, 1993, by unanimous vote of the following Directors present: Palmer, Selzler, Leondis, and Natale.



Ken Palmer, President

ATTEST:



Jack Y. Kubota, Secretary

ATTACHMENT "B"



Tenaja Community Services District

MENU

- Home
- About Us
- Agenda
- Minutes
- Operations
- Permit
Forms
- Contact
- Financials
- Acceptance
of
Easements
- Resolutions

About the Tenaja CSD

The Tenaja Community Services District ("TCSD") was formed in 1985 pursuant to the Community Services District Act of California ("CSDA"), and encompasses approximately 6,400 acres of spacious rural land in the Santa Rosa Coastal Mountain Range between the City of Murrieta and the Cleveland National Forest.

TCSD receives its powers through the Community Services District Act of the State of California (CSDA) to undertake a number of local agency functions. Currently, however, the Board of Directors is primarily involved in the improvement and maintenance of streets. Since TCSD has no land-use powers, development is subject to the Southwest Area Community Plan of the County of Riverside which requires a minimum of five (5) acres for one (1) residence.

The CSDA authorizes Community Services Districts to exercise a number of municipal powers; the Tenaja Community Services District has, however, been granted authority over the following governmental functions:

1. The collection, treatment, or disposal of sewage, waste, and storm water of the district and its inhabitants.
2. The constructing, opening, widening, extending, straightening, surfacing, and maintaining, in whole or in part, of any street in the district, subject to the consent of the governing body of the county or city in which the improvement is to be made.
3. The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in subdivision (j), subject to the consent of the governing body of the county or city in which the improvement is to be made.

However, at this time the District only provides the services related to the improvement and maintenance of streets. The District's routine maintenance includes: culvert cleaning, tree trimming, pavement repair, overlays, striping, sign repair and replacement, shoulder replacement, and other related activities.

Under the CSD Act, Community Services Districts are empowered to raise taxes, finance improvement projects through assessment districts created under one or more Improvement Acts sanctioned by State law, and/or to pay for improvements upon the prior approval of the affected electorate through a process defined in Proposition 218. The Board of Directors may, therefore, impose assessments in accordance with its statutory authority or act as facilitator for special assessment districts or an assessment to be created through a Proposition 218 proceeding. As facilitator, the District will coordinate the engineering, development of plans, construction and the ultimate funding.

The CSDA requires the Board of Directors to meet at least quarterly. Currently the regular meetings for the TCSD Board are scheduled for the first Thursdays of each month at the District's office. The Board may, in addition, hold Special meetings or adjourn a regular meeting to another time and place.

The District is governed by a five-member Board of Directors who are residents of the District and elected by residents to four-year terms. The District posts agendas at the District office on the Friday before each month. In addition, agenda packets of each Board meeting are available on request for a nominal annual fee.

The CSDA has empowered the Board to act as ex-officio governing body of any owner's association to administer existing Conditions, Covenants and Restrictions (CC&R). The Board may, in addition appoint any number of advisory committees. Standing committees at this time are the Roads Committee and the Architectural Committee.

The Roads Committee and Architectural Committee meet every Thursday at 8:30 AM to review and discuss applications for easements, road encroachments, street maintenance and Architectural approvals.

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ATTACHMENT "C"

ORDINANCE NO. 1
TENAJA COMMUNITY SERVICES DISTRICT

ORDINANCE OF THE TENAJA COMMUNITY SERVICES DISTRICT
ESTABLISHING A COMMITTEE FOR THE ENFORCEMENT OF CC&R'S
FOR TRACTS WITHIN DISTRICT BOUNDARIES

THE BOARD OF DIRECTORS OF THE TENAJA COMMUNITY SERVICES DISTRICT HEREBY ORDAINS AS FOLLOWS:

Section 1. Recitals

a. Section 61601.16 of the Government Code empowers the Board of Directors of the Tenaja Community Services District to enforce the covenants, conditions and restrictions adopted for each tract within the boundaries of the District, and to assume the duties of the Architectural Control Committee for each tract within such boundaries, for the purpose of maintaining uniform standards of development.

b. The Board of Directors hereby finds and determines that it is feasible, economically sound, and in the public interest to undertake such duties and responsibilities.

c. A majority of the voters voting on the proposition has voted in favor of the adoption of such additional purpose pursuant to Section 61601 of the Government Code.

d. The Board of Directors desires to establish a committee to act as the Architectural Control Committee for all tracts within the District's boundaries.

Section 2. Creation and Membership. An Architectural Control Committee for the Tenaja Community Services is hereby created, the membership of which shall be comprised of five (5) members, appointed from the following categories:

a. Not less than two (2) members from the residents of the District;

b. Not more than three (3) members from the non-resident property owners of the District.

c. Not more than one (1) member who is neither a resident nor a property owner of the District.

Section 3. Duties. The Architectural Control Committee shall undertake and have the following duties, responsibilities and functions, together with the powers incidental thereto:

a. To review and make recommendations to the Board of Directors concerning the construction, alteration, or repair of structures as more specifically set forth in Declaration of Covenants, Conditions and Restrictions for tracts within the boundaries of the Tenaja Community Services District;

b. To review and recommend to the Board of Directors the enforcement of other provisions of any declaration of conditions, covenants and restrictions; and

c. To undertake such other duties as may be assigned by the Board of Directors.

Section 4. Appointments. Members of the Committee shall be appointed by the affirmative votes of not less than three (3) members of the Board of Directors.

Section 5. Term of Office. Each member of the Committee shall serve for a one (1) year term commencing on the date of appointment and expiring on June 30 of the designated expiration year. Each member of the Committee holding office as of June 1, 1987, shall, however, continue in such office until June 30 of 1988.

Section 6. Vacancies. All vacancies shall be filled by appointment of the Board of Directors by the affirmative votes of not less than three (3) members; where a vacancy shall occur leaving an unexpired term, the subsequent appointment shall be made for the balance of such unexpired term; except for the removal of a Committee member or vacancies due to absences, each Committee member shall continue to serve until his successor is appointed and qualified.

Section 7. Removal from Office. Any member of the Committee may be removed from such office, with or without cause, at any time, by the Board of Directors. No such removal shall, however, be effective unless a motion to that effect made at a regular, adjourned regular, special, or adjourned special meeting is carried by the affirmative votes of not less than three (3) members of the Board of Directors.

Section 8. Absences. Any member of the Committee who is absent without sufficient cause from three (3) successive regular meetings, shall be deemed to have vacated his or her office. An absence due to illness or an unavoidable absence from the District shall be deemed an excused absence of sufficient cause provided notice is given to the secretary of the Committee by such member on or before the day of any regular meeting.

Section 9. Compensation and Expenses. Each member of the Committee shall be entitled to such compensation as may be set by the Board of Directors. Such members shall be entitled to reimbursement for expenses incurred in the performance of their official duties if such expenses are approved in advance by the Board of Directors.

Section 10. Meetings. Except as otherwise expressly provided in this Ordinance, the Committee shall establish the time and place of its regular meetings. All such meetings shall be conducted in accordance with the provisions of the Ralph M. Brown Act. The Committee shall adopt rules for the transaction of its business and shall keep a record of its proceedings, which record shall be open to inspection by any member of the public.

Section 11. Officers. The Committee shall annually elect one of its members as Chairman and one of its members as Vice-Chairman. Such election shall take place at the first regular meeting in July of each year. The General Manager shall designate the secretary of the Committee and shall provide appropriate clerical assistance and shall be responsible for the maintenance of all its permanent records.

Section 12. Expenditures. The Committee shall have no authority to expend or authorize the expenditure of public funds except with the prior express approval of the Board of Directors.

ORDINANCE NO. 1

ADOPTED AT A REGULAR MEETING ON FEBRUARY 7, 1987

Moved by Director Palmer, seconded by Director Metcalf and approved by the following vote.

Ayes: Directors Hoboy, Lippert, Nesbitt, Palmer and Metcalf

Nays: None

Whereupon the President declared that Ordinance No. 1 was adopted, to be effective 30 days from date hereof.

President

ATTEST:

Secretary

ATTACHMENT "D"

MAIL TO:
RICHARD PIERCE
20625 SIERRA ELENA,
TENAJA, CA. 92562

AMENDED

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
(PARCELS)

524768
RECEIVED FOR RECORD
AT 8:00AM

DEC - 8 1998

Recorded in Official Records
of Riverside County, California
Recorder
Fee \$ 40.50

THIS AMENDED DECLARATION, made this 25th day of November, 1998, by
the record owners of certain parcels located within the real property described in more
detail herein (individually and collectively hereinafter referred to as "Declarant").

DECLARANTS ARE:

ROBIN OXMAN
RICHARD PIERCE

ARTICLE I
RECITALS

C
AR

40/14

1.01 On December 19, 1968 SANTA ROSA RANCHES, a partnership,
composed of Temecula Properties, Inc., a California corporation, Temecula Investment
Company, a California corporation, and Kaiser Rancho California, Inc., a California
corporation, as partners, the developer, established Covenants, Conditions and
Restrictions (the "Foundation Declaration") for certain property located in the County of
Riverside, State of California, more particularly described therein;

1.02 Declarant constitutes fifty-one percent (51%) or more (based on the
number of square feet subject to these restrictions) of certain real property in the
County of Riverside, State of California as more particularly described in Exhibit "A"
attached hereto (the "Area");

1.03 The Foundation Declaration will expire on December 19, 1998;

1.04 Declarant expressed by ballots distributed to all record owners its desire
to amend, extend and replace the Foundation Declaration as set forth herein (the
"Declaration");

1.05 Said ballots were duly distributed, collected, and counted as set forth in
the affidavit attached hereto as Exhibit "B"; and

1.06 The Declarant by said ballots appointed Richard Pierce and/or Robin
Oxman as attorney-in-fact with full power and authority to execute the Declaration on
Declarant's behalf.

NOW, THEREFORE, Declarant hereby declares that the Area and Parcels
thereof shall be held, sold and conveyed, subject to the following restrictions,
covenants, and conditions.

524768

12 3 98

SECURITY UNION TITLE INS. CO.
RECORDER
9814 Newport Boulevard, Suite 200
Newport, CA 92660

RIVERSIDE

ARTICLE II
GENERAL PROVISIONS

2.01 Establishment of Restrictions.

Declarant, empowered pursuant to Section 7.02 of the Foundation Declaration, hereby declares that each Parcel within the Area is now held and shall thereafter be held, transferred, sold, leased, conveyed and occupied subject to the restrictions herein set forth, each and all of which is and for, and shall inure to, the benefit of and pass with each and every Parcel of the Area and shall apply to and bind the heirs, assignees and successors in interest of Declarant and any owner thereof.

2.02 Purpose of Restrictions.

The purpose of these restrictions is to insure Area use and development of the Area, to protect the owner of each Parcel against improper use and development of surrounding Parcels as will depreciate the value of the Parcels or interfere with the beneficial use and enjoyment of the Parcels, to prevent haphazard and unsightly improvements, and in general to provide adequately for planned use and development of the Area in accordance with the terms hereof.

2.03 Definitions.

(a) **Improvements.** "Improvements" shall mean and include buildings, barns, silos, cages, houses, outbuildings, sheds, parking areas, loading areas, fences, walls, poles, signs, streets, alleys and any other structures of any type or kind.

(b) **Declarant.** "Declarant" shall mean the undersigned Owners, their heirs, successors and assigns.

(c) **Non-Area Resident.** "Non-Area Resident" shall mean a property owner who resides outside the Area but within the Tenaja Community Services District.

(d) **Non-Resident.** "Non-Resident" shall mean an Owner who does not own a residence on a Parcel.

(e) **Owner.** "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Parcel which is a part of the Area, but excluding those having such interest merely as security for the performance of an obligation.

(f) **Parcel.** "Parcel" shall mean and refer to, unless otherwise specifically stated herein, any portion of the Area transferred, conveyed, or otherwise transferred to an Owner.


(g) **Resident.** "Resident" shall mean an Owner who owns a residence on a Parcel.

ARTICLE III
REGULATION OF IMPROVEMENTS

3.01 Minimum Setback Line.

(a) **General.** No structure of any kind, and no part thereof, shall be placed on any Parcel closer to the property line than herein provided.

(b) **Front Yard Setback.** The front setback line is established fifty (50) feet from the front property line.



(c) Side and Back Yard Setbacks. The setback lines from both the side and back yard property lines are each established at a minimum of thirty-five (35) feet from the said property lines.

(d) Setback Variances. An Owner may request a variance to the setback requirements referenced herein from the Architectural Control Committee established under ARTICLE V hereof by presenting to said committee a plot plan showing that the structures desired to be constructed cannot be reasonably accomplished without modifying said setback requirements.

(e) Retention of Slope Easements. Slope easements at a ratio of 2:1 are reserved for improvement of streets to ultimate standards of the governing agency.

3.02 Completion of Construction.

After commencement of construction of any structure or improvements, the work thereon shall be diligently prosecuted, to the end that the structure or improvements shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.

3.03 Fencing.

All Parcels on which animals are kept shall be adequately fenced so as to keep said animals on that Parcel and protect the crops and property of other Parcels.

3.04 Excavation.

Exposed openings resulting from any excavation made in connection with construction of improvements shall be backfilled and disturbed ground shall be leveled.

3.05 Signs.

(a) No signs, posters or displays ("Signs") shall be shown or displayed on a Parcel, except as follows:

- (1) To identify the name and address of the person or business occupying the premises;
- (2) To identify the offering of the premises for sale or lease; and
- (3) To identify prohibited uses of the Parcel.

(b) Signs, shall conform to the following sizes and standards:

- (1) For Parcels contiguous to a paved road no Sign shall be shown or displayed with a surface area that is greater than 6 square feet; and
- (2) For Parcels that are not contiguous to a paved road, Signs may be shown or displayed with a surface area that is not greater

than 32 square feet for the purpose of promoting the sale or lease of the Parcels.

(3) Road name identification Signs shall conform to the "rural design" standards adopted by the Teneja Community Services District.

9814 Reynolds Boulevard, Suite 200
San Francisco, CA 94122

(4) Temporary directional Signs to Parcels may be shown or displayed so long as they are removed by the Owner within 5 calendar days of placement.

3.06 Building Regulations.

Any building or structure of whatever type shall be properly maintained. No building or other structure shall be built or erected unless the building or other structure is of a quality usual and customary for that type of building or structure and of good quality and design.

3.07 Maintenance and Storage.

(a) All Parcels shall be properly maintained. Rubbish and debris shall be promptly removed.

(b) No materials, supplies, trailers or equipment including propane tanks, well equipment, trash storage, and inoperable motor vehicles shall be stored in any area on a Parcel except inside a closed building or behind a visual barrier screening such areas from the view of traveled ways, public streets, and other Parcels; except that properly maintained stock trailers may be stored.

3.08 Preservation of Trees.

No oak trees now located on any portion of the Area shall be removed, cut down or in any way damaged or destroyed, except for the sole purpose of providing a driveway or building pad for a house or outbuilding.

3.09 Virus Free Grapes.

No grape vines shall be planted, stored, or transported across any portion of the Area, unless prior to such planting, storage or transportation across any portion of the Area of any grape vines, the person or persons undertaking such activity shall secure a certificate from the University of California Agricultural Extension Service that such grape vines are "virus-free" and such certificate shall be delivered to the Architectural Control Committee referred to in Article V hereof.

ARTICLE IV
ENFORCEMENT

4.01 Notice of Violation and Inspection

Subject to the qualifications set forth below in Section 4.02 (b) hereof, an Owner or Owners of any Parcel may notify in writing the Architecture Control Committee established in accordance with Section 5.01 (referred to hereinafter in this provision as the "ACC") the conditions that are alleged to be in violation or breach of any restrictions herein contained (the "Condition"), which notice shall include, but may not be limited to, the name and address of the Owner of the Parcel which is the subject of the notice (the "Parcel Owner"), a detailed description of the Condition, and the date and how the complaining Owner or Owners first discovered the Condition (the "Notice"). Within ten (10) days after receipt of the Notice, the ACC shall send to the Parcel Owner a letter which: (a) describes the Condition; and (b) requests the Parcel

Owner to contact the ACC within five (5) days after receipt of the ACC's letter to set a date and time when the ACC shall inspect the Condition; provided, however, said inspection shall occur no later than fifteen (15) days after the date of the Notice. Failure of the Parcel Owner to agree to an inspection shall be deemed to be the express consent by the Parcel Owner to permit the ACC's inspection of the Condition on a date and time reasonably established and communicated to the Parcel Owner by the ACC.

4.02 Determination of Violation and Abatement.

(a) If the ACC after inspecting the Condition in accordance with Section 4.01 determines that it is a violation or breach of the restrictions contained herein, then the ACC shall send a written notice to the Parcel Owner of its findings, which notice shall also set forth a date by which the Parcel Owner must provide to the ACC proof acceptable to the ACC that the Parcel Owner has abated and removed the Condition. Any such abatement and removal shall be at the Parcel Owner's sole expense.

(b) Nothing contained in this ARTICLE shall prohibit an Owner, the TCSD and/or the ACC, enforcement authorities, or their representatives, from entering Parcels on which no Owner or Owner's agent or representative is present ("Unoccupied Parcels"), without first obtaining the Owner's permission, to facilitate the abatement and/or removal of nuisances, or conditions or activities prohibited hereunder, which are caused by persons who are trespassing on an Unoccupied Parcel. All Owners hereby authorize such entry for said specific purposes, provided, however, the Owners of Unoccupied Parcels shall thereafter be informed of such action and the outcome thereof.

(c) Any violation or breach of any one or more of the covenants or restrictions contained herein that is not abated and removed as set forth above in Section 4.02- a. may be enjoined or abated by the ACC or complaining Owner or Owners by an action of any court of competent jurisdiction, and damages may also be awarded against such violators. Violations shall be deemed to be a nuisance and remedies or enforcement may include an action at law or in equity to cause the violation to be cured, removed or otherwise corrected.

4.03 Attorneys' Fees.

In any legal or equitable proceeding for the enforcement or to restrain the violation of this Declaration or any provision thereof, the losing party or parties shall pay the attorneys' fees of the prevailing party or parties in such amount as may be fixed by the Court in such proceedings. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

4.04 Failure to Enforce Not a Waiver of Rights.

The failure of Declarant or any Owner to enforce any restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other restrictions.

**ARTICLE V
ARCHITECTURAL CONTROL COMMITTEE**

5.01 Composition of the Committee.

The Declarant authorizes the Board of Directors for the Tenaja Community Services District (the "TCSD") to establish a five (5) member Architectural Control Committee (hereinafter referred to as the "Committee") for the purposes of maintaining uniform standards of development of the Area as adopted in this Declaration. Subject to the qualification set forth below, the TCSD shall solicit and appoint members of the Committee in accordance with the following composition:

- (a) There shall be two (2) Resident members; provided, however, one such member may be a Non-Area Resident; and
- (b) There shall be three (3) Non-Resident members.

If there are not a sufficient number of candidates for the TCSD to appoint the above member categories, then the TCSD shall appoint members from any category; provided, however, only one member may be a Non-Area Resident.

At such time when forty (40) percent of the Parcels have residences constructed on them, the TCSD shall solicit and appoint members of the Committee in accordance with the following composition:

- (a) There shall be three (3) Resident members; provided, however, one such member may be a Non-Area Resident; and
- (b) There shall be two (2) Non-Resident members.

If there are not a sufficient number of candidates for the TCSD to appoint the above member categories, then the TCSD shall appoint members from any category; provided, however, only one member may be a Non-Area Resident.

In the event of death or resignation of any member of the Committee, the TCSD shall designate a successor in accordance with above referenced member composition. The members of the Committee shall not be entitled to any compensation for services performed pursuant to this covenant.

5.02 Committee Approval.

The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee fails to approve or disapprove plans and specifications within thirty (30) days after such plans and specifications have been submitted to it, approval will not be required and such plans and specifications shall be deemed approved as submitted.

No building or other improvement shall be erected, placed or altered on any parcel nor County approval for such activity sought, until the designs and specifications and a plan showing the location of the improvement on the Parcel have been approved by the Committee as to quality of workmanship and materials.

0314 Northwood, Oakland, Suite 200
San Francisco, CA 94612

5.03 Liability of Committee.

Neither Declarant, the members of the Committee nor its representative, their successors or assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any Owner or lessee of any Parcel affected by this Declaration, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the Committee for approval agrees, by submission of such plans, and every Owner or lessee of any Parcel within the Area agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Declarant, the members of the Committee, or its representative, to recover any such damages.

ARTICLE VI
REGULATION OF OPERATIONS AND USES

6.01 Permitted Operations and Uses.

Unless otherwise specifically prohibited herein, any agricultural operation and use will be permitted if it is performed or carried out so as not to cause or produce a nuisance to adjacent parcels. Nuisance shall be defined in accordance with the County of Riverside ordinances and regulations.

6.02 Prohibited Operations and Uses.

No commercial, industrial or manufacturing operations of any kind shall be permitted or conducted on the Area; except for the following:

- (a) Professional, administrative, and instructional occupations, without external evidence thereof which are incidental to the primary buildings on the Parcel;
- (b) Commercial ranching of cattle, horses and sheep; and
- (c) Commercial farming, excluding commercial nurseries.

6.03 Prohibited Residential Uses.

Owners shall not use mobile homes, motor homes or trailers for residential purposes, except that trailers may be used as a residence by the Owner during the Owner's residence construction for no more than 18 months, unless otherwise extended by the Committee

6.04 Additional Prohibited Uses.

No person shall discharge firearms on any Parcel except to protect life and/or property, and no person shall dump trash, or take-off or land parasails, hang gliders or ultralight aircraft or other similar flying craft on any Parcel.

ARTICLE VII
TERM, TERMINATION, MODIFICATION
AND ASSIGNMENTS OF DECLARANT'S RIGHTS AND DUTIES

7.01 Term.

This Declaration, every provision hereof and every covenant, condition and restriction contained herein shall continue in full force and effect for a period of ten (10) years from the date hereof, after which time this Declaration shall be automatically extended for successive periods of ten (10) years, unless this Declaration, or any covenant, condition or restriction contained herein, is terminated, extended, modified or amended in accordance with Section 7.02 hereof.

7.02 Termination and Modification.

This Declaration, or any provisions hereof, or any covenant, condition or restriction contained herein, may be terminated, extended, modified or amended, as to the whole of the Area or any portion thereof, with the written consent of the owners of fifty-one per cent (51%) of the Area based on the number of square feet subject to these restrictions; No such termination, extension, modification or amendment shall be effective until a proper instrument in writing has been executed and acknowledged and recorded in the office of the Recorder of Riverside County, California.

7.03 Assignment of Declarant's Rights and Duties.

Any and all of the rights, powers and reservations of Declarant herein contained may be assigned to any person, corporation or association which will assume the duties of Declarant pertaining to the particular rights, powers and reservations assigned, and upon any such person, corporation or association's evidencing its consent in writing to accept such assignment and assume such duties, he or it shall, to the extent of such assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by Declarant herein.

ARTICLE VIII
MISCELLANEOUS PROVISIONS

8.01 Constructive Notice and Acceptance.

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Area is and shall be conclusively deemed to have consented and agreed to every covenant, condition and restriction contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquires an interest in the Area.

8.02 Rights of Mortgagees.

All restrictions and other provisions herein contained shall be deemed subject and subordinate to all mortgages and deeds of trust now or hereafter executed on and subject to these restrictions, and none of said restrictions shall supersede or in any way reduce the security or affect the validity of any such mortgage or deed of trust; provided, however, that if any portion of the Area is sold under a foreclosure of any

RECORDED AND RETURNED TO
9314 Newport Blvd, Suite 110
San Diego, CA 92108

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of RIVERSIDE

On NOVEMBER 25th 1998 before me, RANDALL E. CAMPBELL, Notary Public
Name and Title of Officer (e.g., "Notary Public")
 personally appeared ROBIN OXMAN AND RICHARD PIERCE
Name(s) of Signer(s)

personally known to me - OR - 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/his authorized capacity(ies), and that by his/her/his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Randall E. Campbell
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent knockouts removal and seal/attachment of this form to another document.

Description of Attached Document

Title or Type of Document: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Document Date: 11/25/98 Number of Pages: (9)

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: ROBIN OXMAN

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

Signer is Representing:

DECLARANTS



Signer's Name: RICHARD PIERCE

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

Signer is Representing:

DECLARANTS



Notary Public - California
 State 200
 Santa Fe Springs, CA 90670

mortgage or under the provisions of any deed of trust, any purchaser at such sale, and his successors and assigns, shall hold any and all Area so purchased subject to all of the restrictions and other provisions of this Declaration.

8.03 Mutuality, Reciprocity, Runs with Land.

All restrictions, covenants, conditions and agreements contained herein are made for the direct, mutual and reciprocal benefit of each and every part and Parcel of the Area; shall create mutual, equitable servitudes upon each Parcel in favor of every other parcel; shall create reciprocal rights and obligations between the respective Owners of all Parcels and privity of contract and estate between all grantees of said Parcels, their heirs, successors and assigns; and shall, as to the Owner of each Parcel, their heirs, successors and assigns, operate as covenants running with the land, for the benefit of all other Parcels.

8.04 Paragraph Headings.

Paragraph headings, where used herein, are inserted for convenience only and are not intended to be a part of this Declaration or in any way to define, limit or describe the scope and intent of the particular provisions to which they refer.

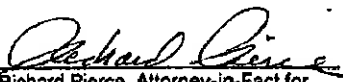
8.05 Effect of Invalidation.

If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

IN WITNESS WHEREOF, the Declarant, and each of them, by the undersigned attorney-in-fact, has executed this Declaration on the date first hereinabove written.



Robin Oxman, Attorney-in-Fact
for the Declarant



Richard Pierce, Attorney-in-Fact for
the Declarant

9214 National Boulevard, Suite 300
Santa Fe Springs, CA 90670

EXHIBIT 'A'
BOUNDARY DESCRIPTION

That portion of the Rancho Santa Rosa, in the County of Riverside, State of California, which Rancho was granted by the Government of the United States to Juan Moreno by patent dated October 10, 1872, and recorded January 8, 1873, in the office of the County Recorder of the County of San Diego, State of California, described as follows:

Beginning at Corner No. 4 of the Rancho Santa Rosa, thence S68°21'03"E 15429.80 feet along the southerly line of said Rancho;

thence leaving said southerly line N13°53'44"E 2491.75 feet;

thence N39°32'17"E 750.00 feet;

thence N32°32'51"E 762.59 feet;

thence N47°39'03"E 657.66 feet;

thence N39°32'17"E 1927.83 feet;

thence N58°04'58"E 4401.43 feet;

thence N32°03'43"E 1288.53 feet;

thence S89°33'10"E 2562.08 feet;

thence N01°57'51"W 1485.15 feet;

thence S80°17'44"W 559.10 feet to the beginning of a curve concave northerly having a radius of 1400.00 feet;

thence westerly 245.91 feet along said curve through a central angle of 10°03'50";

thence N00°21'34"E 438.05 feet to the beginning of a curve concave westerly having a radius of 1400.00 feet;

thence northerly 332.31 feet along said curve through a central angle of 13°36'00";

thence N13°14'28"W 2824.37 feet to the beginning of a curve concave easterly having a radius of 2400.00 feet;

thence northerly 851.03 feet along said curve through a central angle of 20°19'01";

thence N07°04'35"E 691.37 feet to the beginning of a curve concave westerly having a radius of 1200.00 feet;

thence northerly 598.76 feet along said curve through a central angle of 26°35'20";



9114 Kernville Boulevard, Suite 200
San Diego Springs, CA 92079

(1)

EXHIBIT 'A'

thence N21°30'45"W 515.21 feet to the beginning of a curve concave easterly having a radius of 1200.00 feet;

thence northerly 277.98 feet along said curve through a central angle of 13°16'21";

thence N35°29'36"E 432.60 feet;

thence N51°34'35"W 207.08 feet to the beginning of a curve concave southerly having a radius of 500.00 feet;

thence westerly 445.97 feet along said curve through a central angle of 51°06'14";

thence S77°19'11"W 273.86 feet to the beginning of a curve concave northerly having a radius of 450.00 feet;

thence westerly 538.94 feet along said curve through a central angle of 68°37'10";

thence N34°03'39"W 166.30 feet to the beginning of a curve concave southerly having a radius of 300.00 feet;

thence westerly 544.28 feet along said curve through a central angle of 103°57'07";

thence S41°59'14"W 172.68 feet to the beginning of a curve concave northerly having a radius of 450.00 feet;

thence westerly 637.43 feet along said curve through a central angle of 81°09'35";

thence N55°51'11"W 33.06 feet to the beginning of a curve concave southerly having a radius of 450.00 feet;

thence westerly 319.38 feet along said curve through a central angle of 40°39'57";

thence S82°28'52"W 315.51 feet;

thence S88°15'45"W 713.26 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 10000.00 feet, a radial line to said beginning bears N56°28'47"W;

thence southwesterly 3888.27 feet along said curve through a central angle of 21°07'56";

thence S12°50'08"W 90.92 feet to the beginning of a non-tangent curve concave southerly having a radius of 5250.00 feet, a radial line to said beginning bears N12°50'06"E;

thence westerly 943.43 feet along said curve through a central angle of 10°17'48";

(2)

11/11/2016 11:18:20
San Diego Springs, CA 92070

PCL XL error

Subsystem: KERNEL

Error: IllegalTag

Operator: 0x1b

Position: 544

**ARTICLE VII
TERM, TERMINATION, MODIFICATION
AND ASSIGNMENTS OF DECLARANT'S RIGHTS AND DUTIES**

7.01 Term.

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This Declaration, or any provisions hereof, or any covenant, condition or restriction contained herein, may be terminated, extended, modified or amended, as to the whole of the Area or any portion thereof, with the written consent of the owners of fifty-one per cent (51%) of the Area based on the number of square feet subject to these restrictions; No such termination, extension, modification or amendment shall be effective until a proper instrument in writing has been executed and acknowledged and recorded in the office of the Recorder of Riverside County, California.

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**ARTICLE VIII
MISCELLANEOUS PROVISIONS**

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All restrictions and other provisions herein contained shall be deemed subject and subordinate to all mortgages and deeds of trust now or hereafter executed on and subject to these restrictions, and none of said restrictions shall supersede or in any way reduce the security or affect the validity of any such mortgage or deed of trust; provided, however, that if any portion of the Area is sold under a foreclosure of any

RECORDED
9814 Normal St., Riverside, CA 92506
South To Spanglers, CA 92570

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
 County of RIVERSIDE
 On NOVEMBER 25th 1998 before me, RANDALL E. CAMPBELL, Notary Public
Name and Title of Officer (e.g., "Notary Public")
 personally appeared ROBIN OXMAN AND RICHARD PIERCE
Name(s) of Signer(s)

personally known to me - OR - 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/his authorized capacity(ies), and that by his/her/his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Randall E. Campbell
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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Capacity(ies) Claimed by Signer(s)

Signer's Name: ROBIN OXMAN

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



Signer is Representing:

DECLARANTS

Signer's Name: RICHARD PIERCE

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



Signer is Representing:

DECLARANTS

1-1/4" Notepad, 1-1/2" eraser, Spiral 2000
 Santa Fe Springs, CA 90679

mortgage or under the provisions of any deed of trust, any purchaser at such sale, and his successors and assigns, shall hold any and all Area so purchased subject to all of the restrictions and other provisions of this Declaration.

8.03 Mutuality, Reciprocity, Runs with Land.

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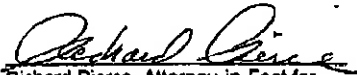
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IN WITNESS WHEREOF, the Declarant, and each of them, by the undersigned attorney-in-fact, has executed this Declaration on the date first hereinabove written.



Robin Oxman, Attorney-in-Fact
for the Declarant



Richard Pierce, Attorney-in-Fact for
the Declarant

5014 Network Boulevard, Suite 200
San Jose, CA 95070

EXHIBIT 'A'
BOUNDARY DESCRIPTION

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Beginning at Corner No. 4 of the Rancho Santa Rosa, thence S68°21'03"E 15429.80 feet along the southerly line of said Rancho;

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thence N39°32'17"E 750.00 feet;

thence N32°32'51"E 782.58 feet;

thence N47°39'03"E 857.68 feet;

thence N39°32'17"E 1927.83 feet;

thence N58°04'58"E 4401.43 feet;

thence N32°03'43"E 1288.53 feet;

thence S89°33'10"E 2562.08 feet;

thence N01°57'51"W 1485.15 feet;

thence S80°17'44"W 559.10 feet to the beginning of a curve concave northerly having a radius of 1400.00 feet;

thence westerly 245.91 feet along said curve through a central angle of 10°03'50";

thence N00°21'34"E 435.05 feet to the beginning of a curve concave westerly having a radius of 1400.00 feet;

thence northerly 332.31 feet along said curve through a central angle of 13°38'00";

thence N13°14'28"W 2824.37 feet to the beginning of a curve concave easterly having a radius of 2400.00 feet;

thence northerly 851.03 feet along said curve through a central angle of 20°18'01";

thence N07°04'35"E 691.37 feet to the beginning of a curve concave westerly having a radius of 1200.00 feet;

thence northerly 598.76 feet along said curve through a central angle of 28°35'20";



2014 Kernick Reauthorized, State 2009
Susan Fu Sheng, CA 06270

EXHIBIT 'A'

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easterly having a radius of 1200.00 feet;

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thence N35°29'38"E 432.80 feet;

thence N51°34'35"W 207.08 feet to the beginning of a curve concave
southerly having a radius of 500.00 feet;

thence westerly 445.97 feet along said curve through a central angle of
51°08'14";

thence S77°19'11"W 273.88 feet to the beginning of a curve concave
northerly having a radius of 450.00 feet;

thence westerly 538.94 feet along said curve through a central angle of
68°37'10";

thence N34°03'39"W 166.30 feet to the beginning of a curve concave
southerly having a radius of 300.00 feet;

thence westerly 544.29 feet along said curve through a central angle of
103°57'07";

thence S41°59'14"W 172.68 feet to the beginning of a curve concave
northerly having a radius of 450.00 feet;

thence westerly 637.43 feet along said curve through a central angle of
81°09'35";

thence N55°51'11"W 33.06 feet to the beginning of a curve concave
southerly having a radius of 450.00 feet;

thence westerly 319.39 feet along said curve through a central angle of
40°39'57";

thence S82°28'52"W 315.51 feet;

thence S86°15'45"W 713.26 feet to the beginning of a non-tangent curve
concave southeasterly having a radius of 10000.00 feet, a radial line to
said beginning bears N58°28'47"W;

thence southwesterly 3888.27 feet along said curve through a central angle
of 21°07'86";

thence S12°50'08"W 90.92 feet to the beginning of a non-tangent curve
concave southerly having a radius of 5250.00 feet, a radial line to said
beginning bears N12°50'08"E;

thence westerly 943.43 feet along said curve through a central angle of
10°17'48";

(2)

11-14-11 (revised) - 1/16/12 by 200
Shirley P. Spry, CA 00770

EXHIBIT "A"

thence S02°32'20"W 2276.82 feet;
thence S25°48'27"E 2306.74 feet;
thence S88°27'07"W 3701.35 feet;
thence N16°21'08"E 1793.40 feet;
thence N39°18'04"W 2000.00 feet;
thence S50°41'58"W 900.00 feet to the beginning of a curve concave
southeasterly having a radius of 2250.00 feet;
thence southwesterly 630.00 feet along said curve through a central angle
of 18°02'34";
thence S34°39'22"W 1860.00 feet to the beginning of a curve concave
northwesterly having a radius of 3850.00 feet;
thence southwesterly 2670.04 feet along said curve through a central
angle of 39°44'08";
thence N15°36'30"W 250.00 feet;
thence North 2461.14 feet;
thence S87°27'07"W 2763.15 feet;
thence N17°28'40"W 1989.07 feet;
thence N77°10'41"W 2344.31 feet to the westerly line of said Rancho
Santa Rosa;
thence S19°01'07"W 3211.39 feet along said westerly line;
thence S21°30'40"W 6159.40 feet along said westerly line to the Point
of Beginning.

(3)

8914 Nevada Boulevard, Suite 200
San Francisco, CA 94133

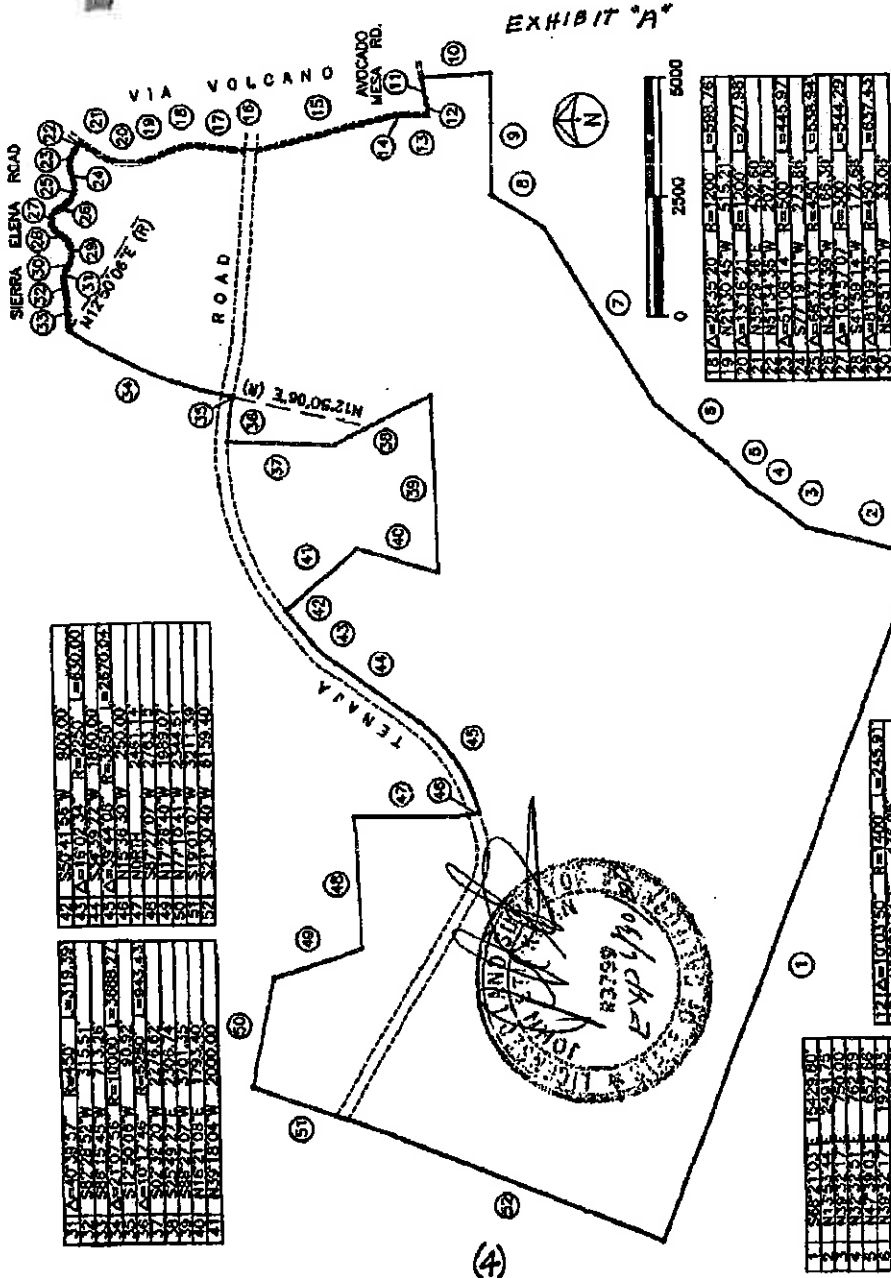


EXHIBIT "A"



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Prepared By: S & A Surveying
Sept. 7, 1998

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9814 Normal E. Redwood, 19th St. 300
Suite 100, San Diego, CA 92170

EXHIBIT C

EXHIBIT "C"

herein detailed. The recusal may be by Scott Becker himself or by action of the ACC.

4. **NOTICE to ACC Members:** As a reminder, any matter undertaken by the ACC is considered a *private* action (as the CC&R's are a private document), not a public action (as when the Tenaja Community Service District takes action regarding public roads, public bridges, public flooding etc.). This means that the ACC may not entertain the use of Riverside County Counsel (a public agency) regarding the matters detailed herein, or other matters undertaken by the ACC (such as the amendment of the CC&R's), nor may it use public assets (funds, etc.), regarding matters undertaken by the ACC in furtherance of any set of cc&r's, or rulings thereon (as stated and acknowledged on the Tenaja Community Service District website). Additionally the ACC may not borrow funds nor levy any assessment against any CC&R member, as it has no authority to do so (no provision in the CC&R's for such action).

Should you have any questions, need additional facts, declarations, maps, photographs, videos, graphs and/or copies of any relevant law, please contact our office.

There are several other violations committed by Becker, on the Violating Property, but these violations will be handled by complaints to separate/other public agencies within Riverside County and the State.

Respectfully, McVicker's claims herein, must be resolved against Becker and in favor of McVicker.

Sincerely,

Larry David Myers
Attorney at Law

CC: Clients

Wheeler, Timothy

From: Marilyn Haden <mphaden1@verizon.net>
Sent: Friday, August 26, 2016 8:22 AM
To: Weiss, Steven; Wheeler, Timothy
Cc: Marilyn Haden
Subject: Class II Kennel Permit PP25922
Attachments: Tenaja CC & R's Recorded 1998.pdf

Dear Mr. Weiss and Mr. Wheeler,

Hope this letter finds you both well.

The issuance of a Class II Kennel Permit PP25922 should be denied. The hearing is set to be heard on 8/29/2016 at 1:30 at the County of Riverside Administration building. This commercial business, should be denied, as per the CC&R's. The Santa Rosa Ranches CC&R's does not allow commercial. I have attached a set of the CC & R's for this area for your review.

The Tenaja Community have been abiding to the Santa Rosa Ranches CC&R's and expect to remain so.

We have heard, first hand, the noise from animals, while the animals were inside the dwelling. This location is 17370 Via Abril in Tenaja, that has applied for the permit.

Regards,

Marilyn and Greg Haden

42582 Otono Court, Murrieta, CA 92562

mphaden1@verizon.net

Wheeler, Timothy

From: Joan Patterson <calljoan4ahome@gmail.com>
Sent: Friday, August 26, 2016 12:48 PM
To: Wheeler, Timothy
Subject: Fwd: 17370 Via Abril, Tenaja-Murrieta, CA/Huskie dogs

Respectfully,

Joan Patterson

Joan Patterson, B.A., G.R.I., A.S.P, CLHMS, REALTOR®, BRE License #01431647
Equestrian Property Specialist
Certified Luxury Homes Marketing Specialist, Condos/Town homes, Single Family Homes



Joan Patterson and Associates
Keller Williams Realty
8250 White Oak Avenue, Ste 102
Rancho Cucamonga, CA 91730
951-204-1864 direct
909-803-9837 fax

Websites:

<http://calljoan4luxury.yourkwagent.com>
<http://inlandempirerealestate.kwrealty.com>
<http://inlandempirehouse.com>
<http://calljoan4homes.yourkwagent.com>

Blog:

<http://www.calljoan4homes.wordpress.com>

----- Forwarded message -----

From: **Joan Patterson** <calljoan4ahome@gmail.com>
Date: Fri, Aug 26, 2016 at 12:42 PM

Subject: 17370 Via Abril, Tenaja-Murrieta, CA/Huskie dogs
To: sweiss@rctlma.org, twhheler@rctlma.org, tenajaECA@gmail.com

To Whom It May Concern,

As a real estate agent, I am highly concerned about our property values if you allow this to happen allowing people to have 25 Siberian Huskies caged up on their property when only 4 dogs are allowed on our 5 acre parcels. Huskies are very loud and are known to attack horses and riders. Tenaja is known for many trails and equestrians and this is frightening to hear.

I am really concerned that the County of Riverside would even entertain the idea of having 25 Siberian Huskies in our area that is supposed to not be zoned for this. We have all moved down to Tenaja to have peace and quiet. We are not zoned to have a commercial use of our property. The CC&R's don't allow for this and so to change this for one person others will want to follow suit. This is NOT acceptable!

I have been a real estate agent for over 30 years now and this WILL affect property values. I am not happy that this is even being considered. We ALL deserve peaceful living in the area we purchased. I am totally against this and pray you will NOT allow this to happen.

Thank you for your time,

Joan Patterson

Joan Patterson, B.A., G.R.I., A.S.P., CLHMS, REALTOR®, BRE License #01431647
Equestrian Property Specialist
Certified Luxury Homes Marketing Specialist, Condos/Town homes, Single Family Homes



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[909-803-9837](tel:909-803-9837) fax

Websites:

- <http://calljoan4luxury.yourkwagent.com>
- <http://inlandempirerealestate.kwrealty.com>
- <http://inlandempirehouse.com>
- <http://calljoan4homes.yourkwagent.com>

Blog:

- <http://www.calljoan4homes.wordpress.com>

Schantelle Cason
2046 Hillhurst Ave #19
Los Angeles, CA 90027
Email: schantellecason@icloud.com

August 26, 2016

Attn: Tim Wheeler
Urban Regional Planner
Email:

Re: twheeler@rctlma.org

Dear Mr. Wheeler,

It's with great urgency, that I request you grant permission to Mr. Tim & Mrs. Elizabeth McVicker, so that they may obtain a Class II Husky Dog Kennel Permit for their Shadow Husky Rescue Inc. To my knowledge, I know this couple to be of tremendous integrity, sharing a common goal of saving the lives of beautiful animals that may otherwise be cruelly killed. This kennel will provide these souls a sanctuary to call home, while receiving extraordinary care under the compassionate conservation efforts of Shadow Husky Rescue Inc.

While I understand, that these huskies will reside in an area which is heavily populated by an equestrian culture; I strongly feel that this couple will continue to make all possible efforts to reside peacefully within the Riverside Community and build a bridge of understanding and respect for both animal breeds. Alexander von Humboldt states "the most dangerous worldview is the worldview of those who have not viewed the world." Within your Riverside community is a world where both huskies and horses reside; neither the huskies nor the horses deserve to be shunned by their community. Riverside's known for being home of many the firsts, from orange trees, to being innovators of the refrigerated railroad cars and the Dixie cup. Let's add another first to the list by granting this kennel.

Respectfully yours,

Schantelle Cason

Wheeler, Timothy

From: Shelby McCowen <shelbymccowen5@gmail.com>
Sent: Sunday, August 28, 2016 9:38 PM
To: Weiss, Steven; Wheeler, Timothy
Subject: RE: Kennel II Permit Application #25922
Attachments: Letter to Planner.pdf; ATT00003.htm; IMG_6845.jpg; ATT00004.htm

Good Evening,

I hope this email reaches you in time. My name is Shelby McCowen, It has been brought to my attention that false information has been presented to you on the events that took place on my fathers property. I wanted to contact you before the hearing to allow you to be presented with the truth on the event that happened. I did not want to get involved with this situation but when someone lies about what i said happened you can understand why i would be upset.

On the morning of February 1st 2016, at approximately 11:10AM, I, Shelby McCowen, of 42991 Tenaja Rd. Murrieta, CA 92562 began to hear barking coming from outside of my house. At this time I went out the front door of my house and witnessed four large Siberian Husky type dogs viciously barking at my horse, they had him surrounded and were biting at his front and rear legs. I attempted to yell at the dogs to stop and that's when they began advancing towards me barking viciously. I returned inside my house to get my cell phone and call my father to see what I should do. The barking continued and around 11:25AM my horse tried to run away from the dogs, at that time the four dogs began to chase him. I went outside and got pictures of the dogs standing around a tree in my side yard (see attached). Once again I tried yelling at the dogs to stop and leave, they began running towards my shed, at which time they circled and began barking and biting at my donkey that is pinned up. The donkey managed to kick one of the dogs that bit his back leg, then that dog ran back in the direction of its owner's house. Three dogs remained until about 11:45AM, until this time they continued to viciously bark and circle my horse and donkey, biting at them and chasing them when they would try and get away. I was able to see where the dogs ran back to after they left my property, 17370 Via Abril Murrieta, CA 92562.

I took pictures documenting the animals being on the property because as a former Private Investigator, I know that picture evidence holds up a lot better than word of mouth.

This is the information i provided Animal Control Officer Harris who i made my complaint with. These animals are vicious and i did fear for my life, the only reason i went outside of my house was for fear they would injure my horse and donkey. I did make a complaint to Officer Harris who told me that he was involved with an ongoing issue with other neighbors and the dogs being at the property. The dogs coming over and attacking myself and my animals was the first I've ever heard of them being a problem.

I am now being brought into this situation because Mr & Mrs McVickers want to make false statements on what happened. The interaction Mrs. McVickers and my father Peter McCowen had did not go as she described, my father expressed his concern with the vicious animals and explained to her what happened. Mrs. McVickers then stated that her dogs would never do such a thing and began having an aggressive demeanor with my father at which time he told her the conversation was over and to stay away from our property.

Unfortunately due to the nature of my job I am unable to take a day off to attend the hearing, but i would appreciate if you would address the fact that the statement provided by the McVickers is completely false. I have attached the pictures taken of the animals on my property. If any further information is needed please feel free to contact me so i can make sure the information provided is of true nature. I wish to stay out of the Kennel

hearing and other neighborhood drama, but i want to make sure that the events that took place on February 1st are very clearly described, seeing as i am the only witness to the event.

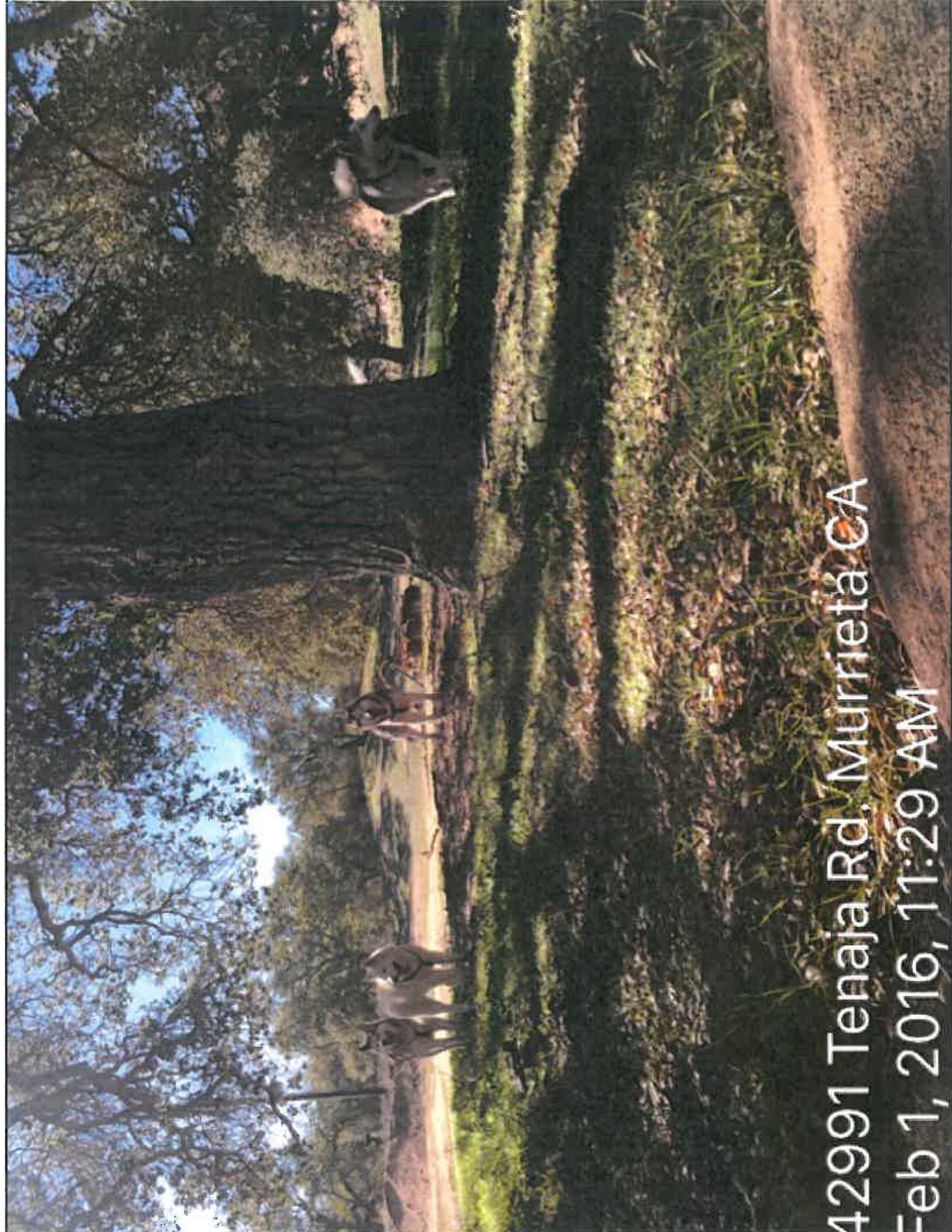
Thank you,

Shelby McCowen

shelbymccowen5@gmail.com

512-809-3023

I have also attached the false statements provided by the McVickers as an easy reference.



42991 Tenaja Rd. Murrieta CA
Feb 1, 2016, 11:29 AM

Wheeler, Timothy

From: Tina Clippinger <tina.clippinger@gmail.com>
Sent: Monday, August 29, 2016 10:04 AM
To: Weiss, Steven; Wheeler, Timothy
Subject: 17370 Via Abril McVicker Shadow Husky Rescue Class II Kennel Opposition letter
Attachments: 16 Kennel Opposition Letter Final.docx

Dear Director Weiss and Director Wheeler,

RE: 17370 Via Abril McVicker Shadow Husky Rescue Class II Kennel

Please find attached my letter of opposition to the applicaiton of a Class II Kennel to be operated at the above referenced address. I will be in attendance at today's hearing and will provide the county with a signed copy.

Sincerely,

Tina Clippinger

951-970-6432

August 28, 2016

Riverside County Transportation and Land Management
4080 Lemon St.
Riverside CA 92501

RE: Urgent—Class II Kennel Application, 17370 Via Abril, Murrieta CA, 92562

Dear Director Wheeler and the County of Riverside;

My name is Tina Clippinger and I own property at 43475 Tenaja Rd., Murrieta adjacent and sharing a property line to the above referenced address. I am writing to express my opposition to the granting a Class II Kennel application approval by the County of Riverside to be operated at 17370 Via Abril, Murrieta CA, 92562. While I applaud the passion for rescuing abandoned, unwanted, and mistreated animals of any kind, I am in opposition to the County of Riverside granting a Class II Kennel of this land use. Mr. and Mrs. McVickers have a good heart for this dog breed and I wish them well in the continuance of their compassionate work through their business, Shadow Husky Rescue in Lake Elsinore.

I am not trying to prevent Husky dogs from being rescued or Shadow Husky Rescue, Inc. from existing as a legal entity. I am simply asking that the authority granted to the County of Riverside to uphold the established codes limiting an individual residence to four dogs be administered equitably and fairly. I assert that my right to quiet and peaceful enjoyment of my property, property values, and my way of life will be severely, negatively, and permanently effected should a Class II Kennel be approved. The passion of one resident, regardless of the altruistic nature of said passion, is in no way to be favored over the rights of another resident.

Properties that have legal CC&Rs often retain a higher value because of the protection from this exact form of variance—a variance that is simply incongruent with the safe, secure and quiet enjoyment of the surrounding properties. I paid a great deal of money for my land which encompasses 40 acres. If a huge kennel was in place when I found my parcel, I would not have purchased it. That is what the County would be doing to me and others if we ever decide to sell—is force me to disclose that there is an ongoing and long-term County-approved public noise nuisance next door.

The McVickers have asserted that there is no noise nuisance. 18-25 dogs is a public and residential noise nuisance. I personally have experienced the current census of dogs to begin their evening howl. This howl sets off a chorus of surrounding property owners' dogs howling. The geography of the Regan Valley—where I own property, is a volcanic caldera; a bowl-shaped land form. Sound travels in such a fashion as to amplify—my neighbors to the south can hear me talking even though I am 20 acres apart from their home site.

The home sites of Tenaja are zoned Rural Residential. Even though we are rural we are still residential. Allowing a Class II Kennel on one parcel in Tenaja is no different than allowing it in Murrieta proper. We, residents of Riverside county, are allowed four dogs per legal parcel which the county codes have clearly established as fair and reasonable.

SANTA ROSA RANCHES CC&R ARTICLE II-2.02 PURPOSE OF RESTRICTIONS

"...to protect the owner of each Parcel against improper use and development of surrounding parcels as will depreciate the value of the parcels or interfere with the beneficial use and enjoyment of the Parcels."

My stand on the above: If the county approves a Kennel—class I or II they are: intentionally disregarding Santa Rosa Ranches legally reviewed, approved, and recorded CC&R's; recklessly ignoring the county code of 4 dogs for per parcel; and with one singular decision willfully contributing and perhaps being a major cause in the devaluation of our properties. We paid more money to own property in Tenaja because we were assured by the governing documents of the usages per our governing documents. We agreed as landowners to abide by those documents.

I have registered a complaint at the Animal Control hearing held on March 17, 2016. That complaint included my statement that in early 2016 one of the McVickers' dogs escaped, came southward onto my property and killed 2 chickens. That same day several dogs went to a property northward of the McVickers' property, attacked a donkey and bayed a resident in her home for over an hour. Both incidences involved residents of both properties to experience extreme fright and emotional distress.

With the record showing that the surrounding property owners have been adversely affected, animals have been killed, and two human beings felt threatened by dogs being kept in numbers well outside of the county code, I cannot fathom the liability the County of Riverside is willing to have thrust upon itself if the director were to approve this application.

I own horses. I have rescued horses and housed horses that were rescued from a rescue operation. However, I never came close to housing as many horses as are legally allowed on 40 acres. I cannot keep more horses on my parcel than is legal without expecting repercussion from surrounding property owners.

We all have passions but at the same time we must live together in the legally binding, contractual agreements we made when we purchased our properties; by law, we must adhere to the CC&Rs that run with the land, and abide by the county codes that apply to our property.

Currently the McVickers have 18 dogs. That number represents 4.5 times the number of dogs allowed by code. If we were to apply the same extension of allowable animals to my passion for horses and other animals to the size of my acreage, the numbers would look like this:

ANIMAL TYPE	PER ACRE	TOTAL ACRES	LEGALLY ALLOWABLE	SAME VARIANCE AS APPLICANT	TOTAL ANIMALS
Horses	5	40	200	x 4.5	900
Bovine (Cattle)	5	40	200	x 4.5	900
Goats	10	40	400	x 4.5	1,800
Sheep	10	40	400	x 4.5	1,800
Mini horses Mini donkeys	10	40	400	x 4.5	1,800
Ovine (Pigs)	4.3	40	174	X 4.5	784

There would be little argument that these numbers are simply absurd and unacceptable for a residential setting. Yet, allowing 18 dogs presently, and up to 25 with a Class II is the same as allowing me the numbers of animals listed above. As a note, 25 dogs is **6.25 times** the number of allowable dogs; the numbers in the grid above would **28% higher**. A Class II Kennel would simply be allowing an unreasonable number of animals to be housed on one residential parcel.

In summary, am asking that the powers that be, within the County of Riverside, State of California, take into deliberation that the county authorities overseeing this application are in place for the consideration of all residents and their rights thereof, and provide the continued protection and assurances due the residents of the County of Riverside through the fair and uniform administration and enforcement of all codes and laws.

I pray that you deny the application of Timothy and Elizabeth McVickers, and/or Shadow Husky Rescue a Class II Kennel to be operated in this residential setting.

Sincerely,

Tina Clippinger

Tina Clippinger

Liberty Oaks Ranch
43475 Tenaja Rd.
Murrieta CA 92562
951-970-6432

Wheeler, Timothy

From: Terry Minnameyer <melicatm@gmail.com>
Sent: Monday, August 29, 2016 12:14 PM
To: Wheeler, Timothy
Subject: Fwd: COMMERCIAL DOG KENNEL WITH RESCUE DOGS ON SITE IN RESIDENTIAL NEIGHBORHOOD

----- Forwarded message -----

From: Terry Minnameyer <melicatm@gmail.com>
Date: Mon, Aug 29, 2016 at 12:12 PM
Subject: COMMERCIAL DOG KENNEL WITH RESCUE DOGS ON SITE IN RESIDENTIAL NEIGHBORHOOD
To: SWEISS@rctlma.org

CONCERNS:

We are the neighbors to the west of Liz and Tim and share a fence with them. When we first found out that our new neighbors had 14 or so huskies, we were very upset. We chose to accept the situation and give them a chance. They love their dogs so much and take good care of them so we haven't complained. If they just kept the original number of dogs, we could have accepted the situation. The escalation of the number of rescue dogs has finally forced us to speak up. With this kennel license pending, we realize there could be 25 dogs next to us. I just recently saw their internet sites. Tenajashadowhuskyranch.com and Shadowhuskyrescue and I realized that this is a state wide rescue operation which makes this a commercial endeavor and definitely not only for their personal dogs. The dogs up for adoption on the website are photographed at Tim and Liz's home and we have met them. Their rescue operation is NOT conducted off site as they state in their website and as they have represented to the county.

Concerns about septic issues for 25 dogs because we're on well water only as well as some of the other neighbors.

Property values negatively affected.

We would NOT have purchased this land if we had known there would be 25 huskies right next door.

Rescue dogs need rehabilitation and could pose a threat to the community. We're concerned about the dogs getting out and causing harm to small animals and small children. They are currently behind only a 5 foot fence.

IN CLOSING: We have tried to be good neighbors and tried to accept the huskies next door. Tim and Liz never approached us to see how we might feel about a 25 dog kennel and a continuous flow of new rescue dogs living next to us. They are asking all the neighbors to be supportive of their enterprise but they are not sensitive to the opinions and feelings of their neighbors.

Sincerely,

Frank and Terry Minnameyer

Wheeler, Timothy

From: Brad Stone <bstone@aspirinsoftware.com>
Sent: Wednesday, August 31, 2016 1:57 PM
To: Weiss, Steven; Wheeler, Timothy
Subject: Class II Kennel Permit hearing

I am writing regarding the request for a Class II Kennel to confine up to 25 Siberian huskies in the Tenaja community. I am a nearby property owner.

I spent a number of years studying and visiting properties before purchasing in this community. This area was ideal and unique in its rural nature; a very quiet residential neighborhood. This request would have a serious negative effect on the quality of life and property values in the area.

It seems a bit redundant to share with you the howling and other noise disturbances that you get when this many dogs are confined together, since numerous instances have already been reported to Animal Control for this property and its current collection of dogs. Increasing the number of dogs of course only exacerbates the existing problem.

But that's just the associated noise which is not even my biggest concern. I also have two small children. Siberian Huskies are in the top 10 list of most dangerous dogs. Why are we purposely creating a dangerous situation in our residential neighborhood? This commercial use clearly violates our CC&R's, but doesn't it also violate county ordinances?

Please deny this request as a violation of our CC&Rs, for its safety risks, and for the negative impact it will have on our community.

Thank you.

Brad Stone
Avenida de Matorral

Wheeler, Timothy

From: Lisa Merritt <lmerritt@southlandengineering.com>
Sent: Monday, August 29, 2016 11:08 AM
To: Wheeler, Timothy; Magee, Robert; Weiss, Steven
Subject: FW: Tenaja CSD / PLOT PLAN 25922 DOG KENNEL
Attachments: Old+New CA Gov't Code re CCRs in CSD.doc; New California Gov't Code 61000 to 61226.pdf; ACC 4-27-01 Legal Opinion.pdf; Res 87-6-4-1 ACC rules+regs.pdf; RivCo BoS 85-409 creating Tenaja CSD.pdf

Please see the attached email from a Board Member of the Tenaja Community Services District.



Lisa A. Merritt, President

SOUTHLAND ENGINEERING

2200 Business Way, Suite 100

Riverside, CA 92501

951-788-8488 OFFICE

951-534-7128 CELL

From: Elizabeth McVicker [mailto:emcvicker@mcvickersfamilylaw.com]
Sent: Wednesday, August 24, 2016 4:23 PM
To: 'Lisa Merritt' <lmerritt@southlandengineering.com>
Subject: FW: Tenaja CSD

From: Michael Juha [mailto:michaeljuha@gmail.com]
Sent: Wednesday, August 24, 2016 3:43 PM
To: Elizabeth McVicker <emcvicker@mcvickersfamilylaw.com>
Subject: Re: Tenaja CSD

Mrs. McVicker:

As we discussed today, the Tenaja CSD does not have the authority to enforce CC&Rs as a result of a revision to California's Government Code in 2006.

Attached is a brief word file showing what changed.

Also attached is a copy of the full text of the current Government Code which does not list Tenaja CSD anywhere in its text.

I have highlighted pages 23, 24, and 25. Only page 25 shows the word "Tenaja", and it is not referring to Tenaja CSD.

Instead, it is referring to "Tenaja Meadows Community Services District", and that is not the Tenaja CSD.

Therefore, Tenaja CSD lost its power to enforce CC&Rs ten years ago when Gov't Code Section 61105 was revised by the California legislature.

I brought this up the the Board and the GM of Tenaja CSD years ago, and they did nothing but claim it had to be a typographic error by the legislature.

My response was: Get to work, and fix the problem.

But, nothing ever happened.

The third document attached is to help you further in your efforts against Tenaja CSD. It is a copy of a legal opinion from 15 years ago by the legal counsel for the Tenaja CSD which asserted that the Tenaja CSD could not spend any public (or government) funds on CC&R matters or architectural matters. This stricture meant that Tenaja CSD could not furnish any money to cover the costs of the Architectural Control Committee.

As a member of the ACC, when I sent a letter to a property owner, I paid for the postage (not Tenaja CSD). Each legal counsel for Tenaja CSD since 2001 has advised Tenaja CSD's GM and Board that they could not use any Tenaja CSD resources for CC&R or architectural matters.

The last document is the Board resolution which created the Architectural Committee. The second page of this document is important to you, since it stipulated the Architectural Committee was to make recommendations to the Board of Directors. Action on any architectural matter rested with the Board of Directors, and not with the Architectural Committee. Therefore, any action required a vote by the Board of Directors to approve such action, and must be memorialized in minutes of a meeting where that action was listed on the agenda for the meeting. This empowers you to ask: Show me the minutes of the Tenaja CSD meeting in which the decision was voted upon and approved by the Board of Directors.

I wish you well.

As a member of the Tenaja CSD Board, Scott Becker must recuse himself from all votes on matters affecting your property since he is in a conflict with you. Because Ron McDaniel's property is proximate to yours, Mr. McDaniel also must recuse himself from all votes on matters affecting your property. That leaves 3 Board members, and they must vote to approve any matter unanimously for it to demonstrate any validity.

Here is my assessment of the 3 Board members.

Mr. Millington's sister, Ann Palmer, is an equestrian, and that is likely to bias Mr. Millington against you. Karol Hoboy does not like kennel operations, and was the chief complainant about a kennel being operated near her home at Tenaja near Sierra Elena. That leaves just Deborah Natale as likely to vote for your cause, and she is such a flippant person I would not count on her vote.

Your best strategy is to take Tenaja CSD out of the transaction by explaining to the County that they have no standing:

- a) because Tenaja CSD has lost its authority to enforce CC&Rs due to revision of Gov't Code Section 61105 in 2006, and
- b) Tenaja CSD's founding resolution 85-409 never gave Tenaja CSD the power to enforce CC&Rs or enforce County codes/ordinances.
- c) Two of the Directors of Tenaja CSD are your neighbors (and adversaries) and are using Tenaja CSD as a bully pulpit, despite their conflict of interest.
- d) Tenaja CSD's own legal counsel has advised them against using any government resources for private property matters, such as CC&Rs.

A copy of County Resolution 85-409 is also attached for your information.

Pages 5 and 6 of the PDF (pages 3+4 of the resolution) list the powers granted to Tenaja CSD at its formation. Note that Tenaja CSD only exercised the powers defined in 6(f) and 6(g). Now, to exercise the other listed powers, Tenaja CSD must obtain approval from the Local Agency Formation Commission (which the GM is afraid to do).

Please let me know how else I can help.

That Tenaja CSD is involved in this is just one more testimony to their incompetence.

We discussed this issue in our telephone conversation today.

Sadly, Arlene Miller is way beyond her capability in the job as General Manager.

And, age is taking its toll on Hugo Anderson (as exemplified by my receiving a reply to my October 2013 letter in January 2016).

But worst of all, the conflict of interest created by Board members using the Tenaja CSD as a bully pulpit could open the Tenaja CSD to a liability lawsuit.

If you are being falsely accused, and being charged fees by the County when complaints are filed without basis, I would consider the liability countersuit.

You should also be aware that Tenaja CSD was cited in 2012 by the County Grand Jury for not having a written policy manual adequate for a local government.

I had to deal with that in my first few months as a Director for Tenaja CSD. Arlene Miller did not seem to take it seriously.

The County Grand Jury is likely to scrutinize Tenaja CSD further for their lack of documentation for one of their special assessments.

Tenaja CSD is worse than the "gang that couldn't shoot straight".

Mike Juha

Tel: 951-600-1462

CA Gov't Code After The 2006 Revision

61105. (a) The Legislature finds and declares that the unique circumstances that exist in certain communities justify the enactment of special statutes for specific districts. In enacting this section, the Legislature intends to provide specific districts with special statutory powers to provide special services and facilities that are not available to other districts.

(e) The Cameron Park Community Services District, the El Dorado Hills Community Services District, the Golden Hills Community Services District, the Mountain House Community Services District, the Rancho Murieta Community Services District, the Salton Community Services District, the Stallion Springs Community Services District, and the Tenaja Meadows Community Services District, which enforced covenants, conditions, and restrictions prior to January 1, 2006, pursuant to former Section 61601.7 and former Section 61601.10, may continue to exercise the powers set forth in former Section 61601.7 and former Section 61601.10.

The obsoleted Section 61601.10 is presented below

Note: the name "Tenaja" is covered because the text was selected when a screen capture of the text was done. The selected area did contain the text 'Tenaja'. Mike Juha

61601.10

(a) Notwithstanding the provisions of Section 61600, whenever the board of directors of a district listed in subdivision (b) determines by resolution that it is feasible, economically sound, and in the public interest, and if a majority of the voters voting on the proposition vote in favor of the additional purpose pursuant to Section 61601, the district may enforce the covenants, conditions, and restrictions adopted for each tract within the district and assume the duties of the architectural control committee for each tract within the district for the purposes of maintaining uniform standards of development within each tract as adopted in the covenants, conditions, and restrictions: The district shall exercise the duties of an architectural control committee for any tract only to the extent that an architectural control committee is authorized by the covenants, conditions, and restrictions that apply to the tract: For the purposes of this subdivision, "tract" means any parcel of land for which the county or the city has authorized development: The district may divest itself of the power in the same manner as the power was acquired.

(b) This section shall apply only to the following districts:

- (1) Bel Marin Keys Community Services District.
- (2) Big River Community Services District.
- (3) Brooktrails Community Services District.
- (4) Cameron Estates Community Services District.
- (5) Cameron Park Community Services District.
- (6) El Dorado Hills Community Services District.
- (7) Golden West Community Services District.
- (8) Lake Shastina Community Services District.
- (9) Rancho Murieta Community Services District.
- (10) Salton Community Services District.
- (11) Sea Oasis Community Services District.
- (12) Stallion Springs Community Services District.
- (13) ~~Tenaja~~ Tenaja Community Services District.
- (14) Springfield Meadows Community Services District.
- (15) Wallace Community Services District.
- (16) Mountain House Community Services District.

GOVERNMENT CODE

SECTION 61000-61009

61000. This division shall be known and may be cited as the Community Services District Law.

61001. (a) The Legislature finds and declares all of the following:

(1) The differences among California's communities reflect the broad diversity of the state's population, geography, natural resources, history, and economy.

(2) The residents and property owners in California's diverse communities desire public facilities and services that promote the public peace, health, safety, and welfare.

(3) Responding to these communities' desires, the Legislature enacted the Community Services District Law in 1951, and reenacted the Community Services District Law in 1955.

(4) Between 1955 and 2005, the voters in more than 300 communities have formed community services districts to achieve local governance, provide needed public facilities, and supply public services.

(5) Since then, the Legislature has amended the Community Services District Law in many ways, resulting in a statute that can be difficult for residents, property owners, and public officials to understand and administer.

(6) There is a need to revise the Community Services District Law to achieve statutory clarity and provide a framework for local governance that California's diverse communities can adapt to their local conditions, circumstances, and resources.

(7) The enactment of this division is necessary for the public peace, health, safety, and welfare.

(b) The Legislature finds and declares that for many communities, community services districts may be any of the following:

(1) A permanent form of governance that can provide locally adequate levels of public facilities and services.

(2) An effective form of governance for combining two or more special districts that serve overlapping or adjacent territory into a multifunction special district.

(3) A form of governance that can serve as an alternative to the incorporation of a new city.

(4) A transitional form of governance as the community approaches cityhood.

(c) In enacting this division, it is the intent of the Legislature:

(1) To continue a broad statutory authority for a class of limited-purpose special districts to provide a wide variety of public facilities and services.

(2) To encourage local agency formation commissions to use their municipal service reviews, spheres of influence, and boundary powers, where feasible and appropriate, to combine special districts that serve overlapping or adjacent territory into multifunction community services districts.

(3) That residents, property owners, and public officials use the powers and procedures provided by the Community Services District Law to meet the diversity of the local conditions, circumstances, and resources.

61002. Unless the context requires otherwise, as used in this division, the following terms shall have the following meanings:

(a) "At large" means the election of members of the board of directors all of whom are elected by the voters of the entire district.

(b) "Board of directors" means the board of directors of a district that establishes policies for the operation of the district.

(c) "By divisions" means the election of members of the board of directors who are residents of the division from which they are elected only by voters of the division.

(d) "District" means a community services district created pursuant to this division or any of its statutory predecessors.

(e) "From divisions" means the election of members of the board of directors who are residents of the division from which they are elected by the voters of the entire district.

(f) "General manager" means the highest level management appointee who is directly responsible to the board of directors for the implementation of the policies established by the board of directors.

(g) "Graffiti abatement" means the power to prevent graffiti on public or private property, receive reports of graffiti on public or private property, provide rewards not to exceed one thousand dollars (\$1,000) for information leading to the arrest and conviction of persons who apply graffiti on public or private property, abate graffiti as a public nuisance pursuant to Section 731 of the Code of Civil Procedure, remove graffiti from public or private property, and use the services of persons ordered by a court to remove graffiti.

(h) "Latent power" means those services and facilities authorized by Part 3 (commencing with Section 61100) that the local agency formation commission has determined, pursuant to subdivision (i) of Section 56425, that a district did not provide prior to January 1, 2006.

(i) "President" or "chair" means the presiding officer of the board of directors.

(j) "Principal county" means the county having all or the greatest portion of the entire assessed valuation, as shown on the last equalized assessment roll of the county or counties, of all taxable property in the district.

(k) "Secretary" means the secretary of the board of directors.

(l) "Voter" means a voter as defined by Section 359 of the Elections Code.

(m) "Zone" means a zone formed pursuant to Chapter 5 (commencing with Section 61140) of Part 3.

61003. (a) This division provides the authority for the organization and powers of community services districts. This division succeeds the former Division 3 (commencing with Section 61000) as added by Chapter 1746 of the Statutes of 1955, as subsequently amended, and any of its statutory predecessors.

(b) Any community services district organized or reorganized pursuant to the former Division 3 or any of its statutory predecessors which was in existence on January 1, 2006, shall remain in existence as if it had been organized pursuant to this division.

(c) Any improvement district of a community services district formed pursuant to the former Chapter 5 (commencing with Section

61710) of the former Part 5 or any of its statutory predecessors which was in existence on January 1, 2006, shall be deemed to be a zone as if it had been formed pursuant to Chapter 5 (commencing with Section 61140) of Part 3.

(d) Any zone of a community services district formed pursuant to the former Chapter 2 (commencing with Section 61770) of the former Part 6 or any of its statutory predecessors which was in existence on January 1, 2006, shall remain in existence as if it had been organized pursuant to this division.

(e) Any indebtedness, bond, note, certificate of participation, contract, special tax, benefit assessment, fee, election, ordinance, resolution, regulation, rule, or any other action of a district taken pursuant to the former Division 3 or any of its statutory predecessors which was taken before January 1, 2006, shall not be voided solely because of any error, omission, informality, misnomer, or failure to comply strictly with this division.

(f) Any approval or determination, including, but not limited to, terms and conditions made with respect to a district by a local agency formation commission prior to January 1, 2006, shall remain in existence.

61004. This division shall be liberally construed to effectuate its purposes.

61005. If any provision of this division or the application of any provision of this division in any circumstance or to any person, county, city, special district, school district, the state, or any agency or subdivision of the state is held invalid, that invalidity shall not affect other provisions or applications of this division that can be given effect without the invalid provision or application of the invalid provision, and to this end the provisions of this division are severable.

61006. (a) Any action to determine the validity of the organization of a district shall be brought pursuant to Chapter 9 (commencing with Section 860) of Title 10 of Part 2 of the Code of Civil Procedure.

(b) Any action to determine the validity of any bonds, warrants, contracts, obligations, or evidences of indebtedness of a district shall be brought pursuant to Chapter 9 (commencing with Section 860) of Title 10 of Part 2 of the Code of Civil Procedure.

(c) Any judicial action to compel performance of an action by a district, its officers, or its directors shall be brought pursuant to Section 1084 of the Code of Civil Procedure.

(d) Any judicial review of any administrative act taken after a hearing by a district shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure.

61007. (a) Territory, whether incorporated or unincorporated, whether contiguous or noncontiguous, whether in one or more counties, may be included in a district.

(b) Except as provided in this part, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3 (commencing

with Section 56000) of Title 5, shall govern any change of organization or reorganization of a district. In the case of any conflict between that division and this division, the provisions of this division shall prevail.

(c) A district shall be deemed an "independent special district," as defined by Section 56044, except when a county board of supervisors or a city council is the board of directors.

61008. (a) Except as otherwise provided in this division, districts are subject to the Uniform District Election Law, Part 4 (commencing with Section 10500) of Division 10 of the Elections Code.

(b) A board of directors may require that the election of members to the board of directors shall be held on the same day as the statewide general election pursuant to Section 10404 of the Elections Code.

(c) A district may conduct any election by all-mailed ballots pursuant to Division 4 (commencing with Section 4000) of the Elections Code.

(d) A district may hold advisory elections pursuant to Section 9603 of the Elections Code.

61009. Whenever the boundaries of a district or a zone change, the district shall comply with Chapter 8 (commencing with Section 54900) of Part 1 of Division 2 of Title 5.

GOVERNMENT CODE

SECTION 61010-61014.5

61010. A new district may be formed pursuant to this chapter.

61011. (a) A proposal to form a new district may be made by petition. The petition shall do all of the things required by Section 56700. In addition, the petition shall do all of the following:

(1) State which of the services listed in Section 61100 it is proposed that the district be authorized to provide upon formation.

(2) Set forth the proposed methods, including, but not limited to, special taxes, benefit assessments, and fees, by which the district will finance those services.

(3) Propose a name for the district.

(4) Specify the method of selecting the initial board of directors, as provided in Chapter 1 (commencing with Section 61020) of Part 2.

(b) The petitions, the proponents, and the procedures for certifying the sufficiency of the petitions shall comply with Chapter 2 (commencing with Section 56700) of Part 3 of Division 5. In the case of any conflict between that chapter and this chapter, the

provisions of this chapter shall prevail.

(c) The petition shall be signed by not less than 25 percent of the registered voters residing in the area to be included in the district, as determined by the local agency formation commission.

61012. (a) Before circulating any petition, the proponents shall publish a notice of intention which shall include a written statement not to exceed 500 words in length, setting forth the reasons for forming the district, the proposed services that the district will provide, and the proposed methods by which the district will be financed. The notice shall be published pursuant to Section 6061 in one or more newspapers of general circulation within the territory proposed to be included in the district. If the territory proposed to be included in the district is located in more than one county, publication of the notice shall be made in at least one newspaper of general circulation in each of the counties.

(b) The notice shall be signed by one or more of the proponents, and shall be in substantially the following form:

"Notice of Intent to Circulate Petition

"Notice is hereby given of the intention to circulate a petition proposing to form the _____ [name of the district]. The reasons for forming the proposed district are: _____. The proposed service(s) that the district will provide are: _____. The proposed method(s) by which the district will finance those services are: _____."

(c) Within five days after the date of publication, the proponents shall file with the executive officer of the local agency formation commission of the principal county a copy of the notice together with an affidavit made by a representative of the newspaper or newspapers in which the notice was published certifying to the fact of the publication.

(d) After the filing required by subdivision (c), the petition may be circulated for signatures.

61013. (a) A proposal to form a new district may also be made by the adoption of a resolution of application by the legislative body of any county, city, or special district that contains any of the territory proposed to be included in the district. Except for the provisions regarding the signers, the signatures, and the proponents, a resolution of application shall contain all of the matters specified for a petition in Section 61011.

(b) Before adopting a resolution of application, the legislative body shall hold a public hearing on the resolution. Notice of the hearing shall be published pursuant to Section 6061 in one or more newspapers of general circulation within the county, city, or special district. At least 20 days before the hearing, the legislative body shall give mailed notice of its hearing to the executive officer of the local agency formation commission of the principal county. The notice shall generally describe the proposed formation of the district and the territory proposed to be included in the district.

(c) The clerk of the legislative body shall file a certified copy of the resolution of application with the executive officer of the local agency formation commission of the principal county.

61014. (a) Once the proponents have filed a sufficient petition or a legislative body has filed a resolution of application, the local agency formation commission shall proceed pursuant to Part 3 (commencing with Section 56650) of Division 3 of Title 5.

(b) Notwithstanding any other provision of law, a local agency formation commission shall not approve a proposal that includes the formation of a district unless the commission determines that the proposed district will have sufficient revenues to carry out its purposes.

(c) Notwithstanding subdivision (b), a local agency formation commission may approve a proposal that includes the formation of a district where the commission has determined that the proposed district will not have sufficient revenue provided that the commission conditions its approval on the concurrent approval of special taxes or benefit assessments that will generate those sufficient revenues. In approving the proposal, the commission shall provide that, if the voters or property owners do not approve the special taxes or benefit assessments, the proposed district shall not be formed.

(d) If the local agency formation commission approves the proposal for the formation of a district, then the commission shall proceed pursuant to Part 4 (commencing with Section 57000) of Division 3 of Title 5.

(e) Notwithstanding Section 57075, the local agency formation commission shall take one of the following actions:

(1) If a majority protest exists in accordance with Section 57078, the commission shall terminate proceedings.

(2) If no majority protest exists, the commission shall do either of the following:

(A) Order the formation subject to the approval by the voters.

(B) Order the formation subject to the approval by the voters of a special tax or the approval by the property owners of a special benefit assessment, pursuant to subdivision (c).

(f) If the local agency formation commission orders the formation of a district pursuant to paragraph (2) of subdivision (e), the commission shall direct the board of supervisors to direct county officials to conduct the necessary elections on behalf of the proposed district.

61014.5. Notwithstanding Section 61014, in the case of the proposed formation of the East Garrison Community Services District, if the Local Agency Formation Commission of Monterey County finds that the affected territory contains no registered voters and no landowners that are not public agencies, the Local Agency Formation Commission of Monterey County may, as a term and condition of approving the formation, dispense with an election, complete the proceedings for the formation of the East Garrison Community Services District, and order the Board of Supervisors of the County of Monterey to designate the members of the initial board of directors pursuant to Section 61029.5.

GOVERNMENT CODE

SECTION 61020-61022

61020. The initial board of directors of a district formed on or after January 1, 2006, shall be determined pursuant to this chapter.

61021. (a) Except as provided in this chapter, the initial board of directors shall be elected.

(b) The directors may be elected by one of the following methods:

- (1) At large.
- (2) By divisions.
- (3) From divisions.

(c) The elections and terms of office shall be determined pursuant to the Uniform District Election Law, Part 4 (commencing with Section 10500) of the Elections Code.

61022. (a) In the case of a proposed district which contains only unincorporated territory in a single county and less than 100 voters, the local agency formation commission may provide, as a term and condition of approving the formation of the district, that the county board of supervisors shall be the initial board of directors until conversion to an elected board of directors.

(b) The board of supervisors shall adopt a resolution pursuant to subdivision (b) of Section 61027, placing the question of having an elected board of directors on the ballot when any of the following occurs:

(1) When the registrar of voters certifies in writing that the number of voters in the district has reached or exceeded 500.

(2) When the registrar of voters certifies in writing that the number of voters in the district has reached or exceeded a lower number specified by the local agency formation commission as a term and condition of approving the formation of the district.

(3) Ten years after the effective date of the district's formation.

(4) The local agency formation commission has required, as a term and condition of approving the formation of the district, placing the question of having an elected board of directors on the ballot in less than 10 years after the effective date of the district's formation.

(c) At the election, the voters shall also elect members to the district's board of directors. Those persons shall take office only if a majority of the voters voting upon the question of having an elected board are in favor of the question.

(d) If the question is submitted to the voters at a general district election, the notice required by Section 12112 of the Elections Code shall contain a statement of the question to appear on the ballot. If the question is submitted to the voters at a special election, the notice of election and ballot shall contain a statement of the question.

GOVERNMENT CODE

SECTION 61025-61030

61025. (a) If a majority of the voters voting upon the question are in favor of the question at a general district or special election, a board of directors may be elected by one of the following methods:

- (1) At large.
- (2) By divisions.
- (3) From divisions.

(b) The board of directors may adopt a resolution placing the question on the ballot. Alternatively, upon receipt of a petition signed by at least 25 percent of the registered voters of the district, the board of directors shall adopt a resolution placing the question on the ballot.

(c) If the question is submitted to the voters at a general district election, the notice required by Section 12112 of the Elections Code shall contain a statement of the question to appear on the ballot. If the question is submitted to the voters at a special election, the notice of election and ballot shall contain a statement of the question.

(d) If the majority of voters voting upon the question approves of the election of directors either by divisions or from divisions, the board of directors shall promptly adopt a resolution dividing the district into five divisions. The resolution shall assign a number to each division. Using the last decennial census as a basis, the divisions shall be as nearly equal in population as possible. In establishing the boundaries of the divisions, the board of directors may give consideration to the following factors:

- (1) Topography.
- (2) Geography.
- (3) Cohesiveness, contiguity, integrity, and compactness of territory.
- (4) Community of interests of the divisions.

(e) If the majority of voters voting upon the question approves of the election of directors either by divisions or from divisions, then at the next election, the members of the board of directors shall be so elected. Each member elected by division or from division shall be a resident of the election division by which or from which he or she is elected. At the district general election, following the approval by the voters of the election of directors either by divisions or from divisions, the board of directors shall assign vacancies on the board of directors created by the expiration of terms to the respective divisions and the vacancies shall be filled either by or from those divisions.

(f) If the majority of voters voting on the question approves of the election of directors at large, the board of directors shall promptly adopt a resolution dissolving the divisions which had existed.

61026. In the case of a board of directors elected by divisions or from divisions, the board of directors shall adjust the boundaries of the divisions before November 1 of the year following the year in which each decennial census is taken. If at any time between each decennial census, a change of organization or reorganization alters the population of the district, the board of directors shall

reexamine the boundaries of its divisions. If the board of directors finds that the population of any division has varied so that the divisions no longer meet the criteria specified in subdivision (d) of Section 61025, the board of directors shall adjust the boundaries of the divisions so that the divisions shall be as nearly equal in population as possible. The board of directors shall make this change within 60 days of the effective date of the change of organization or reorganization.

61027. (a) This section applies only to a district where the board of supervisors is the district's board of directors and more than five years have passed since the effective date of the district's formation.

(b) Upon receipt of a petition signed by at least 10 percent of the voters of the district, the board of directors shall adopt a resolution placing the question on the ballot. Alternatively, the board of directors may adopt a resolution placing the question on the ballot. The petition or resolution shall specify whether the board of directors will be elected at large, by divisions, or from divisions.

(c) If a majority of the voters voting upon the question at a general election or special election are in favor, the district shall have an elected board of directors.

(d) At the election, the voters shall also elect members to the district's board of directors. Those persons shall take office only if a majority of the voters voting upon the question of having an elected board of directors are in favor of the question.

(e) If the question is submitted to the voters at a general district election, the notice required by Section 12112 of the Elections Code shall contain a statement of the question to appear on the ballot. If the question is submitted to the voters at a special election, the notice of election and ballot shall contain a statement of the question.

61028. (a) Before circulating any petition pursuant to Section 61025 or Section 61027, the proponents shall publish a notice of intention, which shall include a written statement not to exceed 500 words in length, setting forth the reasons for the proposal. The notice shall be published pursuant to Section 6061 in one or more newspapers of general circulation within the district. If the district is located in more than one county, publication of the notice shall be made in at least one newspaper of general circulation in each county.

(b) The notice shall be signed by at least one, but not more than three, proponents and shall be in substantially the following form:

"Notice of Intent to Circulate Petition

"Notice is hereby given of the intention to circulate a petition affecting the Board of Directors of the _____ (name of the district). The petition proposes that _____ (description of the proposal)."

(c) Within five days after the date of publication, the proponents shall file with the secretary of the board of directors a copy of the notice together with an affidavit made by a representative of the newspaper in which the notice was published certifying to the fact of publication.

(d) After the filing required by subdivision (c), the petition may be circulated for signatures.

(e) Sections 100 and 104 of the Elections Code shall govern the signing of the petition and the format of the petition.

(f) A petition may consist of a single instrument or separate counterparts. The proponents shall file the petition, together with all counterparts, with the secretary of the board of directors. The secretary shall not accept a petition for filing unless the signatures have been secured within six months of the date on which the first signature was obtained and the proponents submitted the petition to the secretary for filing within 60 days after the last signature was obtained.

(g) Within 30 days after the date of filing a petition, the secretary of the board of directors shall cause the petition to be examined by the county elections official, in accordance with Sections 9113 to 9115, inclusive, of the Elections Code, and shall prepare a certificate of sufficiency indicating whether the petition is signed by the requisite number of signers.

(h) If the certificate of the secretary shows the petition to be insufficient, the secretary shall immediately give notice, by certified mail, of the insufficiency to the proponents. That mailed notice shall state in what amount the petition is insufficient. Within 15 days after the date of the notice of insufficiency, the proponents may file with the secretary a supplemental petition bearing additional signatures.

(i) Within 10 days after the date of filing a supplemental petition, the secretary shall cause the supplemental petition to be examined by the county elections official.

(j) The secretary shall sign and date a certificate of sufficiency. That certificate shall also state the minimum signature requirements for a sufficient petition and show the results of the secretary's examination. The secretary shall mail a copy of the certificate of sufficiency to the proponents.

(k) Once the proponents have filed a sufficient petition, the board of directors shall take the actions required pursuant to Section 61025 or Section 61027.

61029. (a) Notwithstanding any other provision of this chapter, the Board of Supervisors of San Joaquin County shall be the Board of Directors of the Mountain House Community Services District, until conversion to a directly elected board of directors.

(b) When the registrar of voters certifies in writing that the number of voters in the district has reached or exceeded 1,000, the Board of Supervisors of San Joaquin County shall adopt a resolution placing the question of having an elected board of directors on the ballot. The resolution shall specify whether the board of directors will be elected at large, by divisions, or from divisions.

(c) If the question is submitted to the voters at a general district election, the notice required by Section 12112 of the Elections Code shall contain a statement of the question to appear on the ballot. If the question is submitted to the voters at a special election, the notice of election and ballot shall contain a statement of the question.

(d) If a majority of voters voting upon the question approves of electing the board of directors, the members of the board of directors shall be elected at the next general district election.

61029.5. (a) Notwithstanding any other provision of this division, the Board of Directors of the East Garrison Community Services District shall be the Board of Supervisors of the County of Monterey, until conversion to a directly elected board of directors.

(b) The Board of Supervisors of the County of Monterey shall adopt a resolution, placing the question of having an elected board of directors on the ballot when any of the following occurs:

(1) When the registrar of voters certifies in writing that the number of voters in the East Garrison Community Services District has reached or exceeded 500.

(2) When the registrar of voters certifies in writing that the number of voters in the East Garrison Community Services District has reached or exceeded a lower number specified by the Local Agency Formation Commission of Monterey County as a term and condition of approving the formation of the East Garrison Community Services District.

(3) Ten years after the effective date of the East Garrison Community Services District's formation.

(4) The Local Agency Formation Commission of Monterey County has required, as a term and condition of approving the formation of the East Garrison Community Services District, placing the question of having an elected board of directors on the ballot in less than 10 years after the effective date of the East Garrison Community Services District's formation.

(c) At the election, the voters shall also elect members to the East Garrison Community Services District's Board of Directors. Those persons shall take office only if a majority of the voters voting upon the question of having an elected board are in favor of the question.

(d) If the question is submitted to the voters at a general district election, the notice required by Section 12112 of the Elections Code shall contain a statement of the question to appear on the ballot. If the question is submitted to the voters at a special election, the notice of the election and ballot shall contain a statement of the question.

61030. (a) Notwithstanding any other provision of this part, the local agency formation commission, in approving either a consolidation or reorganization of two or more special districts into a single community services district, may, pursuant to subdivisions (k) and (n) of Section 56886, temporarily increase the number of members to serve on the board of directors of the consolidated or reorganized district to 7, 9, or 11, who shall be members of the boards of directors of the districts to be consolidated or reorganized as of the effective date of the consolidation or reorganization.

(b) Upon the expiration of the terms of the members of the board of directors of the consolidated or reorganized district whose terms first expire following the effective date of the consolidation or reorganization, the total number of members on the board of directors shall be reduced until the number of members equals five.

(c) In addition to the powers granted under Section 1780, in the event of a vacancy on the board of directors of the consolidated or reorganized district at which time the total number of members of the board of directors is greater than five, the board of directors may,

by majority vote of the remaining members of the board, choose not to fill the vacancy. In that event, the total membership of the board of directors shall be reduced by one member. Upon making the determination not to fill a vacancy, the board of directors shall notify the board of supervisors of its decision.

(d) This section applies only to a consolidation or reorganization in which each subject agency was an independent special district prior to the initiation of the consolidation or reorganization.

(e) As used in this section, "consolidation" means a consolidation as defined by Section 56030, "special district" means a special district as defined by Section 56036, "independent special district" means an independent special district as defined by Section 56044, and "reorganization" means a reorganization as defined by Section 56073.

GOVERNMENT CODE

SECTION 61040-61048

61040. (a) A legislative body of five members known as the board of directors shall govern each district. The board of directors shall establish policies for the operation of the district. The board of directors shall provide for the implementation of those policies which is the responsibility of the district's general manager.

(b) No person shall be a candidate for the board of directors unless he or she is a voter of the district or the proposed district. No person shall be a candidate for the board of directors that is elected by divisions or from divisions unless he or she is a voter of that division or proposed division.

(c) All members of the board of directors shall exercise their independent judgment on behalf of the interests of the entire district, including the residents, property owners, and the public as a whole in furthering the purposes and intent of this division. Where the members of the board of directors have been elected by divisions or from divisions, they shall represent the interests of the entire district and not solely the interests of the residents and property owners in their divisions.

(d) Service on a municipal advisory council established pursuant to Section 31010 or service on an area planning commission established pursuant to Section 65101 shall not be considered an incompatible office with service as a member of a board of directors.

(e) A member of the board of directors shall not be the general manager, the district treasurer, or any other compensated employee of the district, except for volunteer firefighters as provided by Section 53227.

61042. (a) The term of office of each member of a board of directors is four years or until his or her successor qualifies and takes office. Directors shall take office at noon on the first Friday in December following their election.

(b) For districts formed before January 1, 2006, where the members of the board of directors are not serving staggered terms, at the

first meeting after January 1, 2006, the members shall classify themselves by lot into two classes. One class shall have three members and the other class shall have two members. For the class that has three members, the terms of the offices that begin after the next general district election shall be four years. For the class that has two members, the initial terms of the offices that begin after the next general district election shall be two years. Thereafter, the terms of all members shall be four years.

(c) Any vacancy in the office of a member elected to a board of directors shall be filled pursuant to Section 1780.

61043. (a) Within 45 days after the effective date of the formation of a district, the board of directors shall meet and elect its officers. Thereafter, within 45 days after each general district or unopposed election, the board of directors shall meet and elect the officers of the board of directors. A board of directors may elect the officers of the board of directors annually.

(b) The officers of a board of directors are a president and a vice president. The president shall preside over meetings of the board of directors and the vice president shall serve in the president's absence or inability to serve.

(c) A board of directors may create additional offices and elect members to those offices, provided that no member of a board of directors shall hold more than one office.

61044. A board of directors shall hold a regular meeting at least once every three months. Meetings of the board of directors are subject to the Ralph M. Brown Act, Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5.

61045. (a) A majority of the total membership of the board of directors shall constitute a quorum for the transaction of business.

(b) The board of directors shall act only by ordinance, resolution, or motion.

(c) Except as otherwise specifically provided by law, a majority vote of the total membership of the board of directors is required for the board of directors to take action.

(d) The minutes of the board of directors shall record the aye and no votes taken by the members of the board of directors for the passage of all ordinances, resolutions, or motions.

(e) The board of directors shall keep a record of all its actions, including financial transactions.

(f) The board of directors shall adopt rules or bylaws for its proceedings.

(g) The board of directors shall adopt policies for the operation of the district, including, but not limited to, administrative policies, fiscal policies, personnel policies, and the purchasing policies required by this division.

61046. (a) Ordinances may be passed by the voters by initiative pursuant to Article 1 (commencing with Section 9300) of Chapter 4 of

Division 9 of the Elections Code.

(b) Legislative acts may be disapproved by the voters by referendum pursuant to Article 2 (commencing with Section 9340) of Chapter 4 of Division 9 of the Elections Code.

(c) Members of the board of directors may be recalled by the voters pursuant to Chapter 1 (commencing with Section 11000) of Division 11 of the Elections Code.

61047. (a) The board of directors may provide, by ordinance or resolution, that each of its members may receive compensation in an amount not to exceed one hundred dollars (\$100) for each day of service. A member of the board of directors shall not receive compensation for more than six days of service in a month.

(b) The board of directors, by ordinance adopted pursuant to Chapter 2 (commencing with Section 20200) of Division 10 of the Water Code, may increase the amount of compensation that may be received by members of the board of directors.

(c) The board of directors may provide, by ordinance or resolution, that its members may receive their actual and necessary traveling and incidental expenses incurred while on official business. Reimbursement for these expenses is subject to Sections 53232.2 and 53232.3.

(d) A member of the board of directors may waive any or all of the payments permitted by this section.

(e) For the purposes of this section, a "day of service" means any of the following:

(1) A meeting conducted pursuant to the Ralph M. Brown Act, Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5.

(2) Representation of the district at a public event, provided that the board of directors has previously approved the member's representation at a board of directors' meeting and that the member delivers a written report to the board of directors regarding the member's representation at the next board of directors' meeting following the public event.

(3) Representation of the district at a public meeting or a public hearing conducted by another public agency, provided that the board of directors has previously approved the member's representation at a board of directors' meeting and that the member delivers a written report to the board of directors regarding the member's representation at the next board of directors' meeting following the public meeting or public hearing.

(4) Representation of the district at a meeting of a public benefit nonprofit corporation on whose board the district has membership, provided that the board of directors has previously approved the member's representation at a board of directors' meeting and the member delivers a written report to the board of directors regarding the member's representation at the next board of directors' meeting following the corporation's meeting.

(5) Participation in a training program on a topic that is directly related to the district, provided that the board of directors has previously approved the member's participation at a board of directors' meeting, and that the member delivers a written report to the board of directors regarding the member's participation at the next board of directors' meeting following the training program.

61048. A board of directors may appoint one or more advisory committees to advise the board of directors about the district's finances, policies, programs, or operations.

GOVERNMENT CODE

SECTION 61050-61053

61050. (a) The board of directors shall appoint a general manager.

(b) The county treasurer of the principal county shall serve as the treasurer of the district. If the board of directors designates an alternative depository pursuant to Section 61053, the board of directors shall appoint a district treasurer who shall serve in place of the county treasurer.

(c) The board of directors may appoint the same person to be the general manager and the district treasurer.

(d) The general manager and the district treasurer, if any, shall serve at the pleasure of the board of directors.

(e) The board of directors shall set the compensation, if any, for the general manager and the district treasurer, if any.

(f) The board of directors may require the general manager to be bonded. The board of directors shall require the district treasurer, if any, to be bonded. The district shall pay the cost of the bonds.

61051. The general manager shall be responsible for all of the following:

(a) The implementation of the policies established by the board of directors for the operation of the district.

(b) The appointment, supervision, discipline, and dismissal of the district's employees, consistent with the employee relations system established by the board of directors.

(c) The supervision of the district's facilities and services.

(d) The supervision of the district's finances.

61052. (a) Except as provided by Section 61053, the county treasurer of the principal county shall be treasurer of the district and shall be the depository and have the custody of all of the district's money.

(b) All claims against a district shall be audited, allowed, and paid by the board of directors by warrants drawn on the county treasurer.

(c) As an alternative to subdivision (b), the board of directors may instruct the county treasurer to audit, allow, and draw his or her warrant on the county treasury for all legal claims presented to him or her and authorized by the board of directors.

(d) The county treasurer shall pay the warrants in the order in which they are presented.

(e) If a warrant is presented for payment and the county treasurer cannot pay it for want of funds in the account on which it is drawn, the treasurer shall endorse the warrant, "NOT PAID BECAUSE OF INSUFFICIENT FUNDS" and sign his or her name and the date and time the warrant was presented. From that time until it is paid, the warrant bears interest at the maximum rate permitted pursuant to Article 7 (commencing with Section 53530) of Chapter 3 of Part 1 of Division 2.

61053. (a) Notwithstanding Section 61052, a district may establish an alternative depository pursuant to this section.

(b) The board of directors shall appoint a district treasurer who shall serve in the place of the county treasurer.

(c) The board of directors shall adopt a resolution that does each of the following:

(1) State its intention to withdraw its money from the county treasury.

(2) Fix the amount of the bond for the district treasurer and other district employees who will be responsible for handling the district's finances. The district shall pay the cost of the bonds.

(3) Adopt a system of accounting and auditing that shall completely and at all times show the district's financial condition. The system of accounting and auditing shall adhere to generally accepted accounting principles.

(4) Adopt a procedure for drawing and signing checks, provided that the procedure adheres to generally accepted accounting principles. The procedure shall provide that bond principal and salaries shall be paid when due. The procedure may provide that checks to pay claims and demands need not be approved by the board of directors before payment if the district treasurer determines that the claims and demands conform to the district's approved budget.

(5) Designate a bank, a savings and loan association, or a credit union as the depository of the district's money. A bank, savings and loan association, or credit union may act as a depository, paying agent, or fiscal agency for the holding or handling of the district's money, notwithstanding the fact that a member of the board of directors, whose funds are on deposit in that bank or savings and loan association is an officer, employee, or stockholder of that bank or savings and loan association, or of a holding company that owns any of the stock of that bank or savings and loan association.

(d) The board of directors and the board of supervisors of the principal county shall determine a mutually acceptable date for the withdrawal of the district's money from the county treasury, not to exceed 15 months from the date on which the board of directors adopts its resolution.

(e) In implementing this section, the district shall comply with Article 1 (commencing with Section 53600) and Article 2 (commencing with Section 53630) of Chapter 4 of Part 1 of Division 2 of Title 5. Nothing in this section shall preclude the district treasurer from depositing the district's money in the county treasury of the principal county or the State Treasury pursuant to Article 11 (commencing with Section 16429.1) of Chapter 2 of Part 2 of Division 4 of Title 2.

(f) The district treasurer shall make quarterly or more frequent written reports to the board of directors, as the board of directors shall determine, regarding the receipts and disbursements and balances in the accounts controlled by the district treasurer. The district treasurer shall sign the reports and file them with the

general manager.

GOVERNMENT CODE

SECTION 61060-61070

61060. A district shall have and may exercise all rights and powers, expressed and implied, necessary to carry out the purposes and intent of this division, including, but not limited to, the following powers:

(a) To adopt ordinances following the procedures of Article 7 (commencing with Section 25120) of Chapter 1 of Part 2 of Division 2 of Title 3.

(b) To adopt, by ordinance, and enforce rules and regulations for the administration, operation, and use and maintenance of the facilities and services listed in Part 3 (commencing with Section 61100).

(c) To sue and be sued in its own name.

(d) To acquire any real or personal property within or outside the district, by contract or otherwise, to hold, manage, occupy, dispose of, convey, and encumber the property, and to create a leasehold interest in the property for the benefit of the district.

(e) To acquire by eminent domain any real or personal property within or outside the district. If a district acquires real or personal property of a public utility by eminent domain, the district shall also pay for the cost of the removal, reconstruction, or relocation of any structure, railways, mains, pipes, conduits, wires, cables, or poles that must be moved to a new location.

(f) To appoint employees, to define their qualifications and duties, and to provide a schedule of compensation for performance of their duties.

(g) To engage counsel and other professional services.

(h) To enter into and perform all contracts, including, but not limited to, contracts pursuant to Article 43 (commencing with Section 20680) of Chapter 1 of Part 3 of the Public Contract Code.

(i) To adopt a seal and alter it.

(j) To enter joint powers agreements pursuant to the Joint Exercise of Powers Act, Chapter 5 (commencing with Section 6500) of Division 7 of Title 1.

(k) To provide insurance pursuant to Part 6 (commencing with Section 989) of Division 3.6 of Title 1.

(l) To provide training that will assist the members of the board of directors in the governance of the district.

(m) To construct any works along, under, or across any street, road, or highway, subject to the consent of the governing body in charge, and along, under, or across any other property devoted to a public use.

(n) To take any and all actions necessary for, or incidental to, the powers expressed or implied by this division.

61061. (a) A district shall have perpetual succession.

(b) A board of directors may, by resolution, change the name of

the district. The resolution shall comply with the requirements of Chapter 23 (commencing with Section 7530) of Division 7 of Title 1. Notwithstanding Section 7530, any district formed on and after January 1, 2006, and any district that changes its name on or after January 1, 2006, shall have the words "community services district" within its name. Within 10 days of its adoption, the board of directors shall file a copy of its resolution with the Secretary of State, the State Board of Equalization, the county clerk, the county auditor, the board of supervisors, and the local agency formation commission of each county in which the district is located.

(c) A district may destroy a record pursuant to Chapter 7 (commencing with Section 60200) of Division 1.

61062. (a) When acquiring, improving, or using any real property, a district shall comply with Article 5 (commencing with Section 53090) of Chapter 1 of Part 1 of Division 2 of Title 5, and Article 7 (commencing with Section 65400) of Chapter 1 of Division 1 of Title 7.

(b) When disposing of surplus land, a district shall comply with Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

61063. (a) Each district shall adopt policies and procedures, including bidding regulations, governing the purchasing of supplies and equipment not governed by Article 43 (commencing with Section 20680) of Chapter 1 of Part 3 of the Public Contract Code. Each district shall adopt these policies and procedures by rule or regulation pursuant to Article 7 (commencing with Section 54201) of Chapter 5 of Division 2 of Title 5.

(b) A district may request the State Department of General Services to make purchases of materials, equipment, or supplies on its behalf pursuant to Section 10298 of the Public Contract Code.

(c) A district may request the purchasing agent of the principal county to make purchases of materials, equipment, or supplies on its behalf pursuant to Article 7 (commencing with Section 25500) of Chapter 5 of Division 2 of Title 3.

(d) A district may request the purchasing agent of the principal county to contract with persons to provide projects, services, and programs authorized by this division pursuant to Article 7 (commencing with Section 25500) of Chapter 5 of Division 2 of Title 3.

61064. (a) Violation of any rule, regulation, or ordinance adopted by a board of directors is a misdemeanor punishable pursuant to Section 19 of the Penal Code.

(b) Any citation issued by a district for violation of a rule, regulation, or ordinance adopted by a board of directors may be processed as an infraction pursuant to subdivision (d) of Section 17 of the Penal Code.

(c) To protect property and to preserve the peace at facilities owned or managed by a district, a board of directors may confer on designated uniformed district employees the power to issue citations for misdemeanor and infraction violations of state law, city or

county ordinances, or district rules, regulations, or ordinances when the violation is committed within a facility and in the presence of the employee issuing the citation. District employees shall issue citations pursuant to Chapter 5C (commencing with Section 853.5) of Title 3 of Part 2 of the Penal Code.

61065. (a) The Meyers-Miliias-Brown Act, Chapter 10 (commencing with Section 3500) of Division 4 of Title 1 applies to all districts.

(b) A board of directors may establish an employee relations system that may include, but is not limited to, a civil service system or a merit system.

61066. A board of directors may require any employee or officer to be bonded. The district shall pay the cost of the bonds.

61067. A board of directors may provide for any program for the benefit of its employees and members of the board of directors pursuant to Chapter 2 (commencing with Section 53200) of Part 1 of Division 2 of Title 5.

61068. A board of directors may authorize its members and the employees of the district to attend professional or vocational meetings and conferences. A board of directors may reimburse its members and the employees of the district for their documented, actual, and necessary traveling and incidental expenses while on official business. Reimbursement for these expenses is subject to Sections 53232.2 and 53232.3.

61069. (a) A district may request an inspection warrant pursuant to Title 13 (commencing with Section 1822.50) of Part 3 of the Code of Civil Procedure. The warrant shall state the location which it covers and shall state its purposes. A warrant may authorize district employees to enter property only to do one or more of the following:

(1) Inspect to determine the presence of public nuisances that the district has the authority to abate.

(2) Abate public nuisances, either directly or by giving notice to the property owner to abate the public nuisance.

(3) Determine if a notice to abate a public nuisance has been complied with.

(b) Where there is no reasonable expectation of privacy and subject to the limitations of the United States Constitution and the California Constitution, employees of a district may enter any property within the district for any of the following purposes:

(1) Inspect the property to determine the presence of public nuisances that the district has the authority to abate.

(2) Abate public nuisances, either directly or by giving notice to the property owner to abate the public nuisance.

(3) Determine if a notice to abate a public nuisance has been complied with.

61070. A district may contract with any local agency, state department or agency, federal department or agency, or any tribal government for the provision by or to the district of any facilities, services, or programs authorized by this division, within or without the district, subject to compliance with Section 56133.

GOVERNMENT CODE

SECTION 61100-61107

61100. Within its boundaries, a district may do any of the following:

(a) Supply water for any beneficial uses, in the same manner as a municipal water district, formed pursuant to the Municipal Water District Law of 1911, Division 20 (commencing with Section 71000) of the Water Code. In the case of any conflict between that division and this division, the provisions of this division shall prevail.

(b) Collect, treat, or dispose of sewage, wastewater, recycled water, and storm water, in the same manner as a sanitary district, formed pursuant to the Sanitary District Act of 1923, Division 6 (commencing with Section 6400) of the Health and Safety Code. In the case of any conflict between that division and this division, the provisions of this division shall prevail.

(c) Collect, transfer, and dispose of solid waste, and provide solid waste handling services, including, but not limited to, source reduction, recycling, and composting activities, pursuant to Division 30 (commencing with Section 40000), and consistent with Section 41821.2 of the Public Resources Code.

(d) Provide fire protection services, rescue services, hazardous material emergency response services, and ambulance services in the same manner as a fire protection district, formed pursuant to the Fire Protection District Law, Part 2.7 (commencing with Section 13800) of Division 12 of the Health and Safety Code.

(e) Acquire, construct, improve, maintain, and operate recreation facilities, including, but not limited to, parks and open space, in the same manner as a recreation and park district formed pursuant to the Recreation and Park District Law, Chapter 4 (commencing with Section 5780) of Division 5 of the Public Resources Code.

(f) Organize, promote, conduct, and advertise programs of community recreation, in the same manner as a recreation and park district formed pursuant to the Recreation and Park District Law, Chapter 4 (commencing with Section 5780) of Division 5 of the Public Resources Code.

(g) Acquire, construct, improve, maintain, and operate street lighting and landscaping on public property, public rights-of-way, and public easements.

(h) Provide for the surveillance, prevention, abatement, and control of vectors and vector borne diseases in the same manner as a mosquito abatement and vector control district formed pursuant to the Mosquito Abatement and Vector Control District Law, Chapter 1 (commencing with Section 2000) of Division 3 of the Health and Safety

Code.

(i) Provide police protection and law enforcement services by establishing and operating a police department that employs peace officers pursuant to Chapter 4.5 (commencing with Section 830) of Title 3 of Part 2 of the Penal Code.

(j) Provide security services, including, but not limited to, burglar and fire alarm services, to protect lives and property.

(k) Provide library services, in the same manner as a library district formed pursuant to either Chapter 8 (commencing with Section 19400) or Chapter 9 (commencing with Section 19600) of Part 11 of the Education Code.

(l) Acquire, construct, improve, and maintain streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks, and any incidental works. A district shall not acquire, construct, improve, or maintain any work owned by another public agency unless that other public agency gives its written consent.

(m) Convert existing overhead electric and communications facilities, with the consent of the public agency or public utility that owns the facilities, to underground locations pursuant to Chapter 28 (commencing with Section 5896.1) of Part 3 of Division 7 of the Streets and Highways Code.

(n) Provide emergency medical services pursuant to the Emergency Medical Services System and the Prehospital Emergency Medical Care Personnel Act, Division 2.5 (commencing with Section 1797) of the Health and Safety Code.

(o) Provide and maintain public airports and landing places for aerial traffic, in the same manner as an airport district formed pursuant to the California Airport District Act, Part 2 (commencing with Section 22001) of Division 9 of the Public Utilities Code.

(p) Provide transportation services.

(q) Abate graffiti.

(r) Plan, design, construct, improve, maintain, and operate flood protection facilities. A district shall not plan, design, construct, improve, maintain, or operate flood protection facilities within the boundaries of another special district that provides those facilities unless the other special district gives its written consent. A district shall not plan, design, construct, improve, maintain, or operate flood protection facilities in unincorporated territory unless the board of supervisors gives its written consent. A district shall not plan, design, construct, improve, maintain, or operate flood protection facilities within a city unless the city council gives its written consent.

(s) Acquire, construct, improve, maintain, and operate community facilities, including, but not limited to, community centers, libraries, theaters, museums, cultural facilities, and child care facilities.

(t) Abate weeds and rubbish pursuant to Part 5 (commencing Section 14875) of the Health and Safety Code. For that purpose, the board of directors shall be deemed to be a "board of supervisors" and district employees shall be deemed to be the "persons" designated by Section 14890 of the Health and Safety Code.

(u) Acquire, construct, improve, maintain, and operate hydroelectric power generating facilities and transmission lines, consistent with the district's water supply and wastewater operations. The power generated shall be used for district purposes, or sold to a public utility or another public agency that generates, uses, or sells electrical power. A district shall not acquire hydroelectric power generating facilities unless the facilities' owner agrees.

(v) Acquire, construct, improve, maintain, and operate television translator facilities.

(w) Remove snow from public streets, roads, easements, and rights-of-way. A district may remove snow from public streets, roads, easements, and rights-of-way owned by another public agency, only with the written consent of that other public agency.

(x) Provide animal control services pursuant to Section 30501 of the Food and Agricultural Code. Whenever the term "board of supervisors," "county," "county clerk," or "animal control officer" is used in Division 14 (commencing with Section 30501) of the Food and Agricultural Code, those terms shall also be deemed to include the board of directors of a district, a district, the general manager of the district, or the animal control officer of a district, respectively. A district shall not provide animal control services in unincorporated territory unless the county board of supervisors gives its written consent. A district shall not provide animal control services within a city unless the city council gives its written consent.

(y) Control, abate, and eradicate pests, in the same manner as a pest abatement district, formed pursuant to Chapter 8 (commencing with Section 2800) of Division 3 of the Health and Safety Code. A district's program to control, abate, or eradicate local pine bark beetle infestations shall be consistent with any required plan or program approved by the Department of Forestry and Fire Protection.

(z) Construct, maintain, and operate mailboxes on a district's property or rights-of-way.

(aa) Provide mail delivery service under contract to the United States Postal Service.

(ab) Own, operate, improve, and maintain cemeteries and provide interment services, in the same manner as a public cemetery district, formed pursuant to the Public Cemetery District Law, Part 4 (commencing with Section 9000) of Division 8 of the Health and Safety Code.

(ac) Finance the operations of area planning commissions formed pursuant to Section 65101.

(ad) Finance the operations of municipal advisory councils formed pursuant to Section 31010.

(ae) Acquire, own, improve, maintain, and operate land within or without the district for habitat mitigation or other environmental protection purposes to mitigate the effects of projects undertaken by the district.

(af) If a private person or entity is unable or unwilling to deploy broadband service, construct, own, improve, maintain, and operate broadband facilities and to provide broadband services. For purposes of this section, broadband has the same meaning as in subdivision (a) of Section 5830 of the Public Utilities Code. The district shall first make a reasonable effort to identify a private person or entity willing to deploy service. The authority granted by this subdivision shall expire when a private person or entity is ready, willing, and able to acquire, construct, improve, maintain, and operate broadband facilities and to provide broadband services, and to sell those services at a comparable cost and quality of service as provided by the district. At that time, the district shall do one of the following:

(1) Diligently transfer its title, ownership, maintenance, control, and operation of those broadband facilities and services at a fair market value to that private person or entity.

(2) Lease the operation of those broadband facilities at a fair market value to that private person or entity.

61101. A district may provide the facilities and services authorized by Section 61100 outside its boundaries, subject to Section 56133.

61102. A district may provide electricity within its boundaries if the local agency formation commission designated the district as the successor to another special district that was extinguished as the result of any change of organization or reorganization, and that other special district had provided electricity pursuant to the principal act under which that other special district had operated.

61103. (a) A district that acquires, constructs, improves, and maintains streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks, and any incidental works pursuant to subdivision (1) of Section 61100 shall have the powers, duties, and authority of a county for those works, including, but not limited to, the following:

(1) Chapter 2 (commencing with Section 940), Chapter 5.5 (commencing with Section 1450), and Chapter 6 (commencing with Section 1480) of Division 2 of the Streets and Highways Code.

(2) Part 3 (commencing with Section 8300) of the Streets and Highways Code.

(3) Division 11 (commencing with Section 21000) of the Vehicle Code.

(4) Article 4 (commencing with Section 35700) of Chapter 5 of Division 15 of the Vehicle Code.

(b) A district shall not exercise those powers, duties, and authority for any of those works if it is owned by another public agency unless that other public agency gives its written consent.

61104. (a) A district that acquires, constructs, improves, and maintains streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks, and any incidental work pursuant to subdivision (1) of Section 61100 may grant franchises pursuant to any of the following:

(1) Section 53066.

(2) Chapter 6 (commencing with Section 49500) of Part 8 of Division 30 of the Public Resources Code.

(3) Division 3 (commencing with Section 6001) of the Public Utilities Code.

(b) A district shall not grant a franchise over any work owned by another public agency unless that other public agency gives its consent.

61105. (a) The Legislature finds and declares that the unique circumstances that exist in certain communities justify the enactment of special statutes for specific districts. In enacting this section, the Legislature intends to provide specific districts with

special statutory powers to provide special services and facilities that are not available to other districts.

(b) (1) The Los Osos Community Services District may borrow money from public or private lenders and lend those funds to property owners within the district to pay for the costs of decommissioning septic systems and constructing lateral connections on private property to facilitate the connection of those properties to the district's wastewater treatment system. The district shall lend money for this purpose at rates not to exceed its cost of borrowing and the district's cost of making the loans. The district may require that the borrower pay the district's reasonable attorney's fees and administrative costs in the event that the district is required to take legal action to enforce the provisions of the contract or note securing the loan. The district may elect to have the debt payments or any delinquency collected on the tax roll pursuant to Section 61116. To secure the loan as a lien on real property, the district shall follow the procedures for the creation of special tax liens in Section 53328.3 of this code and Section 3114.5 of the Streets and Highways Code.

(2) (A) (i) Except as otherwise provided in this paragraph, on and after January 1, 2007, the Los Osos Community Services District shall not undertake any efforts to design, construct, and operate a community wastewater collection and treatment system within, or for the benefit of, the district. The district shall resume those powers on the date specified in any resolution adopted pursuant to subdivision (1) of Section 25825.5.

(ii) Upon resuming the powers pursuant to subdivision (i), the Los Osos Community Services District may continue the program to offset assessments or charges for very low or low-income households with funding sources, including, but not limited to, grants, adopted pursuant to subdivision (g) of Section 25825.5. If the county has not implemented that program, the Los Osos Community Services District may adopt a program that complies with subdivision (g) of Section 25825.5 to offset assessments or charges for very low or low-income households. The Los Osos Community Services District shall not include in an assessment or charge an amount to cover the costs to the county in carrying out the offset program.

(B) Nothing in this paragraph shall affect the district's power to do any of the following:

(i) Operate wastewater collection and treatment facilities within the district that the district was operating on January 1, 2006.

(ii) Provide facilities and services in the territory that is within the district, but outside the prohibition zone.

(iii) Provide facilities and services, other than wastewater collection and treatment, within the prohibition zone.

(C) Promptly upon the adoption of a resolution by the Board of Supervisors of the County of San Luis Obispo requesting this action pursuant to subdivision (i) of Section 25825.5, the district shall convey to the County of San Luis Obispo all retained rights-of-way, licenses, other interests in real property, funds, and other personal property previously acquired by the district in connection with construction projects for which the district awarded contracts in 2005.

(c) The Heritage Ranch Community Services District may acquire, construct, improve, maintain, and operate petroleum storage tanks and related facilities for its own use, and sell those petroleum products to the district's property owners, residents, and visitors. The authority granted by this subdivision shall expire when a private person or entity is ready, willing, and able to acquire, construct,

improve, maintain, and operate petroleum storage tanks and related facilities, and sell those petroleum products to the district and its property owners, residents, and visitors. At that time, the district shall either (1) diligently transfer its title, ownership, maintenance, control, and operation of those petroleum tanks and related facilities at a fair market value to that private person or entity, or (2) lease the operation of those petroleum tanks and related facilities at a fair market value to that private person or entity.

(d) The Wallace Community Services District may acquire, own, maintain, control, or operate the underground gas distribution pipeline system located and to be located within Wallace Lake Estates for the purpose of allowing a privately owned provider of liquefied petroleum gas to use the underground gas distribution system pursuant to a mutual agreement between the private provider and the district or the district's predecessor in interest. The district shall require and receive payment from the private provider for the use of that system. The authority granted by this subdivision shall expire when the Pacific Gas and Electric Company is ready, willing, and able to provide natural gas service to the residents of Wallace Lake Estates. At that time, the district shall diligently transfer its title, ownership, maintenance, control, and operation of the system to the Pacific Gas and Electric Company.

(e) The Cameron Park Community Services District, the El Dorado Hills Community Services District, the Golden Hills Community Services District, the Mountain House Community Services District, the Rancho Murieta Community Services District, the Salton Community Services District, the Stallion Springs Community Services District, and the Tenaja Meadows Community Services District, which enforced covenants, conditions, and restrictions prior to January 1, 2006, pursuant to former Section 61601.7 and former Section 61601.10, may continue to exercise the powers set forth in former Section 61601.7 and former Section 61601.10.

(f) The Bear Valley Community Services District, the Bell Canyon Community Services District, the Cameron Estates Community Services District, the Lake Sherwood Community Services District, the Saddle Creek Community Services District, the Wallace Community Services District, and the Santa Rita Hills Community Services District may, for roads owned by the district and that are not formally dedicated to or kept open for use by the public for the purpose of vehicular travel, by ordinance, limit access to and the use of those roads to the landowners and residents of that district.

(g) Notwithstanding any other provision of law, the transfer of the assets of the Stonehouse Mutual Water Company, including its lands, easements, rights, and obligations to act as sole agent of the stockholders in exercising the riparian rights of the stockholders, and rights relating to the ownership, operation, and maintenance of those facilities serving the customers of the company, to the Hidden Valley Lake Community Services District is not a transfer subject to taxes imposed by Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code.

(h) The El Dorado Hills Community Services District and the Rancho Murieta Community Services District may each acquire, construct, improve, maintain, and operate television receiving, translating, or distribution facilities, provide television and television-related services to the district and its residents, or authorize the construction and operation of a cable television system to serve the district and its residents by franchise or license. In authorizing the construction and operation of a cable television system by

franchise or license, the district shall have the same powers as a city or county under Section 53066.

(i) The Mountain House Community Services District may provide facilities for television and telecommunications systems, including the installation of wires, cables, conduits, fiber optic lines, terminal panels, service space, and appurtenances required to provide television, telecommunication, and data transfer services to the district and its residents, and provide facilities for a cable television system, including the installation of wires, cables, conduits, and appurtenances to service the district and its residents by franchise or license, except that the district may not provide or install any facilities pursuant to this subdivision unless one or more cable franchises or licenses have been awarded under Section 53066 and the franchised or licensed cable television and telecommunications services providers are permitted equal access to the utility trenches, conduits, service spaces, easements, utility poles, and rights-of-way in the district necessary to construct their facilities concurrently with the construction of the district's facilities. The district shall not have the authority to operate television, cable, or telecommunications systems, except as provided in Section 61100. The district shall have the same powers as a city or county under Section 53066 in granting a franchise or license for the operation of a cable television system.

61106. (a) If a board of directors desires to exercise a latent power, the district shall first receive the approval of the local agency formation commission, pursuant to Article 1.5 (commencing with Section 56824.10) of Chapter 5 of Part 3 of Division 3.

(b) After receiving the approval of the local agency formation commission, the board of directors may, by ordinance, order the exercise of that power.

61107. (a) If a board of directors desires to divest itself of a power that is authorized pursuant to this chapter and if the termination of that power would require another public agency to provide a new or higher level of services or facilities, the district shall first receive the approval of the local agency formation commission. To the extent feasible, the local agency formation commission shall proceed pursuant to Article 1.5 (commencing with Section 56824.10) of Chapter 5 of Part 3 of Division 3. After receiving the approval of the local agency formation commission, the board of directors may, by ordinance, divest itself of that power.

(b) Notwithstanding subdivision (a) of Section 56824.14, the local agency formation commission shall not, after a public hearing called and held for that purpose pursuant to subdivisions (b) and (c) of Section 56824.14, approve a district's proposal to exercise a latent power if the local agency formation commission determines that another local agency already provides substantially similar services or facilities to the territory where the district proposes to exercise that latent power.

(c) If a board of directors desires to divest itself of a power that is authorized pursuant to this chapter and if the termination of that power would not require another public agency to provide a new or higher level of services or facilities, the board of directors may, by ordinance, divest itself of that power.

GOVERNMENT CODE

SECTION 61110-61119

61110. (a) On or before July 1 of each year or, for districts using two one-year budgets or a biennial budget, every other year, the board of directors may adopt a preliminary budget that conforms to generally accepted accounting and budgeting procedures for special districts.

(b) The board of directors may divide the preliminary budget into categories, including, but not limited to, the following:

- (1) Maintenance and operation.
- (2) Services and supplies.
- (3) Employee compensation.
- (4) Capital outlay.
- (5) Interest and redemption for indebtedness.
- (6) Designated reserve for capital outlay.
- (7) Designated reserve for contingencies.

(c) On or before July 1 of each year or, for districts using two one-year budgets or a biennial budget, every other year, the board of directors shall publish a notice stating all of the following:

(1) Either that it has adopted a preliminary budget or that the general manager has prepared a proposed final budget which is available for inspection at a time and place within the district specified in the notice.

(2) The date, time, and place when the board of directors will meet to adopt the final budget and that any person may appear and be heard regarding any item in the budget or regarding the addition of other items.

(d) The board of directors shall publish the notice at least two weeks before the hearing in at least one newspaper of general circulation in the district pursuant to Section 6061.

(e) At the time and place specified for the hearing, any person may appear and be heard regarding any item in the budget or regarding the addition of other items. The hearing on the budget may be continued from time to time.

(f) On or before September 1 of each year or, for districts using two one-year budgets or a biennial budget, every other year, the board of directors shall adopt a final budget that conforms to generally accepted accounting and budgeting procedures for special districts. The general manager shall forward a copy of the final budget to the auditor of each county in which the district is located.

61111. (a) At any regular meeting or properly noticed special meeting after the adoption of its final budget, the board of directors may adopt a resolution amending the budget and ordering the transfer of funds between categories, other than transfers from the designated reserve for capital outlay and the designated reserve for contingencies.

(b) The board of directors may authorize the general manager to transfer funds between budget categories, other than transfers from the designated reserve for capital outlay and the designated reserve for contingencies.

61112. (a) In its budget, the board of directors may establish a designated reserve for capital outlay and a designated reserve for contingencies. When the board of directors establishes a designated reserve, it shall declare the exclusive purposes for which the funds in the reserve may be spent. The funds in the designated reserve shall be spent only for the exclusive purposes for which the board of directors established the designated reserve. The reserves shall be maintained according to generally accepted accounting principles.

(b) Any time after the establishment of a designated reserve, the board of directors may transfer any funds to that designated reserve.

(c) If the board of directors finds that the funds in a designated reserve are no longer required for the purpose for which it established the designated reserve, the board of directors may, by a four-fifths vote of the total membership of the board of directors, discontinue the designated reserve or transfer any funds that are no longer required from the designated reserve to the district's general fund.

(d) Notwithstanding any other provision of this section, in a state of emergency or in a local emergency, as defined in Section 8558, a board of directors may temporarily transfer funds from the designated reserve for capital outlay or the designated reserve for contingencies to the district's general fund. The board of directors shall restore these funds to the designated reserves when feasible.

(e) The board of directors of each district that has designated an alternative depository pursuant to Section 61053 and appointed a district treasurer shall adopt and annually review a policy for the management of reserves.

61113. (a) On or before July 1 of each year, the board of directors shall adopt a resolution establishing its appropriations limit, if any, and make other necessary determinations for the following fiscal year pursuant to Article XIII B of the California Constitution and Division 9 (commencing with Section 7900).

(b) Pursuant to subdivision (c) of Section 9 of Article XIII B of the California Constitution, this section shall not apply to a district which existed on January 1, 1978, and which did not as of the 1977-78 fiscal year levy an ad valorem tax on property in excess of 12 1/2 cents per one hundred dollars (\$100) of assessed value.

(c) This section shall not apply to any district that has previously transferred services and all of the property tax revenue allocation associated with those services to another local agency.

61114. The auditor of each county in which a district is located shall allocate to the district its share of property tax revenue pursuant to Chapter 6 (commencing with Section 95) of Part 0.5 of Division 1 of the Revenue and Taxation Code.

61115. (a) The board of directors may, by resolution or ordinance, do the following:

(1) Establish rates or other charges for services and facilities that the district provides.

(2) Provide for the collection and enforcement of those rates or other charges.

(3) Among the permissible methods for collection and enforcement are:

(A) To provide that the charges for any of these services and facilities may be collected with the rates or charges for any other services and facilities provided by the district, and that all charges may be billed on the same bill and collected as one item.

(B) To provide that if all or part of a bill is not paid, the district may discontinue any or all services.

(C) To provide for a basic penalty for the nonpayment of charges of not more than 10 percent, plus an additional penalty of not more than 1 percent per month for the nonpayment of the charges and the basic penalty. The board of directors may provide for the collection of these penalties.

(b) The board of directors may provide that any charges and penalties may be collected on the tax roll in the same manner as property taxes. The general manager shall prepare and file with the board of directors a report that describes each affected parcel of real property and the amount of charges and delinquencies for each affected parcel for the year. The general manager shall give notice of the filing of the report and of the time and place for a public hearing by publishing the notice pursuant to Section 6066 in a newspaper of general circulation, and by mailing the notice to the owner of each affected parcel. At the public hearing, the board of directors shall hear and consider any objections or protests to the report. At the conclusion of the public hearing, the board of directors may adopt or revise the charges and penalties. The board of directors shall make its determination on each affected parcel and its determinations shall be final. On or before August 10 of each year following these determinations, the general manager shall file with the county auditor a copy of the final report adopted by the board of directors. The county auditor shall enter the amount of the charges and penalties against each of the affected parcels of real property as they appear on the current assessment roll. The county tax collector shall include the amount of the charges and penalties on the tax bills for each affected parcel of real property and collect the charges and penalties in the same manner as property taxes.

(c) The board of directors may recover any charges and penalties by recording in the office of the county recorder of the county in which the affected parcel is located, a certificate declaring the amount of the charges and penalties due, the name and last known address of the person liable for those charges and penalties. From the time of recordation of the certificate, the amount of the charges and penalties constitutes a lien against all real property of the delinquent property owner in that county. This lien shall have the force, effect, and priority of a judgment lien. Within 30 days of receipt of payment for all amounts due, including the recordation fees paid by the district, the district shall record a release of the lien. In filing any instrument for recordation, the district shall pay the fees required by Article 5 (commencing with Section 27360) of Chapter 6 of Part 3 of Title 3.

(d) A district shall reimburse the county for the reasonable expenses incurred by the county pursuant to this section.

(e) Any remedies for the collection and enforcement of rates or other charges are cumulative and the district may pursue remedies alternatively or consecutively.

61116. (a) A district may accept any revenue, money, grants, goods, or services from any federal, state, regional, or local agency or from any person for any lawful purpose of the district.

(b) In addition to any other existing authority, a district may borrow money and incur indebtedness pursuant to Article 7 (commencing with Section 53820), Article 7.4 (commencing with Section 53835), Article 7.5 (commencing with Section 53840), Article 7.6 (commencing with Section 53850), and Article 7.7 (commencing with Section 53859) of Chapter 4 of Part 1 of Division 2 of Title 5.

61117. The board of directors may establish a revolving fund pursuant to Article 15 (commencing with Section 53950) of Chapter 4 of Part 1 of Division 2 of Title 5.

61118. (a) The board of directors shall provide for regular audits of the district's accounts and records pursuant to Section 26909.

(b) The board of directors shall provide for the annual financial reports to the Controller pursuant to Article 9 (commencing with Section 53890) of Chapter 4 of Part 1 of Division 2 of Title 5.

61119. All claims for money or damages against a district are governed by Part 3 (commencing with Section 900) and Part 4 (commencing with Section 940) of Division 3.6 of Title 1.

GOVERNMENT CODE

SECTION 61120-61124

61120. Whenever the board of directors determines that the amount of revenue available to the district or any of its zones is inadequate to meet the costs of operating and maintaining the facilities, programs, and services authorized by this division, the board of directors may raise revenues pursuant to this chapter or any other provision of law.

61121. A district may levy special taxes pursuant to:

(a) Article 3.5 (commencing with Section 50075) of Chapter 1 of Part 1 of Division 1 of Title 5. The special taxes shall be applied uniformly to all taxpayers or all real property within the district, except that unimproved property may be taxed at a lower rate than improved property.

(b) The Mello-Roos Community Facilities Act of 1982, Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5.

61122. A district may levy benefit assessments for operations and maintenance consistent with the requirements of Article XIII D of the California Constitution, including, but not limited to, benefit assessments levied pursuant to any of the following:

(a) The Improvement Act of 1911, Division 7 (commencing with Section 5000) of the Streets and Highways Code.

(b) The Improvement Bond Act of 1915, Division 10 (commencing with Section 8500) of the Streets and Highways Code.

(c) The Municipal Improvement Act of 1913, Division 12 (commencing with Section 10000) of the Streets and Highways Code.

(d) The Landscaping and Lighting Assessment Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code, notwithstanding Section 22501 of the Streets and Highways Code.

(e) Any other statutory authorization enacted on or after January 1, 2006.

61123. (a) A board of directors may charge a fee to cover the cost of any service which the district provides or the cost of enforcing any regulation for which the fee is charged. No fee shall exceed the costs reasonably borne by the district in providing the service or enforcing the regulation for which the fee is charged.

(b) Before imposing or increasing any fee for property-related services, a board of directors shall follow the procedures in Section 6 of Article XIII D of the California Constitution.

(c) A board of directors may charge residents or taxpayers of the district a fee authorized by this section that is less than the fee which it charges nonresidents or nontaxpayers.

(d) A board of directors may authorize district employees to waive the payment, in whole or in part, of a fee authorized by this section when the board of directors determines that payment would not be in the public interest. Before authorizing any waiver, a board of directors shall adopt a resolution that specifies the policies and procedures governing waivers.

61124. (a) A district may charge standby charges for water, sewer, or water and sewer services pursuant to the Uniform Standby Charge Procedures Act, Chapter 12.4 (commencing with Section 54984) of Part 1 of Division 2 of Title 5.

(b) If the procedures set forth in the former Chapter 1 (commencing with Section 61750) of the former Part 6 of the former Division 1 as it read at the time a standby charge was established were followed, the district may, by resolution, continue to collect the charge in successive years at the same rate from parcels within

the district to which water or sewers are made available for any purpose by the district, whether the water or sewers are actually used or not. If new, increased, or extended assessments are proposed, the district shall comply with the notice, protest, and hearing procedures in Section 53753.

GOVERNMENT CODE SECTION 61125-61131

61125. Whenever the board of directors determines that the amount of revenue available to the district or any of its zones is inadequate to acquire, construct, improve, rehabilitate, or replace the facilities authorized by this division, or for funding or refunding any outstanding indebtedness, the board of directors may incur debt and raise revenues pursuant to this chapter or any other provision of law.

61126. (a) Whenever a board of directors determines that it is necessary to incur a general obligation bond indebtedness for the acquisition or improvement of real property, the board of directors may proceed pursuant to Article 11 (commencing with Section 5790) of Chapter 4 of Division 5 of the Public Resources Code.

(b) Notwithstanding subdivision (a), a district shall not incur bonded indebtedness pursuant to this section that exceeds 15 percent of the assessed value of all taxable property in the district at the time that the bonds are issued.

61127. A board of directors may finance any enterprise and issue revenue bonds pursuant to the Revenue Bond Law of 1941, Chapter 6 (commencing with Section 54300) of Part 1 of Division 2 of Title 5.

61128. A district may finance facilities and issue bonds pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5.

61129. A district may levy benefit assessments to finance facilities consistent with the requirements of Article XIII D of the California Constitution, including, but not limited to, benefit assessments levied pursuant to any of the following:

(a) The Improvement Act of 1911, Division 7 (commencing with Section 5000) of the Streets and Highways Code.

(b) The Improvement Bond Act of 1915, Division 10 (commencing with Section 8500) of the Streets and Highways Code.

(c) The Municipal Improvement Act of 1913, Division 12 (commencing with Section 10000) of the Streets and Highways Code.

(d) The Landscaping and Lighting Assessment Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and

Highways Code, notwithstanding Section 22501 of the Streets and Highways Code.

(e) Any other statutory authorization enacted on or after January 1, 2006.

61130. A district may acquire and improve land, facilities, or equipment and issue securitized limited obligation notes pursuant to Article 7.4 (commencing with Section 53835) of Chapter 4 of Part 1 of Division 2 of Title 5.

61131. (a) A district may issue promissory notes to borrow money and incur indebtedness for any lawful purpose, including, but not limited to, the payment of current expenses, pursuant to this section.

(b) The total amount of indebtedness incurred pursuant to this section outstanding at any one time shall not exceed 5 percent of the district's total enterprise and nonenterprise revenues in the preceding fiscal year. Any indebtedness incurred pursuant to this section shall be repaid within five years from the date on which it is incurred. Any indebtedness incurred pursuant to this section shall bear interest at a rate which shall not exceed the rate permitted under Article 7 (commencing with Section 53530) of Chapter 3 of Part 1 of Division 2 of Title 5.

(c) Each indebtedness incurred pursuant to this section shall be authorized by resolution adopted by a four-fifths vote of the total membership of the board of directors and shall be evidenced by a promissory note signed by the president of the board of directors and the general manager.

GOVERNMENT CODE

SECTION 61140-61226.5

61140. (a) Whenever a board of directors determines that it is in the public interest to provide different services, provide different levels of service, provide different facilities, or raise additional revenues within specific areas of the district, it may form one or more zones pursuant to this chapter.

(b) The board of directors shall initiate proceedings for the formation of a new zone by adopting a resolution that does all of the following:

- (1) States that the proposal is made pursuant to this chapter.
- (2) Sets forth a description of the boundaries of the territory to be included in the zone.
- (3) States the reasons for forming the zone.
- (4) States the different services, different levels of service, different facilities, or additional revenues that the zone will provide.
- (5) Sets forth the methods by which those services, levels of service, or facilities will be financed.
- (6) Proposes a name or number for the zone.

(c) A proposal to form a new zone may also be initiated by a petition signed by not less than 10 percent of the registered voters residing within the proposed zone. The petition shall contain all of the matters required by subdivision (b).

(d) Upon the adoption of a resolution or the receipt of a valid petition, the board of directors shall fix the date, time, and place for the public hearing on the formation of the zone. The board of directors shall publish notice of the hearing, including the information required by subdivision (b), pursuant to Section 6061 in one or more newspapers of general circulation in the district. The board of directors shall mail the notice at least 20 days before the date of the hearing to all owners of property within the proposed zone. The board of directors shall post the notice in at least three public places within the territory of the proposed zone.

61141. (a) At the hearing, the board of directors shall hear and consider any protests to the formation of the zone. If, at the conclusion of the hearing, the board of directors determines either that more than 50 percent of the total number of voters residing within the proposed zone have filed written objections to the formation, or that property owners who own more than 50 percent of the assessed value of all taxable property in the proposed zone have filed written objections to the formation, then the board of directors shall terminate the proceedings. If the board of directors determines that the written objections have been filed by 50 percent or less of those voters or property owners who own 50 percent or less than the assessed value of all taxable property, then the board of directors may proceed to form the zone.

(b) If the resolution or petition proposes that the zone use special taxes, benefit assessments, fees, standby charges, bonds, or notes to finance its purposes, the board of directors shall proceed according to law. If the voters or property owners do not approve those funding methods, the zone shall not be formed.

61142. A board of directors may change the boundaries of a zone or dissolve a zone by following the procedures in Sections 61140 and 61141.

61143. A local agency formation commission shall have no power or duty to review and approve or disapprove a proposal to form a zone, a proposal to change the boundaries of a zone, or a proposal to dissolve a zone.

61144. (a) As determined by the board of directors, a district may provide any service, any level of service, or any facility within a zone that the district may provide in the district as a whole.

(b) As determined by the board of directors and pursuant to the requirements of this division, a district may exercise any fiscal powers within a zone that the district may exercise in the district as a whole.

(c) Any special taxes, benefit assessments, rates, fees, charges, standby charges, bonds, or notes which are intended solely for the support of services or facilities within a zone, shall be levied,

assessed, and charged within the boundaries of the zone.

(d) A district shall not incur a general obligation bonded indebtedness for the benefit of a zone pursuant to this section that exceeds 5 percent of the assessed value of all taxable property in the zone at the time that the bonds are issued. In computing this limit, the 5 percent shall include any other general obligation bonded indebtedness applicable to that zone.

(e) A district shall not issue promissory notes for the benefit of a zone pursuant to Section 61131 that exceed 5 percent of the zone's total enterprise and nonenterprise revenues in the preceding fiscal year. In computing this limit, the 5 percent shall include any other promissory notes applicable to that zone.

61226.5. A district may destroy a record pursuant to Chapter 7 (commencing with Section 60200) of Division 1 of Title 6.

AGENDA ITEM G-3

April 27, 2001

MEMORANDUM

TO: HONORABLE BOARD OF DIRECTORS
FROM: RALPH R. MORROW, GENERAL MANAGER
SUBJECT: CC&R'S, ARCHITECTURAL CONTROL COMMITTEE, ADMINISTRATION,
FUNDING AND ENFORCEMENT

=====

The subject matter has been an on-going discussion of the Board and the ACC. Staff has been directed to contact legal counsel on numerous occasions and have continued to report his legal opinions.

On April 5, 2001 the ACC outlined their recommendations for a fee schedule and the Board directed Staff to contact legal counsel.

Attached are Mr. Okazkai's responses to the many questions concerning the activities of the Committee.

Staff has reviewed several CC&R's outside the TCSD and each have a specific provisions within their CC&R's for collection of funds. Unfortunately most of the CC&R's in the District do not have such defined text and the CC&R's must be amended to include a funding mechanism.

The CC&R's for "The Reagan Area" have the funding provisions, but also states that all road on parcel maps dedicated to Riverside County shall be maintained.

RECOMMENDED ACTION:

The Board authorize Staff to "ballot" all property owners that have CC&R's (that we currently administer) for an amendment which will fund the Tenaja's Architectural Control Committee to administer and enforce the individual CC&R's. Should any or more of the CC&R areas in the District decline to approve the amendment, then the Committee should no longer administer those CC&R's.

BUDGETARY IMPACT:

Estimated at \$500.00 for the mailings.

ATTACHMENTS:

1) Memo from Legal Counsel

Memorandum

TO: Ralph Morrow, General Manager
Tenaja Community Services District

FROM: James S. Okazaki

Date: April 16, 2001

Subject: Tenaja Community Services District--Powers

BASIC POWERS OF THE DISTRICT. The Tenaja Community Services District was formed on July 30, 1985 pursuant to Resolution No. 85-409 of the Riverside County Board of Supervisors which states that "...District is organized for the purposes of providing within said District:

- "(a) Collection, treatment or disposal of storm water;*
- (a) Collection or disposal of garbage or refuse matter;*
- (b) Protection against fire;*
- (c) Public recreation by means of parks, including, but not limited to, playgrounds, golf courses, swimming pools, or recreation buildings;*
- (d) Equipment and maintenance of a police department or other police protection to protect and safeguard life and property;*
- (e) The opening, widening, extending, straightening, surfacing and maintenance, in whole or in part, of any street in such district subject to the consent of the governing body of the county or city in which said improvement is to be made.*
- (f) The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in (f), subject to the consent of the governing body of the county or city in which said improvement is made;*
- (a) The conversion of existing overhead electric and communication facilities to underground locations in accordance with Public Contracts Code Subdivision (1);"*

B. Administration of Covenants, Conditions & Restrictions.

FACTS: Developers commonly impose Covenants, Conditions, & Restrictions [CC&Rs] when a larger parcel of land is subdivided to assure that the improvement of each of the parcels within the boundaries of the tract will conform to a uniform standard. Such *CC&Rs* are typically administered by an Architectural Control Committee [ACC] comprised of and selected from among the owners within the tract. The powers of the *ACC* are derived from the provisions of the particular *CC&Rs*, and its jurisdiction is limited to the boundaries of the subdivision. A number of years ago Community Services Districts, particularly in the more sparsely populated areas of California discovered that developers of many of the subdivisions within their jurisdiction had adopted and recorded *CC&Rs*, but the owners had not created an *ACC* to administer them. Such Districts, therefore, prevailed upon the legislature to pass a law identical to Section 61601.16 of the Government Code which empowers the Board of Directors of the Tenaja Community Services to **enforce the covenants, conditions and restrictions adopted for each tract within the boundaries of the District, and to assume the duties of the Architectural Control Committee for each tract within the boundaries, for the purpose of maintaining uniform standards of development.**

QUESTION 1: State the specific law which forbids the District's utilizing public funds for the administration of the *CC&Rs*.

ANSWER 1:

To the best of our knowledge and belief, there are no statutes which specifically state that **Community Services District shall not expend its public funds for the administration of private *CC&Rs*** for the simple reason that the legislature would, in our opinion, have no reason to pass a law which states the obvious. [*The researching of relevant court decisions is far beyond the scope of this memorandum. If the Board of Directors desires a legal opinion with recitations of judicial decisions, we will provide such services by separate arrangement.] The basis of our opinion rests upon the following:

- (a) The Tenaja Community Services District is a local governmental agency possessing only such powers as are enumerated above [BASIC POWERS OF DISTRICT].
- (a) *CC&Rs* constitute **private** contracts among the owners of a particular subdivision.
- (b) Section 61601.16 essentially states that the five members of the Board of Directors of the Community Services District may take the place of the Architectural Control Committee to enforce the covenants, conditions and restrictions adopted for each tract within the boundaries of the District.
- (d) The Architectural Control Committee for each of the five (5) Subdivisions within the District can, therefore, administer only the *CC&Rs* for that tract. There are no carry-overs of *CC&Rs* from one tract to another, and certainly no granting of governmental powers to a private function simply

because the members of the Architectural Control Committee also happen to possess governmental powers in another role.

(e) The five members of Tenaja's Architectural Control Committee do not sit as a single body for all of the five subdivisions; rather, they act as a separate ACC for each of them, just as the Architectural Control Committee for Meadow Oaks administers only its CC&Rs.

(f) Any suggestion that "*CC&Rs are a general benefit to the District*" is not at all relevant, and in our opinion patently facetious! *QUERY: How does the administration of CC&Rs which affect only subdivision A beneficially affect subdivisions B, C, D, E and the areas with no CC&Rs?*

QUESTION 2: May funds collected for the administration of CC&Rs be utilized only for enforcement and not for *normal administration by district staff*?

ANSWER 2: No. All expenses related to the performance of the non-governmental function of administering the CC&Rs must be funded by the owners within the boundary of particular subdivision.

QUESTION 3: Must each CC&R be amended to provide for collection of funds?

ANSWER 3 : CC&Rs which do not provide for the collection of funds, must be appropriately amended. The amended CC&Rs must indicate the method of collection and the handling of delinquencies. Since the CC&R's are a private contract, the collection of funds for the administration and enforcement cannot be placed on the tax rolls.

QUESTION 4: How would the fees be collected ?

ANSWER 4: Unless the CC&R's specify the manner of collection, the Board may establish its own collection procedures. The CC&R's must first be amended to provide for the collection of funds.

QUESTION 5: Would these collections be subject to the provisions of Proposition 218?

ANSWER 5: To reiterate: Administration of the CC&Rs is a **non-governmental function**. Proposition 218 is, therefore, not applicable for the collection of funds for the administration and enforcement of the CC&R's.

MEMORANDUM

TO: Jack Y. Kubota, General Manager
TenaJa Community Services District

FROM: James S. Okazaki, District Counsel

SUBJECT: Enforcement of C & R's

FACTS: The TenaJa Community Services District along with 12 other CSDs throughout California were granted authority to enforce tract covenants. § 61601.10 provides, in pertinent part that:

"... the district may enforce the covenants, conditions, and restrictions adopted for each tract within the district and to assume the duties of the architectural control committee for each tract within the District for the purposes of maintaining uniform standards of development within each tract as adopted in the covenants, conditions and restrictions. The district shall exercise the duties of an architectural control committee for any tract only to the extent that an architectural control committee is authorized by the covenants, conditions, and restrictions which apply to the tract..."

The Meadow Oaks tract has an active Development Review Committee (DRC) which enforces the architectural, design and other aspects of building within the Meadow Oaks subdivision. A homeowner having to secure approvals from the Architectural Review Committee of the District (ACC) and the DRC results in a duplication of procedures.

QUESTION: Must a resident of Meadow Oaks tract submit his plans for review of the ACC as well as the DRC?

ANSWER: No, in the absence of an agreement between the ACC and the Meadow Oaks Homeowners Association.

OPINION: Conditions, covenants and restrictions for subdivisions are integral parts of all of the agreements making up the total sales package for each homeowner purchasing a lot in any subdivision. These C & R's represent terms and conditions under which an owner has acquired his land. The Meadow Oaks C & R's provide for the approval of architectural, design and other building by a Design Review Committee which, we are told, is duly constituted

and operating.

We believe that under these circumstances, a resident of Meadow Oaks is required only to process his applications for approval through the DRC. Our conclusions are based upon the following considerations:

1. The legislature would have had no reason to become involved in enforcement of C & R's (private contracts) when an architectural committee was in place and active. They, accordingly, stated in § 61601.20 that districts may "assume" (emphasis mine) the duties of the architectural review committee. "...the legislature, we believe, carefully used the word "assume" and not "supersede".

2. The legislative intent is to grant CSDS the power to fill a void where:

a. Homeowners associations and/or architectural or design review committees are not in existence; or

b. C & R's are not being reviewed.

Jim, please read and reveal.

Ralph will be calling you shortly

Question # 1

What is required to raise the \$25/acre/year benefit fees?

Answer: A Proposition 218 Election must be held. The increase must be specific and any formulas for annual increase in the benefit fees must also be included. An assessment engineer must certify the benefit fee assessment.

Question #2

Can a Proposition 218 be placed on a general election ballot?

Answer: No. Only registered voters are allowed to vote in general elections. All landowners must be allowed to vote on Proposition 218.

Question #3

Can the CCR fees be included in the benefit fees and collected by County of Riverside?

Answer: No. Riverside Co will collect only monies complying with the provisions of Proposition 218. The District annually certifies that the tax roll submitted for collection complies with Proposition 218.

The administration of CCR's are a private function administered through the Tenaja Board of Directors though Legislative action of the State. Therefore, fees to administrate the CCR's are exempt from Proposition 218.

The CCR fees must be paid directly to the administrator, in this case TCSD. The fees to administrate the CCR's must be addressed in each CCR document. The basis for establishing the fees, when fees are delinquent and foreclosure proceedings must be included in the CCR document itself.

MEMORANDUM

TO: Ariene Miller
TenaJa CSD

FROM: Jim Okazaki

SUBJECT: Administering CCRs

1. Relinquishment of powers by Board.

a. To the owners. The owners of the property within the boundaries have the final say-so on who is to administer the CCRs. The legislature has authorized the Board of Directors to fill a void where no administering authority has been chosen. If the owners have selected a body of their own, the District must step aside.

b. To another entity. The legislature has not authorized any other entity to assume these duties, nor has it empowered the District to assign such powers to another entity [The delegation of authority to the ACC does not constitute an assignment of powers.] If, therefore, the TCSD decides not to continue, the owners must elect the body to administer the CCRs.

c. Procedure for owners' assumption. The owners should first look to its CCRs to see whether there are specific provisions for the election or selection of a Board or Architectural Control Committee; if not, someone must cause an election to be held.

2. No arbitrary selection of board. Final decision rests with a majority of the owners within the boundaries of the subdivision covered by the CCRs. No group of persons who are not duly elected by the owners could, therefore, legally serve. The situation cited by Mr. Wilson, therefore, could not prevail for long.

Recording Requested By:
James S. Mocalis, General Manager

When Recorded Mail To:
Tenaja Community Services District
Post Office Box 220
Murrieta, CA 92362

RESOLUTION NO. 87-6-4-1

RESOLUTION OF THE BOARD OF DIRECTORS OF
TENAJA COMMUNITY SERVICES DISTRICT
ADOPTING RULES AND REGULATIONS FOR THE
ARCHITECTURAL CONTROL COMMITTEE

WHEREAS, an Architectural Control Committee (ACC) was established by Ordinance No. 1 to administer and enforce the CC&Rs for all tracts within the District's boundaries; and

WHEREAS, the Architectural Control Committee desires to establish rules and regulations setting forth procedures for the submission of applications for consideration of the ACC.

NOW, THEREFORE, be it resolved, that all matters to be considered by the ACC of the Tenaja Community Services District shall conform strictly to the following procedures and standards:

1. **Application.** Each person desiring to improve or alter any site within the Tenaja Community Services District shall, not later than ten days prior to the first Thursday of the month, submit to the General Manager an application which shall include:

- (a) An explanation of the project;
- (b) A grading plan signed by a California-registered civil engineer;
- (c) Improvement Plans signed by a registered civil engineer or an architect;
- (d) If no improvements are to be constructed on the premises, a site plan designating and describing the use;
- (e) Verification from the County of Riverside that all of the County's regulations and ordinances have been met.

2. **Review of Application.** The ACC shall review the application at its next regularly scheduled meeting and shall determine:

- (a) The adequacy of the application.
- (b) The environmental impact of the proposed application. If the project is deemed to have an adverse environmental impact, the ACC shall require the applicant to submit an Environmental Impact Report pursuant to the Environmental Impact Report Guidelines of the Tenaja Community Services District.

(c) The ACC shall receive input from the applicant as well as from the public and make its recommendations to the Board of Directors of the District.

PASSED, APPROVED and ADOPTED this 4th of June, 1987, by the following vote,
to-wit:

AYES: DIRECTORS:

NOES: DIRECTORS:

ABSENT: DIRECTORS:

PAUL HOBOY
President of the Board of Directors
Tenaja Community Services District

ATTEST:

JAMES S. MOCALIS, Secretary

CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE : ss.
TENAJA COMMUNITY SERVICES DISTRICT)

I, JAMES S. MOCALIS, Clerk of the Tenaja Community Services District, do hereby certify that the foregoing is a true and correct copy of Resolution No. 87-6-4-1, duly adopted by the Board of Directors of the Tenaja Community Services District at a regular meeting thereof held on the 4th day of June, 1987, at the hour of 7:00 p.m.

TENAJA COMMUNITY SERVICES DISTRICT

JAMES S. MOCALIS, Clerk

LAFCO

LOCAL AGENCY FORMATION COMMISSION • County of Riverside • (714) 787-2786
ROBERT T. ANDERSEN ADMINISTRATIVE CENTER • 4080 LEMON STREET • 12TH FLOOR • RIVERSIDE, CALIFORNIA 92501-3651

December 20, 1985

State Board of Equalization
Tax Area Services Section
Post Office Box 1713
Sacramento, California 95808

RE: LAFCO #85-39-1--Formation of Tenaja Community Services District

Gentlemen:

Pursuant to California law, you will find enclosed the following documents relating to the above referenced action:

1. Resolution No. 85-409.
2. Certificate of Completion (Recorded on December 19, 1985).
3. Map and legal description.
4. Warrant to cover cost of filing.

Property tax transfer negotiations have been completed as required by the Revenue & Taxation Code, and resolutions of affected agencies are on file in this office.

Please file the above documents and acknowledge receipt at your earliest convenience.

Thank you for your assistance.

Sincerely,

Lynda Thorson
Secretary

Enclosures

cc: Assessor
Auditor-Controller
Elections Department
Survey Department
Proponents
LAFCO File

0031F

P.S.: Please note that the \$25.00 processing fee was submitted to you previously directly from the Tenaja Property Owners Association in their letter dated November 26, 1985.

286720

CERTIFICATE OF COMPLETION

RECEIVED FOR RECORD
Min. Past 2:00 PM

DEC 19 1985

Recorded in Official Records
of Riverside County, California

RECORDER
Fees \$

Pursuant to Government Code Sections 54797.2, 56450, and 35357, this Certificate is hereby issued by the Executive Officer of the Local Agency Formation Commission of Riverside County, California.

- Short-form designation, as designated by LAFCO is 85-39-1.
- The names of each district involved in this change of organization or reorganization and the kind or type of change of organization ordered for each district are as follows:

<u>District</u>	<u>Type of Change of Organization</u>
<u>Tenaja Community Services District</u>	<u>Formation</u>

- The above-listed district(s) are located within the following county(ies):
County of Riverside

- A description of the boundaries of the above-cited change of organization or reorganization are shown on the attached map and legal description, marked Exhibit "A" and by reference incorporated herein.

- This change of organization or reorganization has been approved subject to the following terms and conditions, if any:
None.

- The date of adoption of the Resolution ordering this change of organization or reorganization (with or without election) was July 30, 1985. A certified copy of Resolution #85-409 is attached hereto and by reference incorporated herein.

I hereby certify that as Executive Officer for the Local Agency Formation Commission of Riverside County, the above-listed agency has completed a change of organization or reorganization pursuant to the District Reorganization Act of 1965, as amended.

Dated: December 18, 1985

By: [Signature]
Executive Officer

Board of Supervisors

County of Riverside

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RESOLUTION NO. 85-409

DECLARING TENAJA COMMUNITY SERVICES DISTRICT
DULY ORGANIZED

WHEREAS, the Local Agency Formation Commission of the County of Riverside on June 27, 1985, approved the proposed formation of a community services district, in the Santa Rosa area of the County of Riverside, which proposal has been assessed pursuant to the California Environmental Quality Act, and a negative declaration filed thereon, assigned a short form designation Tenaja Community Services District LAFC 85-39-1, approved the proposed name Tenaja Community Services District, approved the boundaries and purposes for which the District may be formed as hereinafter set forth, designated the Board of Directors of such District to be composed of five members to be elected from among the registered voters residing within the District, and designated this Board as conducting authority for formation proceedings; and,

WHEREAS, a petition sufficient as to form and number of signatures was thereafter and heretofore filed with the Clerk of this Board, pursuant to the Community Services District Law (Government Code Section 61000, et seq.) for the formation of a community services district to be known as Tenaja Community services District, said District being entirely within the County of Riverside; which petition set forth said proposed name, the boundaries thereof and stating the purposes hereinafter set forth for which said District is proposed to be formed, and stating there should be five directors for said proposed District, all of

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which being in accord with the Local Agency Formation Commission determinations; and,

WHEREAS, this Board thereafter in regular session assembled on July 2, 1985, called a public hearing on said petition fixing Tuesday, July 30, 1985, at 1:30 P.M. in the meeting room of this Board in the County Administrative Center, Riverside, California, as the time and place thereof and ordering the Clerk of this Board to cause notice of such hearing to be published, which notice was thereafter duly published as required by law (Government Code Section 6066); and,

WHEREAS, said hearing was duly held at the time and place so fixed, whereupon this Board heard said petition, heard all persons appearing in favor thereof and opposed thereto, and concluded said hearing on said date, there being no written requests for inclusion of land in said proposed District or written requests for exclusion of land from said District filed or presented; now, therefore:

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on Tuesday, July 30, 1985, that:

1. The formation of the proposed Tenaja Community Services District is in the public interest;
2. The formation of the proposed Tenaja Community Services District is economically feasible;
3. Based upon evidence taken at the hearing upon the petition for formation of the proposed District held on July 30, 1985, the petition for formation of the proposed District

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heretofore filed with the Clerk of this Board contains the signatures of eighty percent (80%) or more of the registered voters residing within the territory of the proposed District, thereby rendering unnecessary the submission of the question of formation to an election;

4. No sufficient written or oral protests to the formation of the proposed District have been received or offered at the hearing upon the petition formation;

5. The requirements for formation of the proposed District by resolution of this Board, dispensing with an election in accordance with Government Code Section 61114, have been met, and the proposed community services district is hereby declared duly organized and shall have the name Tenaja Community Services District;

6. Said District is organized for the purposes of providing within said District:

- (a) Collection, treatment or disposal of storm water;
- (b) Collection or disposal of garbage or refuse matter;
- (c) Protection against fire;
- (d) Public recreation by means of parks including, but not limited to, playgrounds, golf courses, swimming pools, or recreation buildings;
- (e) Equipment and maintenance of a police department or other police protection to protect and safeguard life and property;
- (f) The opening, widening, extending,

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straightening, surfacing and maintaining, in whole or in part, of any street in such district subject to the consent of the governing body of the county or city in which said improvement is to be made.

(g) The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in (f), subject to the consent of the governing body of the county or city in which said improvement is to be made;

(h) The conversion of existing overhead electric and communication facilities to underground locations in accordance with Public Contract Code Subdivision (1);

7. The boundaries are hereby established as set forth in Exhibit A attached hereto and incorporated herein by this reference;

8. The Board of Directors of said District shall consist of five members, each of whom are registered electors residing within the boundaries of said District, and shall hold office until his/her successor qualifies. The first of which directors are hereby appointed pursuant to Government Code Section 61114 as follows:

- Paul Hoboy
- Thomas A. Lippert
- Dorothy F. Metcalf
- Miles Nesbitt
- Kenneth S. Palmer

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and whose terms of office shall be determined by lot in accordance with Government Code Section 61114 and Elections Code Section 23506.

9. The County Clerk is hereby directed to file and record certified copies of this resolution with the County Recorder and with the Secretary of State.

Roll Call resulted as follows:

Ayes: Abraham, Dunlap, and Cenicerros

Noes: None

Abstaining: Younglove

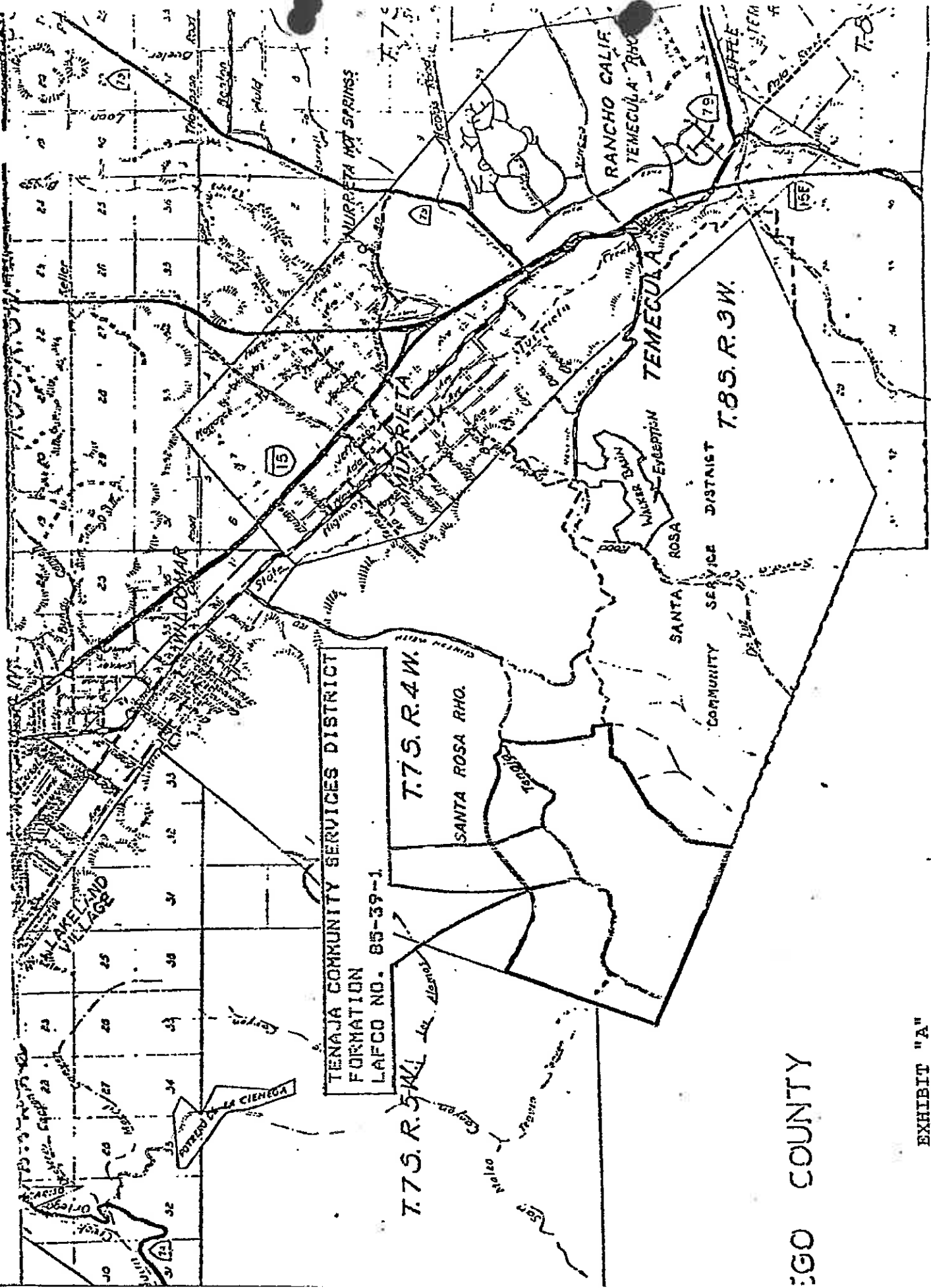
Absent: Larson

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

GERALD A. MALONEY, Clerk of said Board

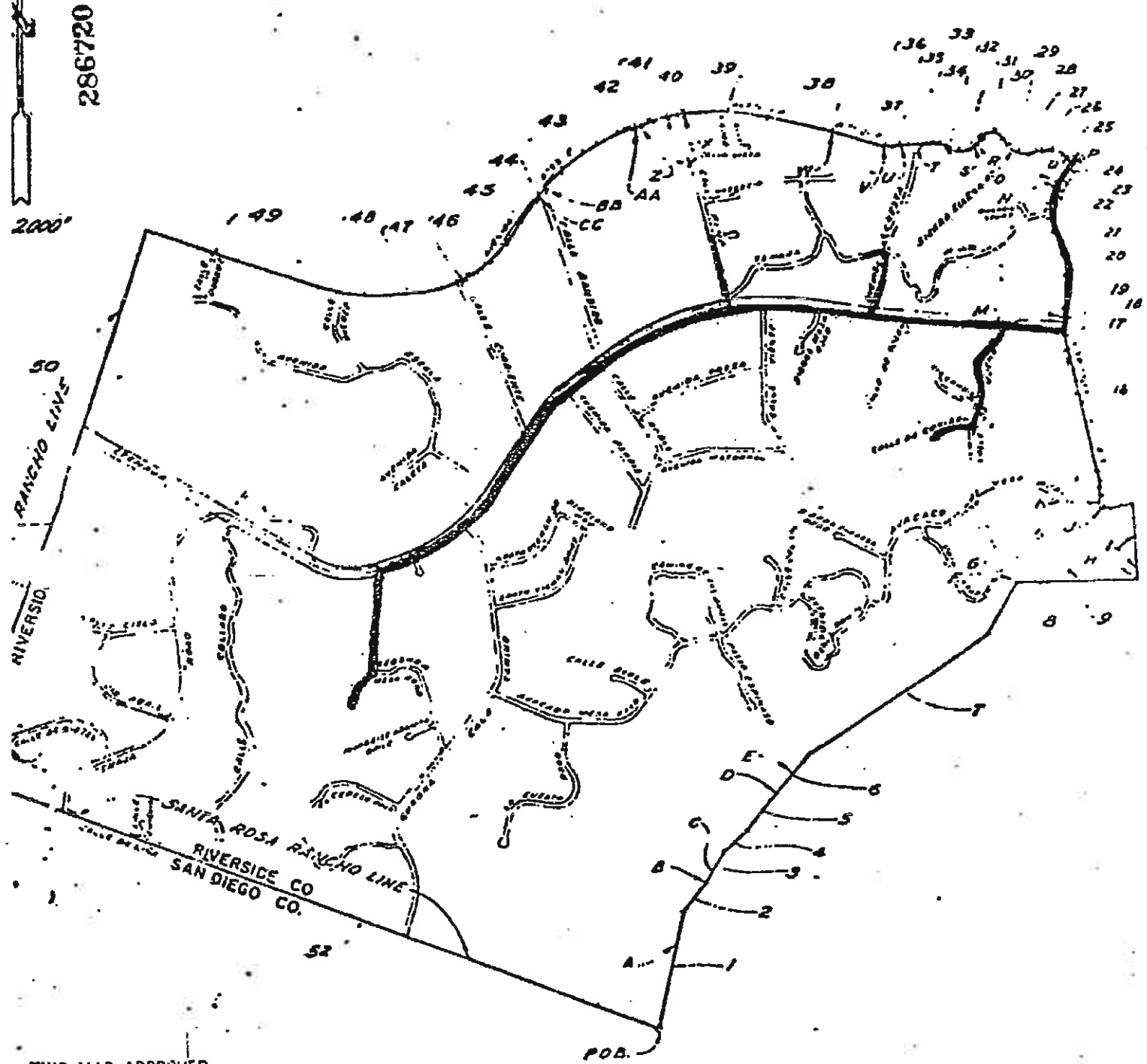
By *Margaret [Signature]*, Deputy

286720



GO COUNTY

286720
2000'



THIS MAP APPROVED
March 4, 1985
BY RIVERSIDE COUNTY SURVEYOR
Judy A. Watersland

PROPOSED TENAJA COMMUNITY SERVICES DISTRICT
APPROXIMATELY 6.400 ACRES LAFCO NO. 85-99-1

33
\$ 1750.00
175.00
\$ 1925.00
7/30/85

NO. 30
25.00

3-30

TENAJA COMMUNITY SERVICES DISTRICT

Post Office Box 220
Murrieta, CA 92362

RECEIVED

DEF
November 26, 1985

DEC 11 1985

State Board of Equalization
Valuation Division
Post Office Box 1713
Sacramento, CA 95808-1713

Valuation Division
Board of Equalization

Subject: Statement of the Formation of the
Tenaja Community Services District

Gentlemen:

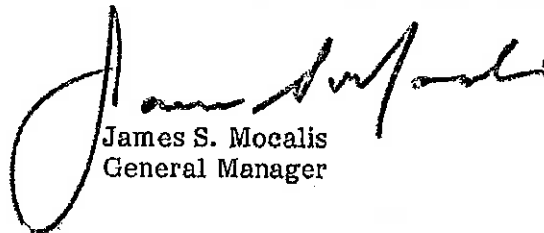
Pursuant to Section 54900 to 54902 of the Government Code,
transmitted herewith is the required statement:

1. Attached hereto are the following documents:
 - (a) Legal Description of the District.
 - (b) Map of the District.
 - (c) A certified copy of the Resolution of the Riverside County Board of Supervisors forming the District.
 - (d) A check to pay the Billing Charge in the amount of \$25.00, for the deferment of the Processing Fee.
2. The affected property will not be taxed for any existing bonded indebtedness or contractual obligation.

Pursuant to Section 54902.5 of the Government Code, you are hereby requested to defer the Processing Fee of \$1750.00 until the District receives its first revenues. If there is anything else needed to comply with the requirements for filing this statement, please call me at (714) 493-1515 as soon as possible, as we do not want to miss the January 1 filing date.

Very truly yours,

TENAJA COMMUNITY SERVICES DISTRICT



James S. Mocalis
General Manager

JSM/r
Attachments

cc: Board of Directors
J. Okazaki, Attorney

3-30

Wheeler, Timothy

From: Scott PC <scttbecker@gmail.com>
Sent: Tuesday, August 30, 2016 3:25 PM
To: Weiss, Steven; Wheeler, Timothy
Cc: Magee, Robert
Subject: #PP25922 / Yesterdays Hearing

Importance: High

Dear Mr. Weiss,

This e-mail below from Shelby McCowen was sent to you and Tim Wheeler Sunday evening before the hearing, and hopefully you have seen it by now. This is just another instance where the McVickers and their attorney were not being truthful. They indicated in yesterday's hearing that this complaint was never made, and even suggested that we coerced Ms. McCowen into filing a complaint. If you look through the Notarized Testimonials you will see two such complaints regarding the attacking of Horse/Donkey and Chickens. Just one of the many stories that they had fabricated and presented to you and the board yesterday. I know that you and the board have heard and seen everything in your careers in dealing with these public matters, and I am confident that all the hearsay and conjecture that was presented by the McVickers will be discarded when making your decision.

Also, I think one of the issues that should have been discussed at greater length is the fact that Tenaja is an Equine Community, with over 200 head of livestock including Horses, Goats, and Cows within a 3000ft radius of the McVickers property.. There are numerous trails that are frequented by Horse and Rider, and two such trails are only accessible by passing by the McVickers Property. Many Horse Riders who live in the Santa Rosa Ranches area trailer their horses to this area to ride, and are unaware of that these dogs are now residing along Via Abril, and will be in clear danger when the dogs charge the fence line and jump over a four and a half foot fence. I wanted to convey this yesterday, but there was so much to think about and little time to respond, it had slipped my mind when I came up to speak.

In regards to the compromise you had offered. I hope that I did seem discourteous in my response. What I really wanted to add to that was even though I am the adjacent property owner, this issue is not only about me and my family, it is also about surrounding property owners and the entire community who opposes this Business Use Kennel. I cannot solely make a concession/compromise that also affects them. The McVickers have managed to turn this into a battle between themselves and my family, a Hatfield and McCoy type resentment on their part. Also, none of their constituency were from our community, and many not even residents of the county. It seems to me that they have no compassion or concern for the havoc that these dogs have caused, and they do not understand the economic loss that many of us will suffer when it comes time to sell our homes(Our Retirement Nest Egg) as a direct result of this kennel. They have dropped a bomb, and it is just a matter of time before it detonates, and the residents of this valley deserve to be protected.

Over and over we are asserting they are a business and on that basis it should be denied. They are asserting they are not and that their rescue operation, a 501-C(3) is run from a separate location, a location in Lake Elsinore / Shopping Center that does not permit this type of use. That being said, this flies in the face of reason, whether or not it is a business, a resident can only have 4 dogs. The McVickers are completely senseless to think 18 - 25 dogs is acceptable with the surrounding neighbors. Although our properties encompass acreage we are still residential—albeit rural residential but residential. The County would never consider this application if the parcel was in Copper Canyon—why are we less protected? We are still residential.

Article II-2.02

"...to protect the owner of each Parcel against improper use and development of surrounding parcels as will depreciate the value of the parcels or interfere with the beneficial use and enjoyment of the Parcels."

If the County approves a Kennel—class I or II they are intentionally disregarding our established CC&R's; recklessly ignoring the county code of 4 dogs per parcel; and with one singular decision willfully contributing and perhaps being a major cause in the devaluation of our properties. We paid more money to own property in Tenaja because we were assured by the governing documents of the usages per those governing documents. We agreed as landowners to abide by those documents. Further, the County would be negligent in their duty with an abuse of power to grant a variance of the permitted number of dogs per household to one property owner to the objection of numerous surrounding property owners. We have registered a complaint, and if the County approves this kennel they are on the record as complicit parties to the devaluation of our property, the prohibition of our quiet use and enjoyment of our property, and any injury or death that is a result of these dogs.

Mr. Weiss, it just does not make sense that our community should be forced to accommodate such a nuisance, and forfeit the quiet enjoyment of our property. No one has the right to come in to any neighborhood and steal their peace and happiness.

Sincerely,

Scott Becker
17250 Via Abril
Murrieta Ca. 92562

From: Shelby McCowen [mailto:shelbymccowen5@gmail.com]
Sent: Sunday, August 28, 2016 9:50 PM
To: Scott PC
Subject: Re: McVickers Letter to County regarding Incident on your Property
Importance: High

Scott,

I sent over an email to the ones you listed. Hopefully this helps clear the air a little on the lies the McVickers are trying to tell.

I've attached it in case you need it. Sorry i cannot make it.

-Shelby McCowen

Shelby McCowen
swiss@netima.org TWHEELER@netima.org
RE: Kennel II Permit Application #25922

Good Evening,
I hope this email reaches you in time. My name is Shelby McCowen. It has been brought to my attention that false information has been presented to you on the events that took place on my father to be presented with the truth on the event that happened. I did not want to get involved with the situation but when someone lies about what I said happened you can understand why I would be up

On the morning of February 1st 2016, at approximately 11:10AM, I, Shelby McCowen, of 42991 Tenaja Rd. Murietta, CA 92562 began to hear barking coming from outside of my house. At this time Siberian Husky type dogs viciously barking at my horse, they had him surrounded and were biting at his front and rear legs. I attempted to yell at the dogs to stop and that's when they began advancing on my father and I got my cell phone and call my father to see what I should do. The barking continued and around 11:25AM my horse tried to run away from the dogs, at that time the four dogs began to chase him, I in my side yard (see attached). Once again I tried yelling at the dogs to stop and leave, they began running towards my shed, at which time they circled and began barking and biting at my donkey that bit his back leg, then that dog ran back in the direction of its owner's house. Three dogs remained until about 11:45AM, until this time they continued to viciously bark and circle my horse and dog get away. I was able to see where the dogs ran back to after they left my property, 17370 Via Abril Murietta, CA 92562.

I took pictures documenting the animals being on the property because as a former Private Investigator, I know that picture evidence holds up a lot better than word of mouth.

This is the information I provided Animal Control Officer Harris who I made my complaint with. These animals are vicious and I did fear for my life, the only reason I went outside of my house was to complain to Officer Harris who told me that he was involved with an on going issue with other neighbors and the dogs being at the property. The dogs coming over and attacking myself and my an

I am now being brought into this situation because Mr & Mrs McVickers want to make false statements on what happened. The interaction Mrs. McVickers and my father Peter McCowen had did not vicious animals and explained to her what happened. Mrs. McVickers then stated that her dogs would never do such a thing and began having an aggressive demeanor with my father at which time property.

Unfortunately due to the nature of my job I am unable to take a day off to attend the hearing, but I would appreciate if you would address the fact that the statement provided by the McVickers is not on my property. If any further information is needed please feel free to contact me so I can make sure the information provided is of true nature. I wish to stay out of the Kennel hearing and other he took place on February 1st are very clearly described, seeing as I am the only witness to the event.

Thank you.

Shelby McCowen
shelbymccowen6@gmail.com
512-809-3023

I have also attached the false statements provided by the McVickers as an easy reference.



Letter to Planner.pdf



On Aug 28, 2016, at 9:05 PM, Scott PC <scttbecker@gmail.com> wrote:

Dear Peter and Shelby,

I wanted you to see what the McVickers have stated in a letter that went to the county a few days ago addressing the incident with the escape of the dogs. Below is an excerpt of what was told to the county planner and the hearing officer that will be presiding over the hearing tomorrow. You will want to read page 9.

As you can see they once again are not being honest about the incident, as it has been documented by Animal Control and Code Enforcement. I am asking you to please send a letter to the hearing officer

tonight regarding actual events that occurred and to confirm that they were reported. Please attach any supporting documentation you may have. Also, it would be a huge boost tomorrow if one of you could make it to the hearing. We have a bus leaving at 11:00am from our house.

sweiss@rctlma.org

TWHEELER@rctlma.org

Thank you,

Scott Becker

This email and/or any files or attachments transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law.

<Letter to Planner.pdf>

Wheeler, Timothy

From: Brad Stone <bstone@aspirinsoftware.com>
Sent: Wednesday, August 31, 2016 1:57 PM
To: Weiss, Steven; Wheeler, Timothy
Subject: Class II Kennel Permit hearing

I am writing regarding the request for a Class II Kennel to confine up to 25 Siberian huskies in the Tenaja community. I am a nearby property owner.

I spent a number of years studying and visiting properties before purchasing in this community. This area was ideal and unique in its rural nature; a very quiet residential neighborhood. This request would have a serious negative effect on the quality of life and property values in the area.

It seems a bit redundant to share with you the howling and other noise disturbances that you get when this many dogs are confined together, since numerous instances have already been reported to Animal Control for this property and its current collection of dogs. Increasing the number of dogs of course only exacerbates the existing problem.

But that's just the associated noise which is not even my biggest concern. I also have two small children. Siberian Huskies are in the top 10 list of most dangerous dogs. Why are we purposely creating a dangerous situation in our residential neighborhood? This commercial use clearly violates our CC&R's, but doesn't it also violate county ordinances?

Please deny this request as a violation of our CC&Rs, for its safety risks, and for the **negative** impact it will have on our community.

Thank you.

Brad Stone
Avenida de Matorral

Wheeler, Timothy

From: Weiss, Steven
Sent: Wednesday, September 21, 2016 7:14 AM
To: 'SGB'; Magee, Robert
Cc: Wheeler, Timothy
Subject: RE: PP25922 / Class II Kennel Hearing

Dear Mr. Becker,

Thank you for your thoughts. You live in a wonderful part of Riverside County. I am considering everything that is proposed and being presented by all parties. My job is to follow the laws by applying fair, objective and logical reasoning.

Often, disagreements can be solved between neighbors.

Sincerely,



Steve Weiss, AICP
Planning Director
(951) 955-6097
sweiss@rctlma.org

From: SGB [<mailto:sgb@InsureMeSgb.com>]
Sent: Tuesday, September 20, 2016 5:35 PM
To: Weiss, Steven; Magee, Robert
Subject: PP25922 / Class II Kennel Hearing

Dear Mr. Weiss,

After listening to the audio of the hearing I have come to the conclusion that the McVickers and many of their nonresident supporters have gravitated to rescuing these animals as means of helping themselves heal from past hurts, whether it be divorce, inability to have children, depression or some other life circumstance. I am a compassionate man Mr. Weiss, just as I am sure you are. Even though I do have empathy, it is not proper or practical for our community to be subjected to their emotional therapy when it becomes a nuisance and disrupts the lives and quiet enjoyment of our community. The McVickers have an addiction to these animals, and have incorporated their addiction into a business endeavor. Mrs. McVickers response to your question regarding the condition you proposed of limiting the number of dogs to 18, in my opinion speaks volumes, and clearly broadcasted her future intentions.

We all face trials and the same life situations as the McVickers , but when they start overlapping into the lives of the residents of our community it becomes a problem, and the Mcvickers seem to only be concerned about their welfare, and have shown complete indignation towards the community. As a Marine Corps veteran I have seen my share of violent and gruesome acts, some by accident, some intentional. I have lost family members to car accidents, cancer and suicides. All have left emotional scars that will affect me for the rest of my life. The point is that we all have hardships we have to endure in this life, but we also have a responsibility to make sure our hardships or our emotional baggage does not become a problem or become intrusive to the lives of others. Their obsession with these dogs is frightening, and there seems to be no end to what they will say or do to continue to amass them. There will be no end to it unless the proper decision to deny this permit is made.

I also want to briefly address the CC&R issue/contradiction. Myself and other neighbors have built their homes here in Tenaja, and there were instances during the permitting process and construction phase where the county informed us that we were in violation of the communities CC&R's and instructed us to make the required changes or corrections in order to proceed. The county recognized the CC&Rs as a condition of approval for these building projects, and should also be recognizing them as a condition for approval for this project. I am not sure why we have been held to higher standards by the county for our projects than the county is requiring for this one? After all, why would a community institute CCR's if the county will not recognize them, and approve projects that are in direct conflict with the CCR's that are suppose to take precedent. This does not seem logical to me.

I am hopeful that the proper decision will be made to protect our community and allow us to continue to enjoy the quiet and safe enjoyment of our neighborhood.

Sincerely,

Scott G Becker
(951)660-2586

Top of Form

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Wheeler, Timothy

From: Scott <canucme333@aol.com>
Sent: Wednesday, September 21, 2016 9:50 AM
To: Weiss, Steven; Magee, Robert; Wheeler, Timothy
Cc: rdbadham@msn.com
Subject: FW: Class II kennel license

Importance: High

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From: Debbie Badham <rdbadham@msn.com>
Sent: Tuesday, September 20, 2016 8:31 PM
Subject: Class II kennel license
To: <twheeler@rctima.org>

I am writing with my overwhelming concern regarding the application for a class II kennel license in the Tenaja area. This is an area where I ride my horse 5 days a week. My main concern is for myself, my horse and for all the other equestrians who also enjoy the beauty and peacefulness of this area, which is our main reason for riding in this area. 25 dogs running towards you and your horse can have very detrimental effects, of which injury or death to horse and or rider can be included. I hope that this would never be the case or that this possibility would have to occur for you to realize that the passing of this kennel license was a complete mistake.

I have been personally subjected to the noise factor that occurs when the dogs that reside at this residence bark and howl. The residents at this house stated that their dogs do not bark. This is a completely false statement. When passing by this residence on the trail that is ridden and enjoyed by many equestrians, you can hear them bark and howl even when they are inside the residence. If they happen to be outside the residence, 18 dogs (possibly 25 if you pass this class II kennel license) is very intimidating to both myself and my horse. In addition, I would like to add that I personally live next door to 5 of this same breed of dogs. To say the least, my life along with the lives of my 2 dogs, have been drastically changed. The dogs next door bark and howl day and night. They have also broken down our fence on several occasions while my dogs were in our back yard. Consequently, I no longer allow my dogs to go in their own back yard, as I fear for their safety. Please consider my concerns as you decide whether or not to grant these applicants with a class II kennel license.

Thank you,
Debbie Badham
RDBadham@msn.com

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Wheeler, Timothy

From: Scott PC <scttbecker@gmail.com>
Sent: Wednesday, September 21, 2016 10:17 AM
To: Weiss, Steven; Wheeler, Timothy; Magee, Robert
Subject: FW: Class II Kennel Permit hearing

I am forwarding to you an e-mail I received today from a resident of Tenaja see below.

Thank you,

Scott Becker

Greetings,

I've been a Tenaja property owner since 1998 and a full time resident since March 2016. I'm in receipt of a (undated) letter regarding the issuance of Class II Kennel Permit for 17370 Via Abril.

I'm somewhat confused. The letter states, "As you may know the County of Riverside only allows four dogs to be kept on a residential property." The letter also states the permit applicants "currently have 18 on the property....." Tenaja is zoned rural residential. Why aren't the current restriction being enforced? It would seem prudent to me that TECA demand that the county enforce the current restrictions before any consideration is given to a Class II Kennel Permit. After all, if the county will not enforce the limitation of 4 dogs now, then what assurance do we have the county will enforce the 25 limit restriction? Twenty five dogs soon becomes 50 then 50 becomes 100 and no enforcement.

I would not be in favor of a commercial dog kennel but I am curious why the need for 25 Siberian Huskies. Are these rescue dogs? Is this a commercial breeding operation? But my curiosity is a moot point. The county must enforce the current restriction of 4 dogs before any consideration can be given for a Class II Kennel Permit.

Kind Regards,

Mark Koller

42945 Calle Roble

Murrieta, CA 92562

951.600.3858

Wheeler, Timothy

From: Victoria <vdavis@fanvisionmedia.com>
Sent: Wednesday, September 21, 2016 7:22 AM
To: Wheeler, Timothy
Subject: Tim and Liz McVicker upcoming hearing

I know you have a hearing coming up for Liz and Tim McVicker on the 26th about their beautiful huskies. I wanted to let you know how much love and care those babies receive.

Tim is **a husky whisperer**. Those babies are so well behaved and are so loved, and they could not get better care anywhere else in the world.

I am also a husky owner with several and I can tell you huskies are the most loving and loyal breed. Tim puts safety first always with his huskies and teaches them with love only. He is amazing with his huskies and if anything ever happened to me I would want all of mine to go to Tim and Liz because I know the love and care they would receive.

Thank you

Victoria Davis
561.926.2723

This email (and any attachments) is only intended for the use of the person or entity to which it is addressed, and may contain information that is privileged and confidential. You, the recipient, are obligated to maintain it in a safe, secure and confidential manner. Unauthorized disclosure or failure to maintain confidentiality may subject you to federal and state penalties. If you are not the intended recipient, please immediately notify us by return email, and delete this message from your computer.

September 19, 2016

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501

Re: Class II Kennel License
Shadow Husky Rescue

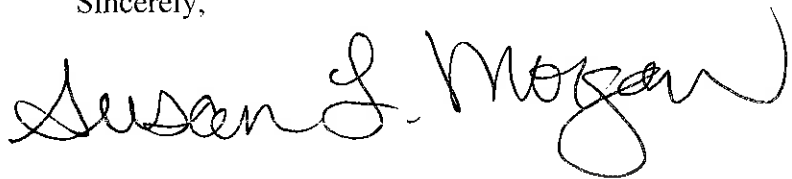
Dear Mr. Wheeler,

I am a friend of Timothy and Elizabeth McVicker.

I have been to Tim and Liz's home numerous times and spent time with their personal huskies. I have only seen love and respect with the interaction I have had with their personal dogs. Their dogs are very social and enjoy being with people. The love and nurturing that Tim and Liz have shown their personal dogs is reflected in every one of their dogs' behavior! The work that Tim and Liz have put into their property in order to provide a beautiful and loving home for their personal dogs is very apparent. Tim and Liz have nothing but pure love for their huskies as would any owners who interact with their personal dogs.

I would respectfully request that Riverside County approve the Class II Kennel License for Tim and Elizabeth McVicker (I am in full support of the Shadow Husky Rescue, Plot Plan No. 29522).

Sincerely,

A handwritten signature in black ink that reads "Susan L. Morgan". The signature is written in a cursive style with a large, looping "M" at the end.

cc: Steve Weiss, AICP
Planning Director

Wheeler, Timothy

From: Ricky Marin <rmarin10@student.rcc.edu>
Sent: Wednesday, September 21, 2016 10:39 PM
To: Weiss, Steven; Wheeler, Timothy
Subject: Shadow Husky Ranch

Dear Mr. Wheeler,

Please accept this letter of approval that I am in full support of the Shadow Husky Ranch, Plot Plan No. 29522.

My name is Ricky Marin, and I am currently an employee at Wolfee Donuts, which is located right next door to the McVicker's Family Mediation Center, Profession Law Corporation.

I am in daily contact with their personal dogs and I have never heard them barking or being a nuisance to anyone. Liz and Tim's personal dogs are always well-groomed and well-nourished. The dogs are very well-behaved.

I am very familiar with their personal dogs and have never found their personal dogs to be anything other than friendly and social.

Tim and Liz are very loving with their personal dogs and the behavior of their dogs reflects nothing but mutual love and respect between Tim, Liz, and their personal dogs.

I would respectfully request that Riverside County approve the Class II Kennel License for Tim and Elizabeth McVicker.

Sincerely,
Ricky Marin of Wolfee Donuts

DATE: 11-4-15
ACTIVITY: A15-025854

OFFICIAL NOTICE OF VIOLATION
County of Riverside, Department of Animal Services

WESTERN RIVERSIDE COUNTY/
CITY ANIMAL SHELTER
6851 Van Buren Blvd
Jurupa Valley, CA 92509
(951) 358-7387

SAN JACINTO VALLEY
ANIMAL CAMPUS
581 S. Grand Ave
San Jacinto, CA 92582
(951) 791-3720

COACHELLA VALLEY
ANIMAL CAMPUS
72-050 Petland Place
Thousand Palms, CA 92276
(760) 343-3644

BLYTHE ANIMAL SHELTER
245 S. Carlton
Blythe, CA 92225
(760) 921-7857

OWNER/CUSTODIAN MCVICKER RESIDENCE CDL _____
ADDRESS 17370 VIA ABRIL MURRIETA, CA 92562 DOB _____
PHONE 310-270-8222

SUBJECT NUMBER OF DOGS / KENNEL VIOLATION -
MUST GET NUMBER OF DOGS ON PROPERTY DOWN TO FOUR OR FEWER,
OR OBTAIN / START PROCESS FOR KENNEL PERMIT RELEVANT TO NUMBER OF
DOGS KEPT ON ABOVE PROPERTY

This notice shall be complied with as required by Penal Code _____
County Ordinance No. 6.08.050A City Code No. _____ Other Code: _____
CORRECTION DATE: N/A
RECEIVED BY: TESTED
 PERSONAL SERVICE FIRST CLASS CERTIFIED
DEPARTMENT REPRESENTATIVE
D HARRIS #80
Phone: 951-791-2755



California Constitution. Article 1. *Declaration of Rights.* All people are by nature free and independent and have inalienable rights. Among these are enjoying and defending life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy.



Shadow Husky Ranch

Mission Statement: Our mission at Shadow Husky Ranch is to care for the well-being of our own personal dogs. We acquired this property to create the perfect home environment for our pets. We are applying for the kennel license for our own personal benefit and enjoyment.

We plan to accomplish this by:

- Maintaining the highest standards of health care and cleanliness.
- Nurturing familial relationships with our personal dogs.
- Having 24/7 supervision of the dogs by an on site caretaker and by state of the art video surveillance.
- Providing plenty of space for them to play and exercise.
- Promoting safe and healthy behavioral habits.
- Giving the dogs a peaceful and loving place to live for the rest of their days.



How do we take care of our personal dogs?

- **2 Full time Care Takers that work 6 days total per week, 11 hour shifts doing various tasks.**
- **When Tim and I are not at work we assist them with the following:**
 - Cook for our dogs;
 - Clean up waste from our dogs;
 - Clean receptacles for our dogs;
 - Provide water to our dogs;
 - Monitor our dogs;
 - Exercise our dogs;
 - Groom our dogs;
 - Take our dogs outside to potty; and
 - Play and engage with our dogs;









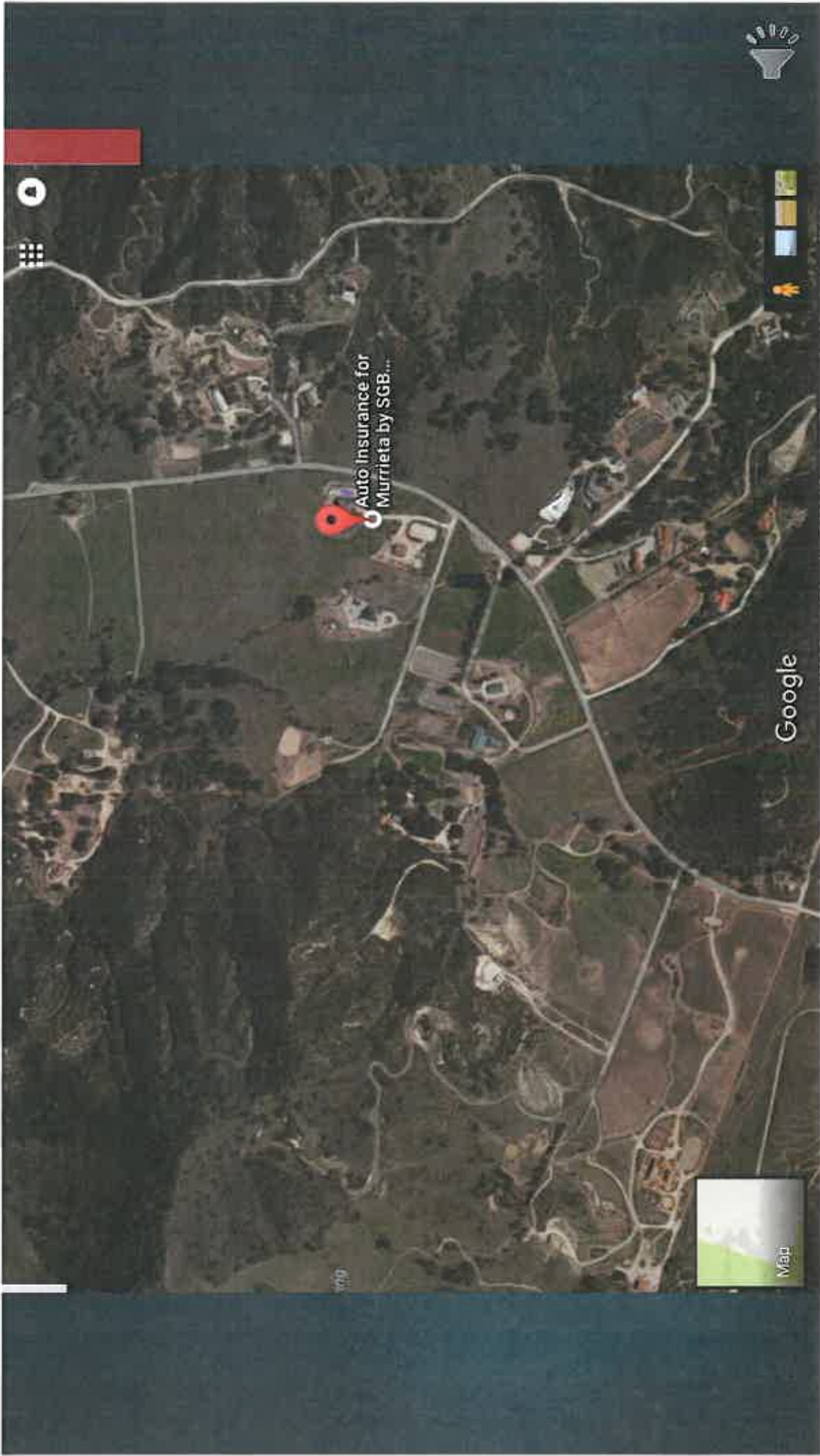
My husband Tim and I married on November 23, 2013 at the Lutheran Church of the Cross in Laguna Woods, California. What brought our love together was our strong love and passion for our personal dogs. As depicted here our personal pets were part of our wedding because they are our family.





When Tim and I started our search for our family home, we had a wish list for our dogs to be safe and protected. We wanted property where they could exercise, run, play, sleep, and interact in a spacious environment. We also wanted to protect the privacy of our personal dogs. We knew that Riverside County required that we needed to live in a specifically zoned area which would potentially permit over 10 dogs on the property. We looked at other properties in the Tenaja area first, including the Bacas' home which is across the street, and they confirmed to us where we could house our pets on their property. However, the Bacas' property was hilly. Across the street was the ideal home with more privacy and isolation on a flat 6.2 acre property adjacent to the San Matteo Canyon Wilderness, Cleveland National Forest and San Diego County. 17370 Via Abril was the ideal location.





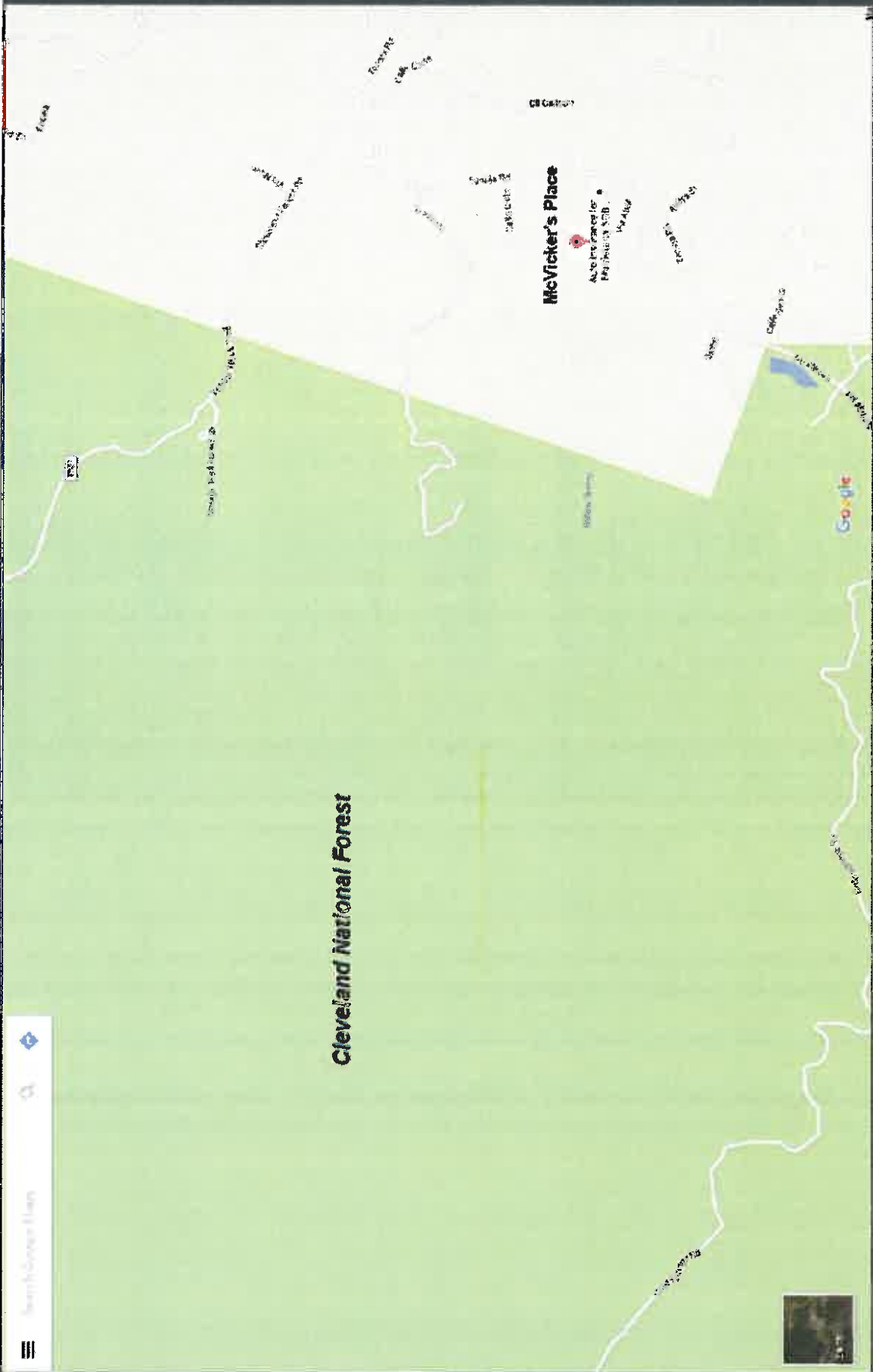
Google



Auto Insurance for
Murrieta by SGB, Inc.

No Better Place for a Dog House!





Cleveland National Forest


McVicker's Place

Acres reserved for
McVicker's Place

Map navigation controls including a hamburger menu icon, a search icon, and a location pin icon.

Google





In May, 2015, before we closed escrow on our property, I had numerous email exchanges with our prospective neighbor, Scott Becker. He informed me that we would never be welcome in the community. I organized a meeting with Scott at my law firm to discuss any and all concerns. Unfortunately, Scott Becker cancelled the meeting and has refused to discuss further with either Tim or myself our presence in Tenaja. Scott Becker has never been to our home, and he has never met any of our personal pets. As my colleague family law attorney Catherine Vincent told me, "Isn't the reason why we all moved to Tenaja to be with our personal dogs and animals?"



We closed escrow on our property on July 14, 2015. After we moved in on August 2, 2015, Tim and I embarked on our journey which has brought us here today to request a license to house our personal pets on our property. In order to comply with the law, we moved forward with a Class II kennel license. Riverside Department of Animal Services came to inspect our home and told us in writing that as long as we had a kennel application in process with the County that we could have our personal dogs on our property pending the kennel license application approval.



Ordinance No. 630 of the County of Riverside Relating to Dogs and Cats

- g. Class II Kennel. *Any building, structure, enclosure or premises whereupon, or within which, eleven (11) or more dogs, four (4) months of age or older, are kept or maintained.*

"KENNEL" IS THE NOMENCLATURE IN THE COUNTY OF RIVERSIDE FOR THE LICENSE WE NEED TO PROCURE TO HOUSE OUR PERSONAL PETS ON OUR PROPERTY.



Zoning Ordinance | Section 4 of 4

[Back to Section Three](#)

Section 18.45. KENNELS AND CATTERIES

a. **INTENT.** The Board of Supervisors has enacted new provisions for the implementation of County Ordinance No. 630 (Regulating the Keeping and Control of Dogs and Cats and Providing for the Control and Suppression of Rabies), County Ordinance No. 630 provides development standards for kennels and catteries proposed within the unincorporated areas of Kiverside County. In adopting this Section the Board of Supervisors has enacted provisions which permit, or conditionally permit, kennels and catteries in various agricultural, industrial, residential, rural and open space zone classifications. The kennels and catteries are subject to development standards and requirements based on the requirements of County Ordinance No. 630 and protection of the public health, safety and welfare.

b. **PERMITTED ZONING.** Kennels and catteries shall be permitted in the following zones:

(1) A Class I Kennel (5 to 10 dogs) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: R-1, R-1A, R-2, R-2A, R-3, R-3A, R-R, R-R-O, R-A, R-T-R, A-1, A-P, A-2, A-D, A-D, C-V, W-2, R-D, N-A, and W-2-M.

(2) A Class II Kennel (11 to 25 dogs) or a cattery (10 to 25 cats) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: R-R, R-R-O, K-A, R-T-R, A-1, A-P, A-2, A-D, W-2, R-D, N-A, and W-2-M.

(3) A Class I (5 to 10 dogs) or Class II Kennel (11 to 25 dogs) or a cattery (10 to 25 cats) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: M-SC, M-M, and M-H.

(4) A Class III Kennel (26 to 40 dogs) or a cattery (26 to 40 cats) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2.

(5) A Class IV Kennel (41 or more dogs) or a senior dog kennel or a cattery (41 or more cats) is permitted in the following zones provided a conditional use permit has been approved under the provisions of Section 18.28 of this ordinance: R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2.

Amended Effective:
11-08-94 (Ord. 348.3629)
02-12-99 (Ord. 348.3857)
04-14-00 (Ord. 348.3928)

c. **DEVELOPMENT STANDARDS.**

(1) **RESIDENCY.** In those zones permitting Class I Kennels, such kennels may be placed upon parcels containing detached single family dwelling units. All Class II Kennels and all catteries shall include a single family dwelling to be used by a live-in caretaker, as required by the Kiverside County standards for kennels and catteries.

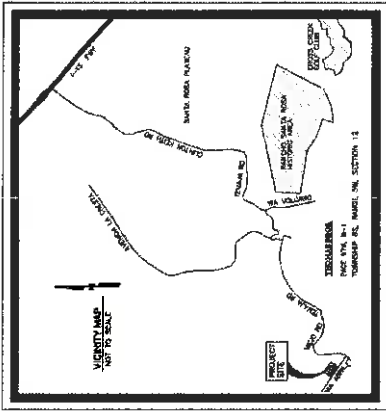
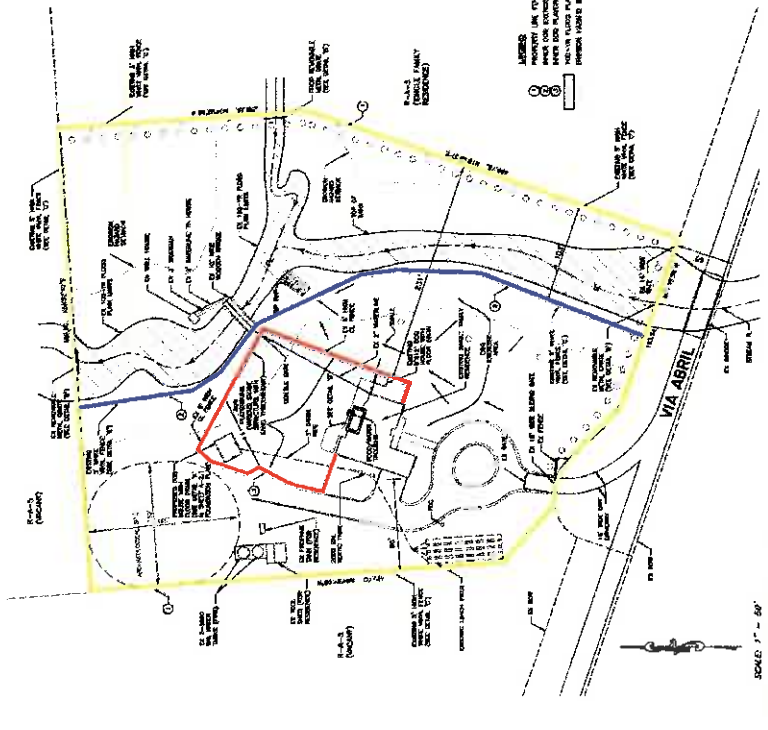
Notwithstanding any provision within this ordinance to the contrary, no parcel with a kennel or cattery shall contain



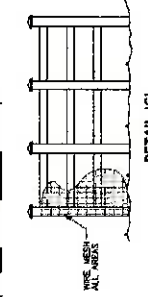
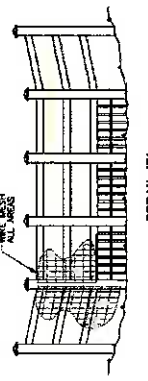
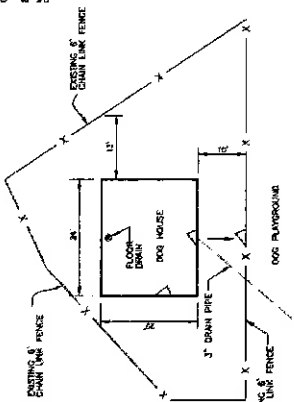
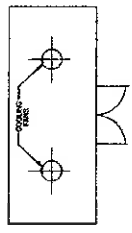
PLOT PLAN 25922

SHADOW HUSKY RANCH CLASS II DOG KENNEL

17370 VIA ABRIL, MURRIETA, CA 92562



- CONTRACTOR:**
 SHADOW HUSKY RANCH CLASS II DOG KENNEL
 17370 VIA ABRIL, MURRIETA, CA 92562
 PHONE (925) 344-8991
- OWNER:**
 SHADOW HUSKY RANCH CLASS II DOG KENNEL
 17370 VIA ABRIL, MURRIETA, CA 92562
 PHONE (925) 344-8991
- DESIGNER:**
 SOUTHLAND ENGINEERING
 17370 VIA ABRIL, MURRIETA, CA 92562
 PHONE (925) 344-8991
- DATE:**
 04/15/2018
- PROJECT:**
 SHADOW HUSKY RANCH CLASS II DOG KENNEL
 17370 VIA ABRIL, MURRIETA, CA 92562
- SCALE:**
 1" = 40'
- REVISIONS:**
- | NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 04/15/2018 | ISSUED FOR PERMITS |
| 2 | 04/15/2018 | ISSUED FOR PERMITS |
| 3 | 04/15/2018 | ISSUED FOR PERMITS |



NO.	DATE	DESCRIPTION
1	04/15/2018	ISSUED FOR PERMITS
2	04/15/2018	ISSUED FOR PERMITS
3	04/15/2018	ISSUED FOR PERMITS

Southland Engineering
 17370 VIA ABRIL, MURRIETA, CA 92562
 (925) 344-8991


REVISION BLOCK

NO.	DATE	DESCRIPTION
1	04/15/2018	ISSUED FOR PERMITS
2	04/15/2018	ISSUED FOR PERMITS
3	04/15/2018	ISSUED FOR PERMITS

COUNTY OF RIVERSIDE

PLOT PLAN 25922
 FOR THE MOVCHEK
 CLASS II DOG KENNEL
 17370 VIA ABRIL, MURRIETA, CA





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Tim and I feared for the worst. In early December 2015 we erected another fence to the western portion of our Blue Line Creek, leaving a large distance between the Blue Line fencing and the Beckers' corrals.





x
McVicker's Inner Exercise Area fence to Beckers barn
McVicker's Inner Exercise Area fence to Beckers barn
Distance = 165.84'



X
McVicker's Inner Exercise
Area to Becker's property
line
McVicker's Inner Exercise Area to
Becker's property line
Distance = 102.35'



X
McVicker's property line to Baca's house
McVicker's property line to Baca's house
Distance = 830.37





X
McVicker's inner exercise fence to Becker's house
McVicker's inner exercise fence to Becker's house
Distance = 385.07'





Arlene Miller <tenajacsd@gmail.com>

Re: Fw: Canine Rescue / Residence Kennel

1 message

Michael Juha <michaeljuha@gmail.com>
To: arlene miller <tenajacsd@earthlink.net>

Tue, May 12, 2015 at 1:51 PM

Arlene,

I do not

I am concerned about Tenaja CSD being represented as "primarily a Horse community", since that is not true.

Some Tenaja CSD residents own horses, but many residents do not.

At this time, I doubt that a majority of residents own horses.

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He should contact the County to learn more about their restrictions.

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However, some dogs can jump a 6 foot high fence, just like coyotes and mountain lions.

Does Mr. McVicker realize that Tenaja CSD is home to mountain lions?

Riverside County Ordinances 534 and 630 govern keeping of animals, and County Ordinances 847 and 878 regulate noise.

The County permit process should require contacting all property owners within 500 feet of Mr. McVicker's property.

This appears to be a matter within the authority of the County of Riverside, rather than Tenaja CSD.

Mike Juha





Saturday August 27, 2016

Welcome

CLUB COMMUNITY

The Santa Rosa Plateau is an equestrian friendly community made up of private communities of La Cresta, La Cresta Highlands, Meadow Oaks, Santa Rosa West, Terra and the Trails.

The Santa Rosa Plateau Riding Club is an active group of equestrians and plateau residents who promote neighborhood community activities.

Recreational trails cover the plateau providing opportunities for hikers and horseback riders.

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Promote better horsemanship.

Sponsor equestrian social activities such as horse shows, play days, trail rides, dinners and camp-outs.

Coordinate the trails between the different Plateau Property owner Associations.



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ORDINANCE NO. 348.4835
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PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XXI DEFINITIONS

SECTION 21.64. STABLE, COMMERCIAL.

A stable for horses which are let, hired, used or boarded on a commercial basis and for compensation.

Amended Effective:
Ord. 348.4705 Item 16.2 of 11/88/11 (Effective Date: 12/08/11)



ORDINANCE NO. 348.4802
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE VII
R-A ZONE (RESIDENTIAL AGRICULTURAL)

ARTICLE VII
R-A ZONE (RESIDENTIAL AGRICULTURAL)

The following regulations shall apply to all R-A Zones:

SECTION 6.50. USES PERMITTED.

- A.
1. One-family dwellings.
 2. Field crops, and vegetables gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.
 3. Repealed.
Added Effective: 02-12-1999 (Ord. 348.3887) 07-23-1999 (Ord. 348.3891)
 4. Repealed.
Amended Effective: (Ord. 348.3887)
 5. Home occupations.
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7. The noncommercial keeping of horses, cattle, sheep, and goats on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept, fed and maintained not less than 50 feet from any residence existing at the time such use is established. Two such animals may be kept on each 20,000 square feet up to one acre and two such animals for each additional acre.





California Constitution. Article 1. *Declaration of Rights.* All people are by nature free and independent and have inalienable rights. Among these are enjoying and defending life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy.



Shadow Husky Ranch

Mission Statement: Our mission at Shadow Husky Ranch is to care for the well-being of our own personal dogs. We acquired this property to create the perfect home environment for our pets. We are applying for the kennel license for our own personal benefit and enjoyment.

We plan to accomplish this by:

- Maintaining the highest standards of health care and cleanliness.
- Nurturing familial relationships with our personal dogs.
- Having 24/7 supervision of the dogs by an on site caretaker and by state of the art video surveillance.
- Providing plenty of space for them to play and exercise.
- Promoting safe and healthy behavioral habits.
- Giving the dogs a peaceful and loving place to live for the rest of their days.

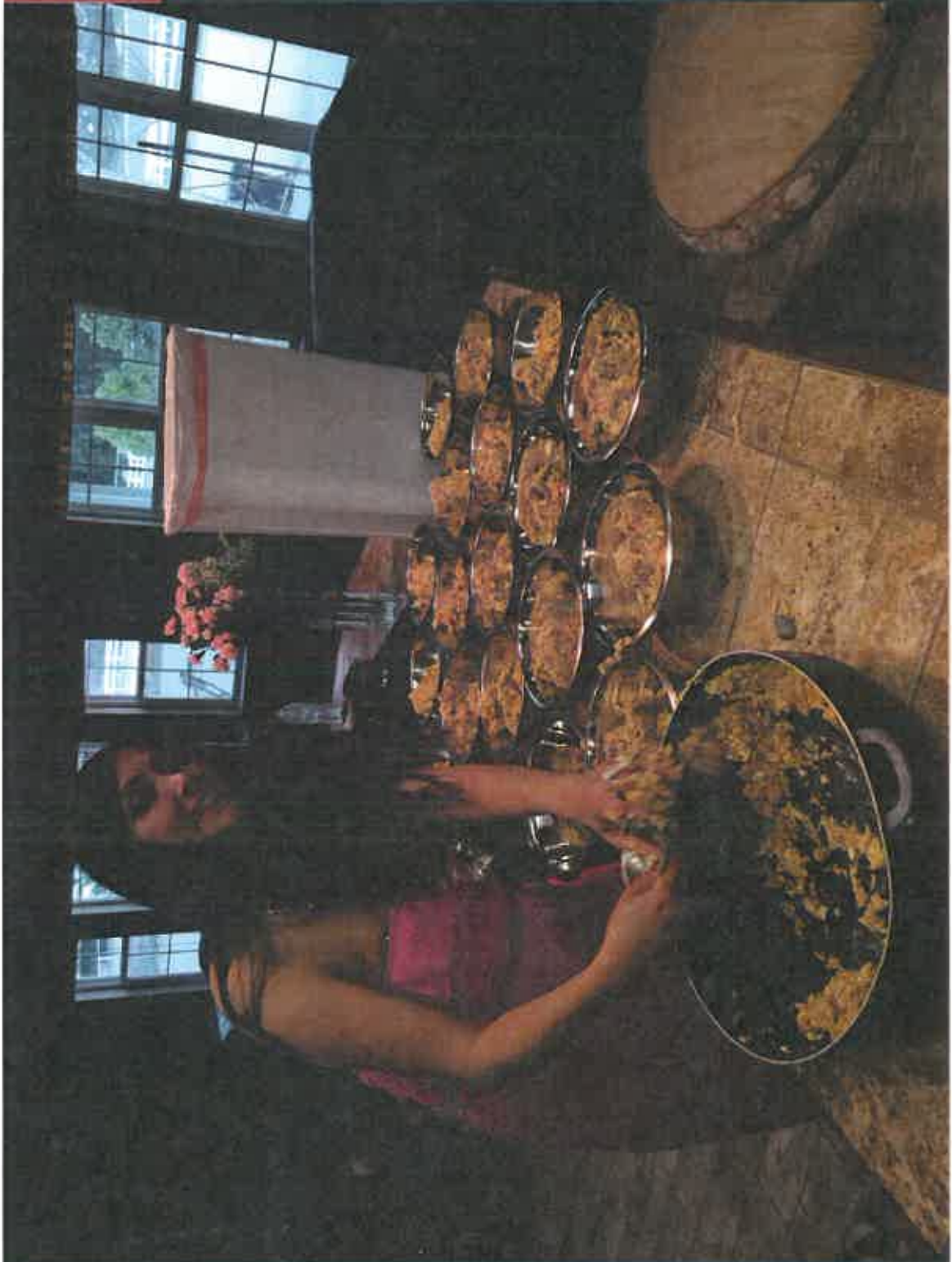


How do we take care of our personal dogs?

- 2 Full time Care Takers that work 6 days total per week, 11 hour shifts doing various tasks.
- When Tim and I are not at work we assist them with the following:
 - Cook for our dogs;
 - Clean up waste from our dogs;
 - Clean receptacles for our dogs;
 - Provide water to our dogs;
 - Monitor our dogs;
 - Exercise our dogs;
 - Groom our dogs;
 - Take our dogs outside to potty; and
 - Play and engage with our dogs;









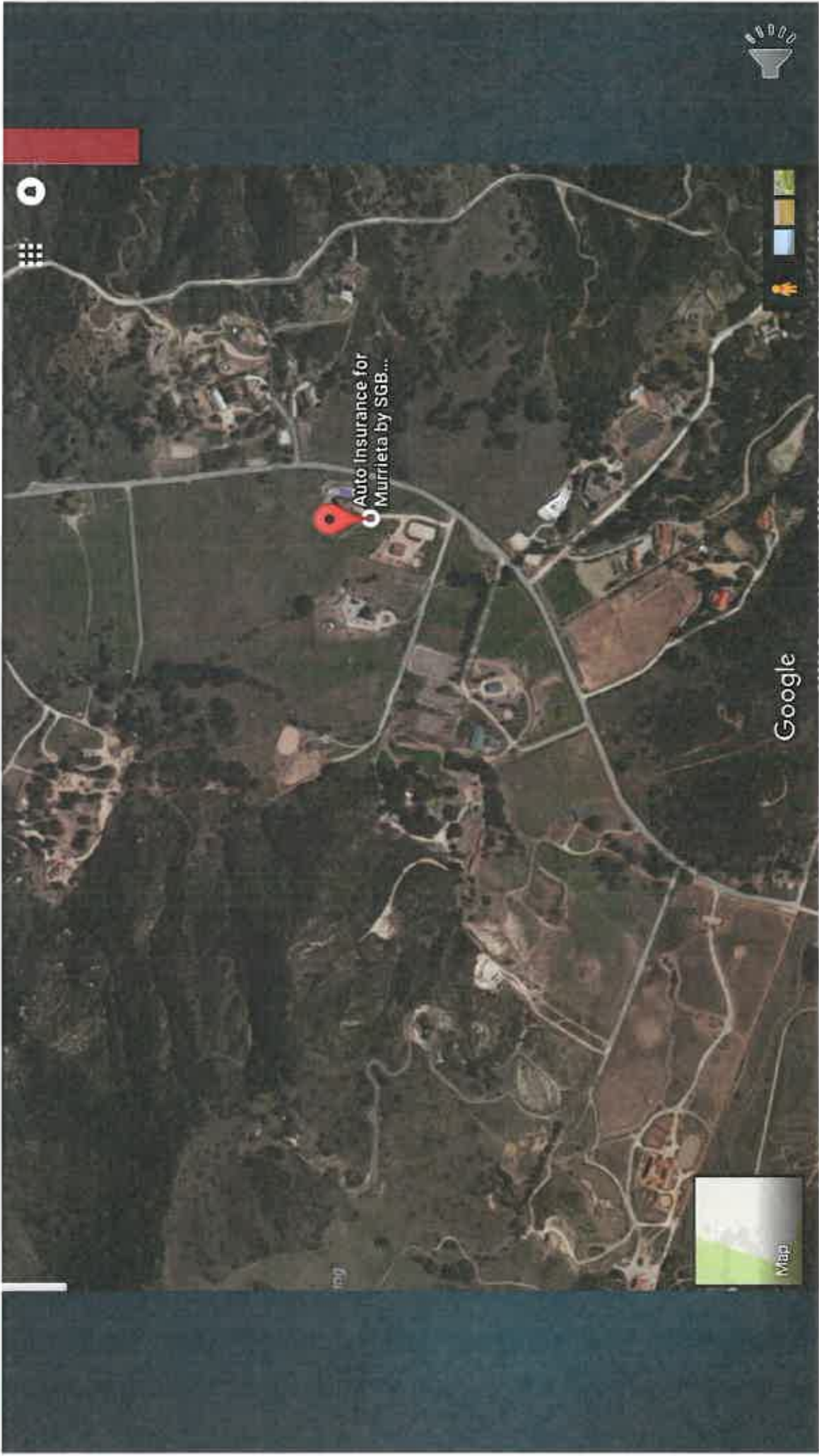
My husband Tim and I married on November 23, 2013 at the Lutheran Church of the Cross in Laguna Woods, California. What brought our love together was our strong love and passion for our personal dogs. As depicted here our personal pets were part of our wedding because they are our family.





When Tim and I started our search for our family home, we had a wish list for our dogs to be safe and protected. We wanted property where they could exercise, run, play, sleep, and interact in a spacious environment. We also wanted to protect the privacy of our personal dogs. We knew that Riverside County required that we needed to live in a specifically zoned area which would potentially permit over 10 dogs on the property. We looked at other properties in the Tenaja area first, including the Bacas' home which is across the street, and they confirmed to us where we could house our pets on their property. However, the Bacas' property was hilly. Across the street was the ideal home with more privacy and isolation on a flat 6.2 acre property adjacent to the San Matteo Canyon Wilderness, Cleveland National Forest and San Diego County. 17370 Via Abril was the ideal location.

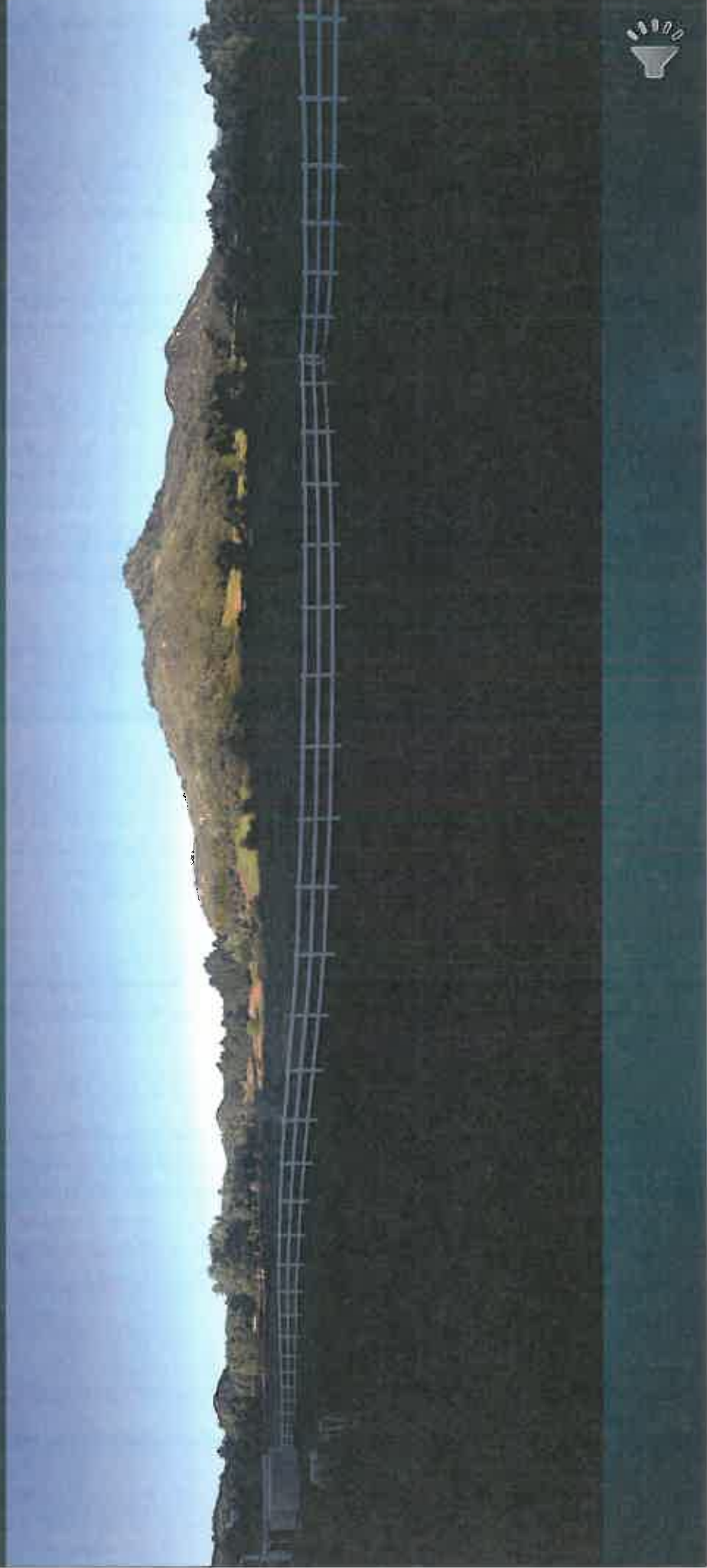


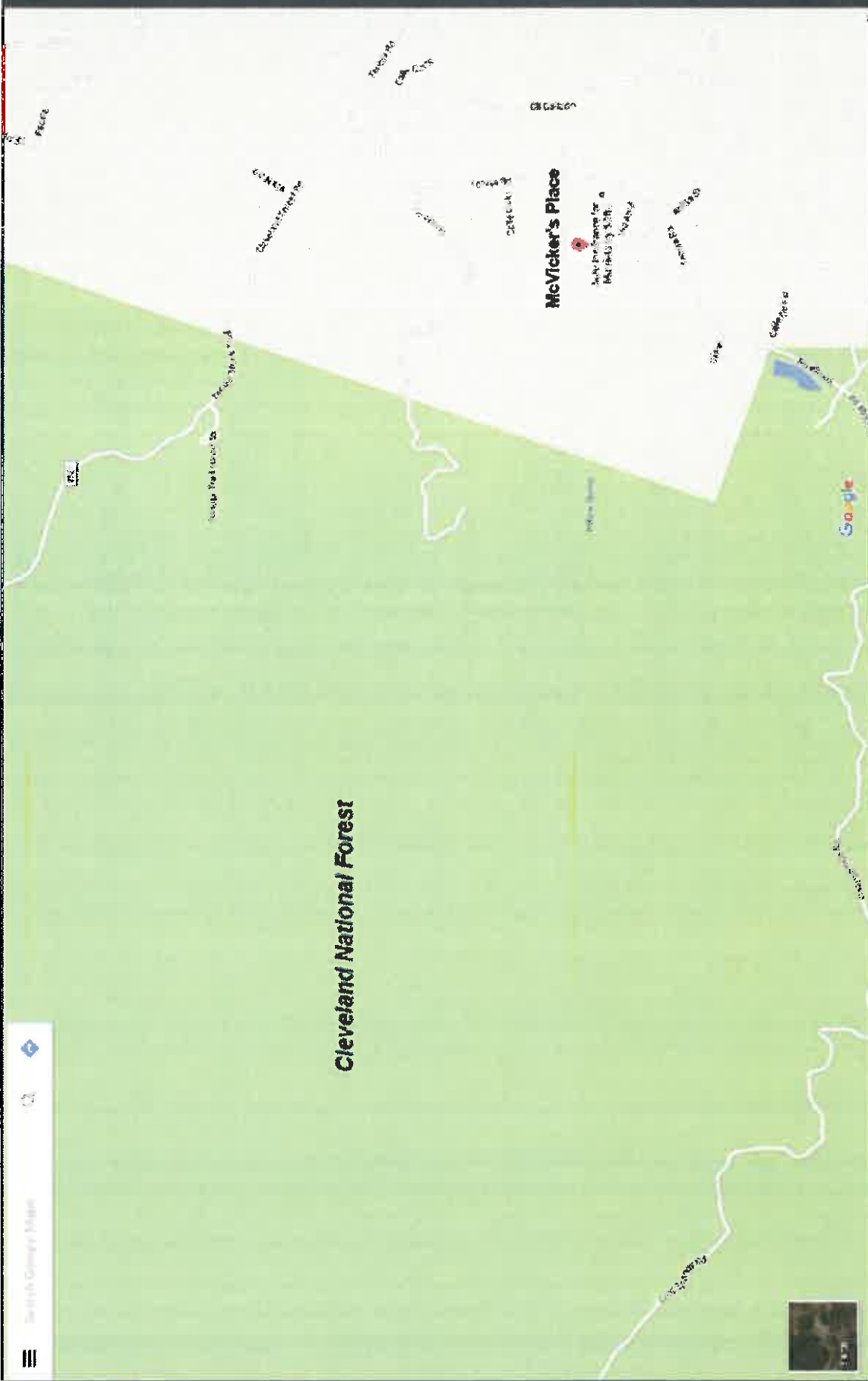


Google



No Better Place for a Dog House!





Search Google Maps



Cleveland National Forest

McVicker's Place

McVicker's Place

Google



In May, 2015, before we closed escrow on our property, I had numerous email exchanges with our prospective neighbor, Scott Becker. He informed me that we would never be welcome in the community. I organized a meeting with Scott at my law firm to discuss any and all concerns. Unfortunately, Scott Becker cancelled the meeting and has refused to discuss further with either Tim or myself our presence in Tenaja. Scott Becker has never been to our home, and he has never met any of our personal pets. As my colleague family law attorney Catherine Vincent told me, "Isn't the reason why we all moved to Tenaja to be with our personal dogs and animals?"



We closed escrow on our property on July 14, 2015. After we moved in on August 2, 2015, Tim and I embarked on our journey which has brought us here today to request a license to house our personal pets on our property. In order to comply with the law, we moved forward with a Class II kennel license. Riverside Department of Animal Services came to inspect our home and told us in writing that as long as we had a kennel application in process with the County that we could have our personal dogs on our property pending the kennel license application approval.



Ordinance No. 630 of the County of Riverside Relating to Dogs and Cats

- g. Class II Kennel. *Any building, structure, enclosure or premises whereupon, or within which, eleven (11) or more dogs, four (4) months of age or older, are kept or maintained.*

"KENNEL" IS THE NOMENCLATURE IN THE COUNTY OF RIVERSIDE FOR THE LICENSE WE NEED TO PROCURE TO HOUSE OUR PERSONAL PETS ON OUR PROPERTY.



Zoning Ordinance | Section 4 of 4

[Back to Section Three](#)

Section 18.45: KENNELS AND CATTERIES

a. **INTENT.** The Board of Supervisors has enacted new provisions for the implementation of County Ordinance No. 630 (Regulating the Keeping and Control of Dogs and Cats and Providing for the Control and Suppression of Rabies). County Ordinance No. 630 provides development standards for kennels and catteries proposed within the unincorporated areas of Riverside County. In adopting this Section the Board of Supervisors has enacted provisions which permit, or conditionally permit, kennels and catteries in various agricultural, industrial, residential, rural and open space zone classifications. The kennels and catteries are subject to development standards and requirements based on the requirements of County Ordinance No. 630 and protection of the public health, safety and welfare.

b. **PERMITTED ZONING.** Kennels and catteries shall be permitted in the following zones:

- (1) A Class I Kennel (5 to 10 dogs) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: R-1, R-1A, R-2, R-2A, R-3, R-3A, R-R, R-R-O, R-A, P-T-R, A-1, A-F, A-2, A-D, C-V, W-2, R-D, N-A, and W-2-M.
- (2) A Class II Kennel (11 to 25 dogs) or a cattery (10 to 25 cats) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: R-R, R-R-O, R-A, R-T-R, A-1, A-P, A-2, A-D, W-2, R-D, N-A, and W-2-M.
- (3) A Class I (5 to 10 dogs) or Class II Kennel (11 to 25 dogs) or a cattery (10 to 25 cats) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: M-SC, M-M, and M-H.
- (4) A Class III Kennel (26 to 40 dogs) or a cattery (26 to 40 cats) is permitted in the following zones provided a plot plan has been approved under the provisions of Section 18.30 of this ordinance: R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2.
- (5) A Class IV Kennel (41 or more dogs) or a sentry dog kennel or a cattery (41 or more cats) is permitted in the following zones provided a conditional use permit has been approved under the provisions of Section 18.28 of this ordinance: R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2.

Amended Effective:

11-08-94 (Ord. 348.3629)


02-12-99 (Ord. 348.3857)

04-14-00 (Ord. 348.3928)

c. **DEVELOPMENT STANDARDS.**

(1) **RESIDENCY:** In those zones permitting Class I Kennels, such kennels may be placed upon parcels containing detached single family dwelling units. All Class II Kennels and all catteries shall include a single family dwelling to be used by a live-in caretaker, as required by the Riverside County standards for kennels and catteries. Notwithstanding any provision within this ordinance to the contrary, no parcel with a kennel or cattery shall contain



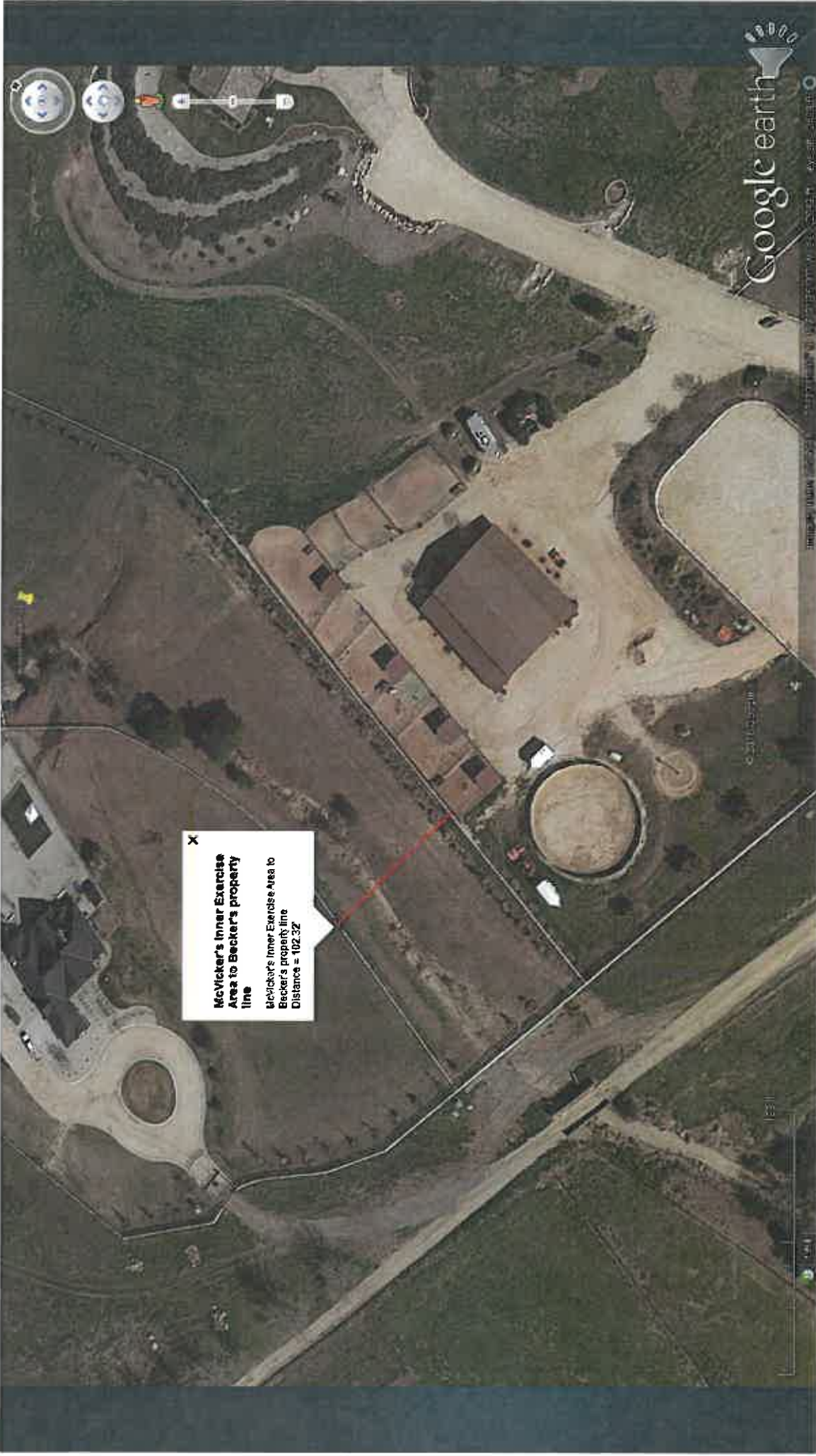


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X
McVicker's Inner Exercise Area to Becker's property line
Becker's Inner Exercise Area to Becker's property line
Distance = 102.32'



McVicker's property line to Baca's house
McVicker's property line to Baca's house
Distance = 830.37



X

Distance from inner play area fence to Becker house

McVicker's inner play area fence to Becker's house
Distance = 433.51'



X

McVicker's inner exercise fence to Becker's house

McVicker's inner exercise fence to Becker's house
Distance = 365.07'





Arlene Miller <tenajacsd@gmail.com>

Re: Fw: Canine Rescue / Residence Kennel

1 message

Michael Juha <michaeljuha@gmail.com>
To: arlene miller <tenajacsd@earthlink.net>

Tue, May 12, 2015 at 1:51 PM

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Saturday, August 27, 2016

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ARTICLE XXI DEFINITIONS

SECTION 21.64. STABLE, COMMERCIAL.

A stable for horses which are let, hired, used or boarded on a commercial basis and for compensation.

Amended Effective:
Ord. 348.4705 Item 16.2 of 1/88/11 (Effective Date: 12/08/11)



ORDINANCE NO. 348.4602

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE V1b R-A ZONE (RESIDENTIAL AGRICULTURAL)**

ARTICLE V1b R-A ZONE (RESIDENTIAL AGRICULTURAL)

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3. Repealed.

Added Effective:
02-12-1999 (Ord. 348.3897)

07-23-1999 (Ord. 348.3881)

4. Repealed.

Amended Effective:
(Ord. 348.3881)

5. Home occupations.

6. Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5, or 18.6, of this ordinance.

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ORDINANCE NO. 348.4802
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE VIb R-A ZONE (RESIDENTIAL AGRICULTURAL)

15. The grazing of sheep where such grazing operation is conducted on fields for the purpose of clearing stubble or unharvested crops, without limit as to the number of animals per acre, for a period of not more than 30 days in any six-month period for each parcel.
16. Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of this ordinance.



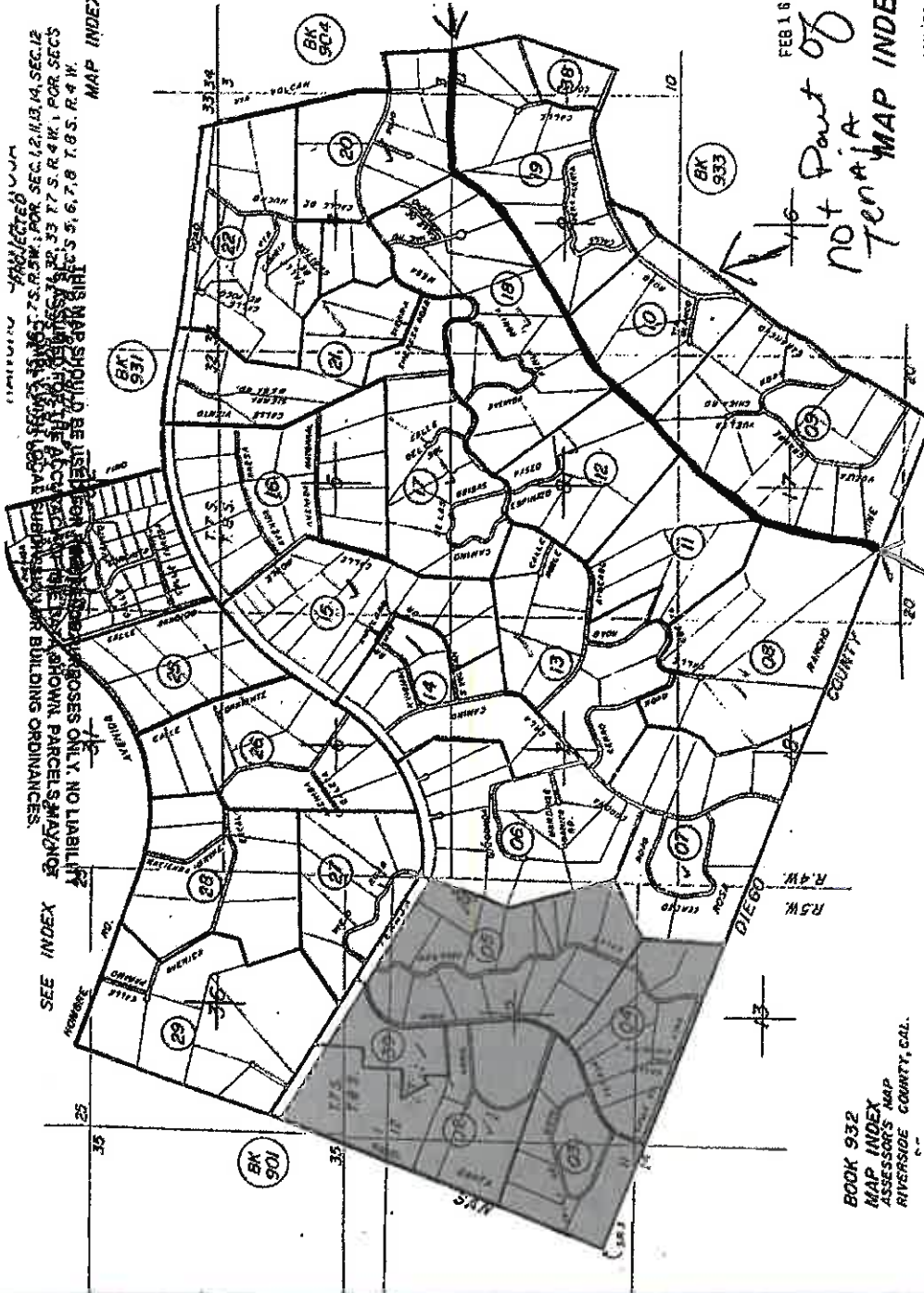


932

MAP INDEX 10F2

THIS MAP SHOULD BE USED TO BE USED TO DETERMINE THE LOCATION OF THE APPLICABLE PARCELS ONLY. NO LIABILITY FOR BUILDING ORDINANCES.

SEE INDEX



District Boundary

District Boundary

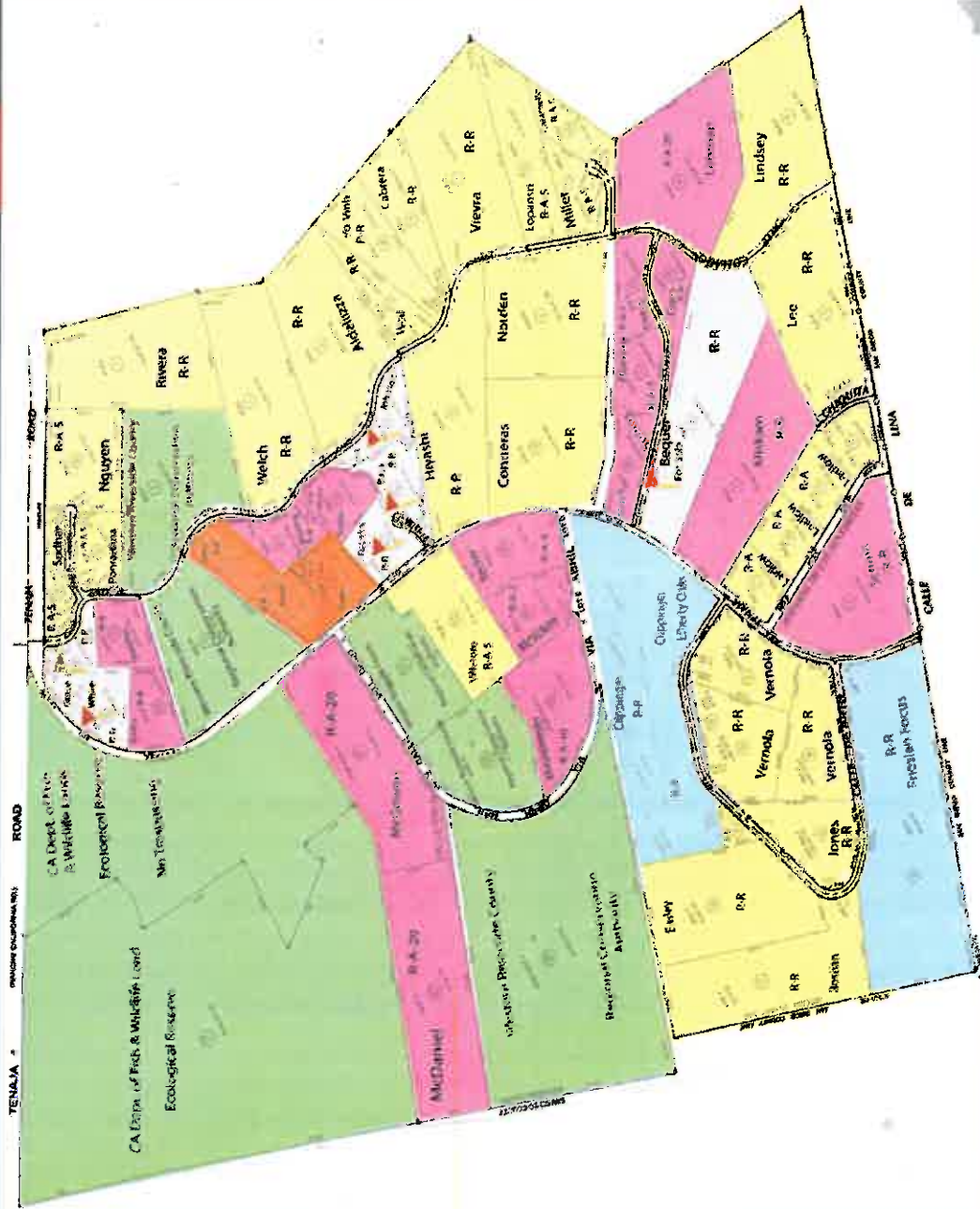
FEB 16 1999

NOT PART OF TENA MAP INDEX

BOOK	MAP	DATE

BOOK 932
MAP INDEX
ASSESSOR'S MAP
RIVERSIDE COUNTY, CAL.

COLORED TENAJA MAP HERE



Home Based Commercial Activities in the Tenaaja Area Include but are not limited to:

- ❖ Numerous other residents who conduct horse boarding
- ❖ Surface Mining
- ❖ Liberty Oaks (immediately next door to McVicker's home)
- ❖ Friesian Focus (0.76 miles)
- ❖ Property Used for Cattle Grazing for Jack in the Box (immediately West of McVickers' property) ~ 100 steer
- ❖ Breeding German Shepherds (5.1 miles)
- ❖ Breeding Alpaca (Llama) (7.0 miles)
- ❖ Breeding Maremma Livestock Guardian Dogs (9.3 miles)
- ❖ Training Seeing Eye Dogs (4.8 miles)
- ❖ A Pet Hotel (0.25 miles) recently licensed by Riverside County



Diamond Oaks Ranch - Breeders!



Home | Us | Breeds | Services | Contact Us | Privacy Policy | Terms of Use | Site Map

19600 Tenaja Rd
19620 Tenaja Rd, Maricopa, CA 95119

© 2014 Diamond Oaks Ranch

Business Card: Linda Wate, 19600 Tenaja Rd, Maricopa, CA 95119



Home | Us | Breeds | Services | Contact Us | Privacy Policy | Terms of Use | Site Map

19600 Tenaja Rd
19620 Tenaja Rd, Maricopa, CA 95119

© 2014 Diamond Oaks Ranch

Business Card: Linda Wate, 19600 Tenaja Rd, Maricopa, CA 95119

Large German Shepherds Puppies

Check Here

WE CONTINUE TO RAIR
LARGE QUALITY GERMAN SHEPHERDS

Puppies

The Boys

The Girls

AN INTIMIDATOR
A RANCH DOG
A FAMILY COMPANION





Home > Complete Horse Corrals > 16' x 16' 1-5/8" 3-Rail Horse Corral



ENLARGE PHOTO



Description

Horse Corral

3-Rail 1-5/8" Galvanized Horse

Made With 1-5/8" 16 Gauge Galvanized Steel Tube

Includes:

- 1 - 16"W Horse Bowgate
- 3 - 16"W Horse Corral Panel
- 3 - Panel Clamps
- 1 - Gate Chain & Clip

The corral panels are 5'H and the gate panel has a 6'W.

[Click here for Delivery Information](#)

RSK Share

resisting heat

rt Now

WARRANTY
 1 Year
 2 Year
 3 Year
 4 Year
 5 Year
 6 Year
 7 Year
 8 Year
 9 Year
 10 Year



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

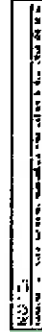


SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

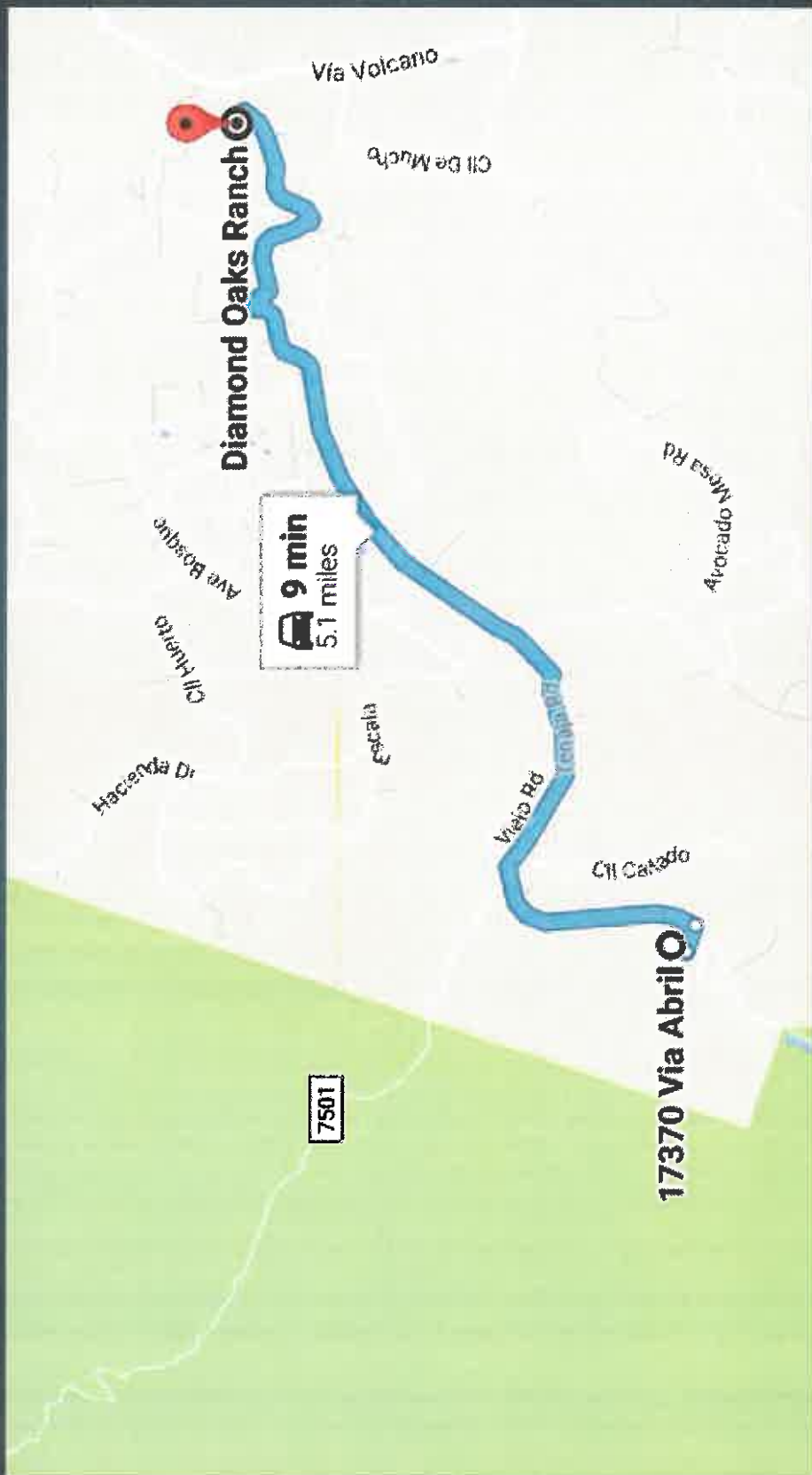


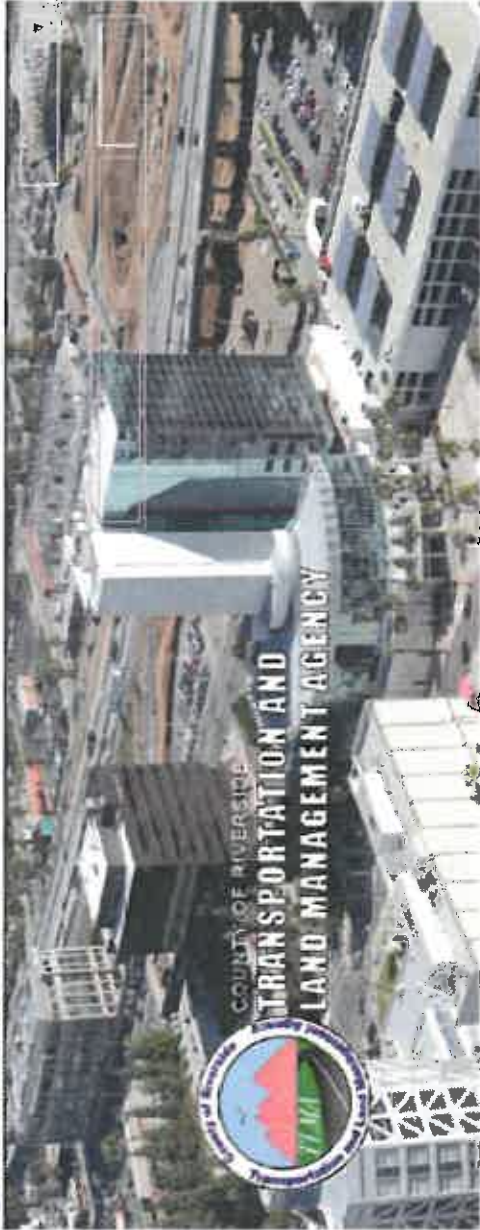
MR. and MRS. TIMOTHY
 CURR & DOG
 17002 WY PERKINS
 SULLY, OREGON 97149

MR. and MRS. TIMOTHY
 CURR & DOG
 17002 WY PERKINS
 SULLY, OREGON 97149



EXTERIOR ELEVATIONS





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

CONDITIONS OF APPROVAL FOR PP25921

Results for PP25921 as of 8/23/2016 1:25:42 PM

10. EVERY 001 **PPA - PROJECT DESCRIPTION** **Status: INEFFECT** **Conditions: Informational**

The site hereby permitted is Class 1 Kennel (5-10) dogs for the purpose of overnight pet hotel care accommodations for pet owners who need temporary dog placement. This is not a dog rescue facility, and should not be treated as such. No more than ten (10) dogs are allowed on the premises at any given time. The location of this property is at 43810 Anibra Street, Murrieta, CA ADN 922-060-070





X

**Sunins house to
McVicker house**

Sunins house to McVicker
house
Distance = 1368.36725
miles







California Department of Fish and Wildlife
Bioscience Resource Project

Search from List v | Split from List of features from Allview Layer v | Measure v | Add/Remove Layers v

6.22.01

Map Scale: 1:2,224 (Zoom level 13)

Measure Tool Menu
Select one of the tools below and interact with the map.
Return measure in: miles | Length: 3.482 mile(s)

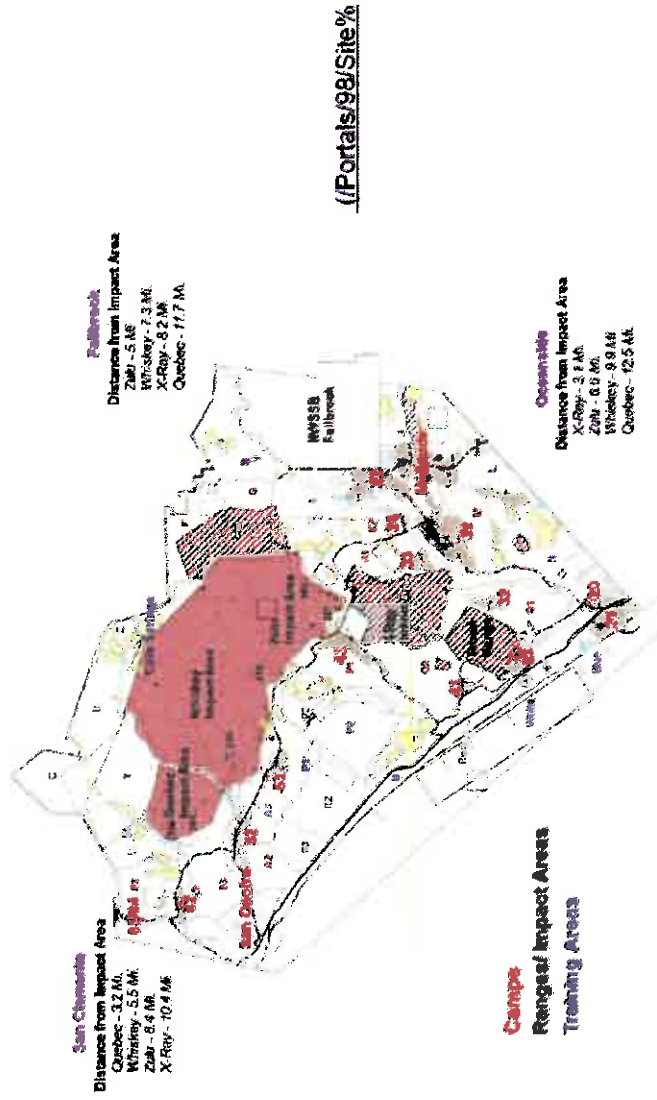
Address: 17370 Via Abniti, Murrieta, California, 92562
Score: 100
Source locator: US: PointAddress

Map showing a red hatched area, a green area, and a red line pointing to a location. A popup window shows address and score information.

NOISE ADVISORY

CAMP PENDLETON NOISE GENERATING EVENTS

Note: Depending on atmospheric conditions, the sound of the explosions may be amplified and heard up to 50 miles away.



[\(/Portals/98/Site/%\)](#)



MCI WEST G-3/5 NOISE GENERATING EVENTS

27 AUGUST- 02 SEPTEMBER 2016

Saturday, August. 27

-N/A

Sunday, August. 28

- N/A

Monday, August. 29

- Mortar Fire 0600-2359

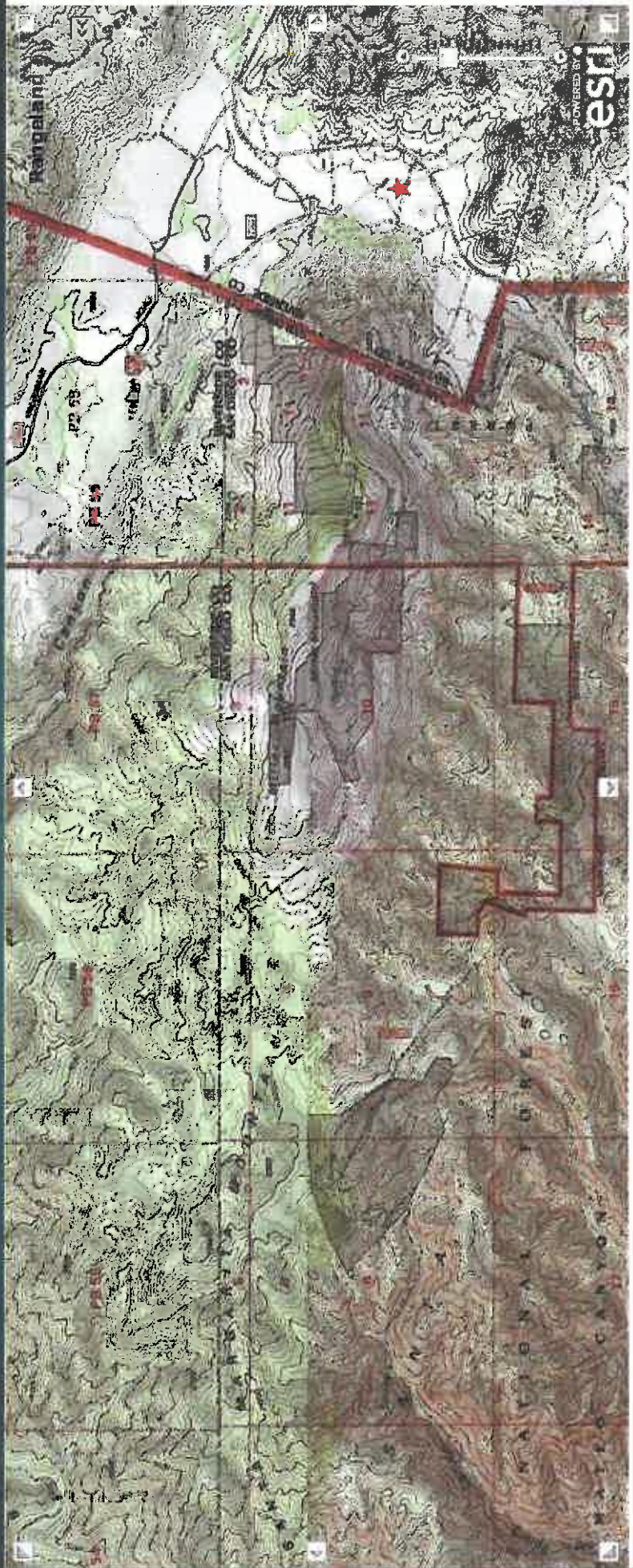
Firing High Explosive munitions into the Whiskey/Zulu Impact area.

Tuesday, August. 30

- Mortar Fire 0600-2359

Firing High Explosive munitions into the Whiskey/Zulu Impact area





Sentencing for woman who shot neighbor on camera

Rated: Jan 02, 2016 3:46 PM PDT
Updated: Jan 02, 2016 3:14 PM PDT



Sentencing for woman who shot neighbor on camera 01:57

Sentencing for woman who shot neighbor on camera 02:43

VISTA (CNS) - A De Luz woman who shot and wounded a neighbor during a confrontation over a disputed easement road between their rural properties northwest of Fallbrook was sentenced Thursday to 16 years in prison.

Alyce Ann Copeland, 64, pleaded guilty earlier this year to an attempted murder charge and firearm and great bodily injury allegations.

“WHEN PEOPLE HEAR THE STORY THEY SAY HOW CRAZY IS THAT?! I HAVE TO REMIND THEM THAT THERE’S CRAZY AND THERE’S EVIL.”

- THOMAS WESSELS



Liz, this girl is me!
Please, let's have compassion for
one another and end this with grace.
I know you love your dogs and
have mighty dreams for you are
amazing with them. I do so love
my animals and the tranquility
of this sanctuary; we are blessed
to call home. We want to be able
to continue to enjoy all it has
to offer & we don't you to be able
to enjoy it, too.

Sincerely!

Sarina





**Noise Impact Analysis
for
Shadow Husky Ranch
County of Riverside, California**

Prepared for:

Southland Engineering
2200 Business Way, Suite 100
Riverside, CA 92501

Prepared by:



Environmental Impact Analysis and Land Use Planning

Contact: Ron Stromeberg
951-544-3170

August 19, 2016

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I. Introduction and Setting

A. Purpose and Objectives

The purpose of this report is to evaluate the existing noise environment at the Shadow Hairy Ranch in order to determine if operations are or are likely to result in violations of applicable County of Riverside noise standards.

B. Project Location

The proposed development is located De Lu which is an unincorporated area within the County of Riverside located west of the City of Murietta. Specifically, the site address is 17370 Van Alst, Murietta, CA 92582. A vicinity map showing the project location is provided in Figure 1.

C. Project Description

The project consists of an application for a Class II Dog Kennel on a 3.67 acre rural residential parcel. The site is currently home to 18 hushies. The hushies sleep inside the on-site structure and have access to the designated outside areas shown in Figure 2, generally in shifts.

DOG LITIGATION

As shown in Figure 2, the property is separated by fences and gates into three separate areas, the inner play area, the dog exercise area and portion of the property east of the blue-line stream. The dogs currently spend most of their time indoors, when the inner play area and the exercise area in that order. They are not currently allowed to use the area east of the blue-line stream unless the owner is accompanying them.

The floor of the home is tiled with ceramic tile, which is cool for the dogs and easy to clean. There are pillows and beds placed randomly throughout the house for the dogs to relax on. Bedding is located in all the areas that the dogs are confined in. At night, the hushies are brought inside and areas are closed. Currently the hushies sleep in the kitchen area on couches, in the wash living room area, and in the bedroom for the bed, under the bed, in closets, and on four dog pallets. There is a small fenced in area accessible to the owner's bedroom where the hushies can go outside to relieve themselves at night. A Plot Plan has been submitted that proposes conversion of two sheds into kennels, which will be also used to house the hushies at night once built.

The inner play area is a gated area where the dogs have continuous access during the day from the house. Although they are supervised and allowed outside in shifts. The inner play area is filled with pea gravel and includes a sandlot and grassy areas. Shade is provided for the dogs with tarps, trees and the patio.

The hushies only have access to the exercise area during supervised exercise periods. This area is delineated by the blue line in Figure 2.

Schedule/Supervision

The dogs are supervised 24/7. There are two caregivers that work eleven hour shifts, six days a week. When the caregivers are off duty, the owners take over and follow the same checklist of responsibilities. There is also a head truck driver utilized to keep track of the whereabouts of every single dog at all times.

The huskies are exercised at least 4 times a day within the secure fenced in areas on the property. Each exercise period lasts 1-1.5 hours totaling 4-6 hours each day. The dogs are separated into groups of 6-10 for exercise time. After exercise, the dogs are kept within the confines of the house and the inner play area where they are free to roam. They are allowed access to house areas and the inner play area in small groups.

During quiet/down time, dogs may be groomed, undergo basic obedience training or relax. Ideally, the huskies curl up and sleep when inside. It is a ranch policy that at least one caregiver is always within view and hearing of the husky dogs.

The following is a summary of the typical daily schedule.

Daily Schedule

- 6:00 am to 8:30 am -- Wake up and morning Exercise/Playtime
 - Dogs are generally kept in the back yard
- 8:30 am to 9:30 am -- Snacks/Quiet Time
- 9:30 am to 12:00 pm -- Naptime/Quiet Time
- 12:00 pm to 1:30 pm -- Exercise/Playtime
 - Dogs are generally kept in the back yard
- 1:30 pm to 3:00 pm -- Quiet Time/Grooming/Snacks
- 3:00 pm to 4:00 pm -- Dinner is prepared fresh and served by 4:00 pm
- 4:00 pm to 5:30 pm -- Exercise/Playtime
 - Dogs have access to the backyard, front and side yards with supervision
- 6:00 pm to 7:00 pm -- Snacks/Quiet Time
- 7:00 pm to 8:00 pm -- Party time
 - Dogs are allowed in the side and front yards during this period with supervision only.
- 8:00 pm to 6:00 am -- Bedtime
 - The dogs tend to settle down for the night when the sun goes down, so they may be allowed in the inner backyard to relieve themselves for brief periods.

Notes:

When the owner gets up in the morning, he accompanies the dogs outside so that they can relieve themselves. This can occur anywhere between 9:30 to 4:30 am. After relieving themselves, the dogs go back to sleep until approximately 7 am for breakfast and their first exercise/playtime.



Figure 1. Project Location Map

Table 3. Definitions of Acoustical Terms

Term	Definition
Decibel, dB	A logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level; the number of decibels is 20 times the logarithm for the base 10 of this ratio.
Frequency, Hertz	It is a function periodic in time, the number of times that the quantity repeats itself in one second (i.e., the number of cycles per second).
A-weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter emphasizes the very low- and very high-frequency components of the sound in a manner similar to the frequency response of the human ear.
Root Mean Square (RMS)	A measure of the magnitude of a varying noise source quantity. The noise derives from the calculation of the square root of the mean of the squares of the values. It can be calculated from either a series of time values or a continuous varying function.
Fast/Slow Meter Response	The fast and slow meter responses are different settings on a sound level meter. The fast response setting takes a measurement every 100 milliseconds, while a slow setting takes one every second.
$L_{Aeq, T}$, L_{A} , L_{p}	The A-weighted noise levels that are equal to or exceeded by a fluctuating sound level, 2 percent, 5 percent, 50 percent, and 90 percent of a stated time period, respectively.
Equivalent Continuous Noise Level, L_{eq}	A level of steady state sound that in a stated time period, had a stated level, has the same A-weighted sound energy as the time-varying sound.
L_{max} , L_{min}	L_{max} is the RMS (root mean square) maximum level of a noise source or environment measured on a sound level meter, during a designated time interval, using fast meter response. L_{min} is the minimum level.
Ambient Noise Level	The all-encompassing noise environment associated with a given environment, at a specific time, usually a response of sound from noise sources, at many directions, near and far, in which usually no particular sound is dominant.
Off-noise/On-noise/Off-noise Noise	The noise that surrounds a given area above the existing ambient noise at a given location. The relative thickness of a road depends on its amplitude, duration, frequency, and time of occurrence, and level information content as well as the prevailing ambient noise level.

Adapted from: Cyril M. Harris, *Measurement of Acoustical Noise and Vibration*, 1988.

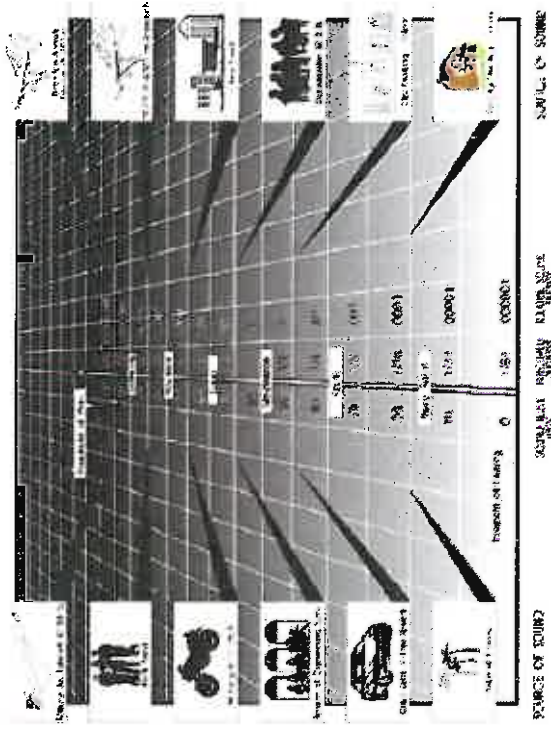


Figure 3. Common Noise Sources and Noise Levels

III. Existing Noise Environment

A. Existing Land Uses and Specific Noise Sources

The project site is an existing single-family parcel. Properties zoned for single-family and agricultural uses surround the project site. The closest residential dwelling is located approximately 300 feet northeast of the closest area where dogs have access to the most closest residential dwelling is over 670 feet from the subject property.

On the property directly to the east, there is a large chicken coop and 18 boarded horses. Corals are as close as 95 feet to the fenced-in dog area and the horse barn is situated approximately 180 feet from the nearest dog run area.

Multiple horses were observed at 43475 Tenaja Road and 43835 Terrajo Road, and 12355 Via Anzi and 12252 Via Alvik. A dog was also observed on the property located south of the project site. A dog located on the property south of the subject site was also observed barking at the technician as she approached the subject property. It should be noted that this is a rural location near the Santa Rosa Plateau Ecological Reserve and it is very common to hear and/or encounter coyotes in the area. They can be very loud and disturbing when barking together.

The La Cresta & Pinesau Hoses recently reported that the same two lost dogs from belonging to the project proponent had been found on the proponent's property on November 5, 2025. The project proponent has submitted several photographs of stray and/or missing dogs near their property.

The project site is located within 3.5 miles from Camp Pendleton. Barking activities and aircraft overflight associated with Camp Pendleton is often audible in the project area.

The State of California defines sensitive receptors as those land uses that require sensitivity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive receptors that may be affected by project-generated noise include the single-family residential dwelling units situated near the project site.

B. Acoustic Noise Measurements

An American National Standards Institute (ANSI) Section 3.14, Type 1 Larson Davis model L17 sound level meter was used to document existing ambient noise levels. A 24-hour noise measurement was taken at approximately 15 feet west of an on-site dog enclosure. The noise measurement location is shown in Figure 2. Measurement output data is presented in Table 2. Meter output is included in Appendix A.

No dog barking was observed by the technician when she drove to the front gate and got out of her car and chatted with the site caretaker. Further, no barking was noted when a UPS

truck showed up and the driver got out of his vehicle a few minutes later and also spoke to the onsite caretaker. Twelve (12) dogs were outside in the yard at the time of the technician's arrival. The technician then walked along the on-site wash area for approximately 360 feet and set the noise meter 25 feet from the fenced dog activity area where 12 dogs greeted her with a few friendly barks that lasted for no more than 30 seconds. Other observed noise sources included aircraft flyovers, horse neighing, chickens, distant construction, and neighbor dogs barking.

Table 2
 Long-Term Noise Measurement Data-LT1 (dBA)^{1,2}

Hourly Measurements	24-Hour Ambient Noise									
	Time Started	Leq	Ln	Ln	Ln	Ln	Ln	Ln	Ln	Ln
Overall Summary	11:30 AM	42.6	55.1	35.3	63.3	26.7	32	32	32	23
1	11:00 AM	42.1	54.3	35.7	37.5	43.5	35.3	28.7	28.7	28.6
2	12:00 PM	33.7	55.0	35.5	41.7	37.5	32.3	28.6	28.6	28.6
3	1:00 PM	36.7	57.3	24.9	38.8	41.7	35.3	28.6	28.6	28.6
4	2:00 PM	51.8	68.7	23.9	38.8	35.1	28.8	28.8	28.8	28.8
5	3:00 PM	44.4	60.4	20	47.7	36.8	31.4	26.2	26.2	26.2
6	4:00 PM	44.2	62.8	35.3	42.6	47.7	36.5	30	30	30
7	5:00 PM	38.5	72.3	33.7	45.4	42.6	37.2	30.7	30.7	30.7
8	6:00 PM	48.4	68.3	22.6	44.3	45.4	36.6	32.2	32.2	32.2
9	7:00 PM	48.7	56.0	25.3	33.5	44.5	35.3	26.7	26.7	26.7
10	8:00 PM	33.2	51.5	33.1	36.6	31.5	28.8	25.7	25.7	25.7
11	9:00 PM	32.9	48.6	35.8	28.7	36.6	27.6	22	22	22
12	10:00 PM	26.2	43.7	35.8	29.5	28.7	23.2	18.4	18.4	18.4
13	11:00 PM	25.7	51.8	35.5	27.7	26.5	21.3	18.6	18.6	18.6
14	12:00 AM	24.2	42.9	35.3	24.6	27.7	22.1	18.2	18.2	18.2
15	1:00 AM	21.6	43.9	35.4	24.7	24.6	19.5	17.4	17.4	17.4
16	2:00 AM	32.6	52.3	35.6	43.9	32.9	23.2	18.2	18.2	18.2
17	3:00 AM	23.8	43.6	35.5	34.3	30.6	24.7	17.7	17.7	17.7
18	4:00 AM	28.6	49.2	35.6	39.1	34.4	24.1	18.2	18.2	18.2
19	5:00 AM	28.9	47.7	35.5	33.6	34	27.1	20.8	20.8	20.8
20	6:00 AM	37.3	60.4	33.1	47.4	39.2	33.3	26.7	26.7	26.7
21	7:00 AM	39.8	63.1	21.7	47.5	43	38.7	34.1	34.1	34.1
22	8:00 AM	33.1	63.3	24.3	45.7	42.1	37.1	33.2	33.2	33.2
23	9:00 AM	40.8	61.5	35.5	49	41.1	34.3	28.1	28.1	28.1
24	10:00 AM	34.1	54.4	20	47	42.5	36	30.1	30.1	30.1

¹ The Figure 4.147 value, measured event, location: Noise measurement, 30 West Parkway at Lot 2 3491 sq. ft. 40' radius.

² Noise measurements performed from February 18, 2016 to February 11, 2017.

IV. Regulatory Setting

Riverside County Code Section 6.04.150 states that it is unlawful for any person to keep or allow to be kept, or suffer or permit any dog to remain upon the premises under the control of such person, when such dog habitually barks, whines or makes loud or unusual noises in such a manner as to disturb the peace and quiet of the neighbors surrounding or in the vicinity of such premises, or when barking or howling or other sound or cry interferes with any person of ordinary sensibility in the reasonable and comfortable enjoyment of life and property. Because this is a subjective standard for which there is no numerical noise level, the Riverside County Department of Environmental Health's Office of Industrial Hygiene has established noise standards for stationary noise sources that are routinely applied to dog kennel permit applications. Specifically, the office requires that facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels:

- 45 dBA - 10 minute noise equivalent level (L_{eq}) between the hours of 10:00 PM and 7:00 AM (nighttime standard);
- 65 dBA - 10 minute noise equivalent level (L_{eq}) between the hours of 7:00 AM and 10:00 PM (daytime standard)

V. Analysis and Findings

In order to be compliant with County's stationary noise source standards, the combined barking associated with the kennel may not exceed a ten-minute L_{eq} of 45 dBA between the hours of 7:00 AM and 10:00 PM or a ten-minute L_{eq} of 65 dBA between the hours of 10:00 PM and 7:00 AM at properties with habitable dwellings.

A. Measured Noise Levels

Based on two separate 24-hour noise measurements, there are currently no violations in the County's daytime or nighttime noise standards (see Table 2).

B. Calculated Worst-Case Noise Levels

Dogs are mobile noise sources that only occasionally make noise and because they are mobile, it is impossible to model every scenario that could occur. The sound associated with a bark drops off by 6 dBA per each doubling of the distance away from the receiver.

However, utilizing the noise reference level of 56.5 dBA (L_{eq}), it can be surmised that eighteen dogs could be barking and playing within 17 feet of the property line and not exceed the daytime noise standard and eighteen dogs could be within 43 feet of the property line and

¹ Riverside Regional Air Quality Measurements, Riverside Environmental November 26, 2014

not exceed the nighttime standard. For the purposes of this analysis, the on-site ground surface within 50 feet of the property line is considered to be "soft" rather than "hard".

C. Conclusions:

Although it is likely that the dogs do bark when people arrive or leave the property or when a strange animal or person approaches their property, it is unlikely that this barking continues long enough and occurs often enough to prevent the property from exceeding the noise standards. Further, the twenty-four measurement conducted near the hubbies' most frequented outside area did not show that the dogs or anything else caused an exceedance in the daytime or nighttime noise level standards.

However, in order to ensure that the dogs do not cause violations at the project property line they should not be allowed to bark for more than five minutes within 27 feet of adjacent occupied property between the hours of 7:00 AM and 10:00 PM and should not be allowed to bark more than five minutes within 43 feet of said property between the hours of 10:00 PM and 7:00 AM.

Considering that the twenty-four hour noise measurement did not indicate that the hubbies are currently exceeding the day or nighttime noise standards and the apparently strict management of the facility is a very unlikely that activities related to the hubbies will result in violation of the County's noise standards. The above measures, recommending that the dogs are not allowed to bark for more than five minutes at certain distances, should be adhered to in order to be certain that the noise standards will not be exceeded.

VI. REFERENCES

- California Department of Transportation
California Department of Transportation (Caltrans), 2009. Technical Noise Supplement, November
- Harris, Cyril M.
1991. Handbook of Acoustical Measurement and Noise Control. Acoustical Society of America, Woodbury, N.Y.
- Riverside County
2009. Department of Environmental Health, Noise Standards for Stationary Noise Sources. November 23.
County Code, as updated on December 17, 2015.
2003. General Plan Noise Element
- Roma Environmental
2014. Tennessee Dogtropolis Outdoor Play Area Noise Measurements. November 24.



APPENDIX A

Larson Davis LXT Noise Measurement Data



Summary
 File Name: Lat_Data.026
 Serial Number: 0005069
 Model: SoundTrack Lat
 Firmware Version: 2.301
 User: Romal Stamborg
 Start: 2016-02-10 10:57:57
 Stop: 2016-02-11 12:36:31
 Duration: 1:38:33.7
 Run Time: 1:37:56.5
 Phase: 0:01:17.2

Pre Calibration: 2016-02-10 10:29:11
 Post Calibration: None
 Calibration Deviation: -

Overall Settings
 RMS Weight: A Weighting
 Peak Weight: Z Weighting
 Detector: Slow
 Preamp: Direct
 Microphone Correction: Off
 Integration Method: Linear
 ORN Range: High
 ORN Bandwidth: 1/2 and 1/3
 ORN Freq. Weighting: A Weighting
 ORN Max Spectrum: Str. Max
 Overall: 118.5 dB

Results
 LAeq: 42.6 dB
 LAE: 32.2 dB
 LA: 185.806 $\mu\text{Pa}^2\text{h}$
 EFB: 58.402 $\mu\text{Pa}^2\text{h}$
 FAAD: 292.012 $\mu\text{Pa}^2\text{h}$
 L2peak [max]: 2016-02-10 14:28:07 107.3 dB
 L25min: 2016-02-10 14:28:07 77.3 dB
 L25min: 2016-02-11 0:15:13 15.3 dB

Statistics
 LAeq: 55.2 dB
 LAE: 42.6 dB
 L25min: 47.8 dB
 L25min: 39.7 dB
 L25min: 38.4 dB
 L25min: 32.0 dB
 L25min: 27.0 dB
 P Overhaul: 0
 L25min: 17.3 dB

Benefit#	Date	Time	Run Duration	Run Time	Process	Usage
1	2016-02-10	11:00:00	1:00:00.0	1:00:00.0	0:00:00.0	42.1
2	2016-02-10	12:00:00	1:00:00.0	1:00:00.0	0:00:00.0	33.7
3	2016-02-10	13:00:00	1:00:00.0	1:00:00.0	0:00:00.0	36.7
4	2016-02-10	14:00:00	1:00:00.0	1:00:00.0	0:00:00.0	51.8
5	2016-02-10	15:00:00	1:00:00.0	1:00:00.0	0:00:00.0	44.4
6	2016-02-10	16:00:00	1:00:00.0	1:00:00.0	0:00:00.0	44.1
7	2016-02-10	17:00:00	1:00:00.0	1:00:00.0	0:00:00.0	36.5
8	2016-02-10	18:00:00	1:00:00.0	1:00:00.0	0:00:00.0	48.4
9	2016-02-10	19:00:00	1:00:00.0	1:00:00.0	0:00:00.0	48.7
10	2016-02-10	20:00:00	1:00:00.0	1:00:00.0	0:00:00.0	31.2
11	2016-02-10	21:00:00	1:00:00.0	1:00:00.0	0:00:00.0	31.9
12	2016-02-10	22:00:00	1:00:00.0	1:00:00.0	0:00:00.0	26.2
13	2016-02-10	23:00:00	1:00:00.0	1:00:00.0	0:00:00.0	25.7
14	2016-02-11	0:00:00	1:00:00.0	1:00:00.0	0:00:00.0	34.2
15	2016-02-11	1:00:00	1:00:00.0	1:00:00.0	0:00:00.0	21.6
16	2016-02-11	2:00:00	1:00:00.0	1:00:00.0	0:00:00.0	32.6
17	2016-02-11	3:00:00	1:00:00.0	1:00:00.0	0:00:00.0	25.8
18	2016-02-11	4:00:00	1:00:00.0	1:00:00.0	0:00:00.0	23.4
19	2016-02-11	5:00:00	1:00:00.0	1:00:00.0	0:00:00.0	20.9
20	2016-02-11	6:00:00	1:00:00.0	1:00:00.0	0:00:00.0	37.3
21	2016-02-11	7:00:00	1:00:00.0	1:00:00.0	0:00:00.0	35.8
22	2016-02-11	8:00:00	1:00:00.0	1:00:00.0	0:00:00.0	39.1
23	2016-02-11	9:00:00	1:00:00.0	1:00:00.0	0:00:00.0	40.8
24	2016-02-11	10:00:00	1:00:00.0	1:00:00.0	0:00:00.0	38.1
25	2016-02-11	11:00:00	1:00:00.0	1:00:00.0	0:00:00.0	29.4



On-Site Observations

I visited the site on three occasions. While there, I observed that....

- o The huskies are well supervised by skilled caretakers.
- o They are kept on a regular schedule.
- o They are well exercised but seem to spend most of their time relaxing in the inner play area and inside the house.
- o There are several other noise sources in the project area including but not limited to a donkey, aircraft, horses, chickens, distant construction, and dogs barking on other properties. The huskies barked when I arrived for a few moments and quickly quieted down.

While on-site I conducted two ten-minute noise measurements and one twenty-four hour noise measurement just outside the "inner play area". Although not required by the County, I conducted the 24-hour measurement because the dogs did not make any noise to speak of during the two ten-minute noise measurements I conducted. The 24-hour noise measurement indicated that the applicable noise standards are not likely to be violated.

Applicable Noise Standard/Analysis

The applicable noise standards were developed by the Riverside County Department of Environmental Health and are included in the County's General Plan Noise Element. The County has routinely applied standards to dog kennel permit applications. The standards are the average noise level as measured over ten minutes. Specifically, the County requires that facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library, or nursing home", must not exceed

- o A 65 dBA 10-minute noise equivalent level (L_{eq}) between the hours of 7:00 AM and 10:00 PM; or
- o A 45 dBA 10-minute noise equivalent level (Leq) between the hours of 10:00 PM and 7:00 AM

A scenario where the huskies could violate the noise standard, however unlikely, would require them to be barking for five minutes within 43 feet of the property line between the hours of 7:00 AM and 10:00 PM or within 27 feet of the property line between the hours of 10:00 PM and 7:00 AM.

Conclusion

As you can see in the figure, the huskies would need to be outside of the regular play and exercise areas to exceed this standard. Further, if the dogs are ever allowed outside of these areas, they are well supervised. Therefore, it is my opinion that it is highly unlikely that the applicable noise standards would be violated.

(Talk introduction) (1)

I would like to first say thank you to my wife Elizabeth, none of this would have been possible if not for my best friend. The emotional and physical drain on us has been utterly tremendous!!

Thank you to all our supporters that have taken time out of there busy day to come here to support our personal Husky pets. Thank you to South land Engineering Alan Martin, Lisa Merritt, Larry Myers our attorney for all his hard work he has done throughout the year! Our office staff_Susan, Rosa, Brandon at McVickers family Law thank you! We have received over 400 hundred signed pledge letters this year in support of our Class 2 Permit to house our personal pets. Thank you to all those wonderful people too!

(Intro to before and after pics)

(2)

What I would like to show you now, some before and after pictures of the Ranch. Over a million dollars has been spent on this property housing ourselves and our personal pets.

(Fencing big area)

(3)

Fencing: All most 6 acres fenced in of Top Commercial Grade Fencing at 54 inches high with heavy reinforced metal screens attached to the face were installed and buried a foot underground at the bottom of the fence to secure the property.

(Secondary entrance fence)

(Drive Way)

(4)

What we have here is a Secondary Gate Entrance to secure our personal Pets from leaving the property at the main gate. When anyone enters the main gate they pull in and close the main gate first, then open the secondary gate to enter, then close secondary gate and chain it up. This is a Major safe Guard for us!

(Protective Dog Run Fencing)

(5)

Liz and I got a call one day from the Tenaja Association that SCOTT BECKER left a message on their voice mail that he wanted to shoot our Personal Husky Pets Dead. (Which has all been documented and recorded) Becker's horse stalls are about 1 foot away from our property line which is in violation of the Tenaja's CCRS set backs of 35 feet. With no setbacks Becker's horses were way to close to our property. This did not give the horses room to feel comfortable with the dogs, being locked in there stalls with no place to go.

Fearing for our pets' lives because of Beckers, we had to build a 20 thousand dollar protective Dog run down the middle of our property taking 3 acres away to keep our pets safe from potential harm.

(Next picture is out Back Yard inner Fencing dog run).

(6)

This area is our safe zone for our pets to protect the dogs from rural wildlife including coyotes and mountain lions. Fencing is 6 feet high in about a half an acer of play area. They can be alternated in groups to have their play time here and watched in close view. Here also is there

swimming pool area and there sand box. Shades were installed in the area for them to get out of the sun and cool down. I brought in 250 tons of pea gravel rock at 4 inches thick with filter Cloth to keep weeds and grass from growing. I also put in a large section of grass surrounding the sand box witch they love to play in. By our bedroom we built a fenced in extension area were the pets can go out the dog door from our bedroom to potty at night or sleep in the pet shed or around it on pillows. The pet shed is Equipped with air conditioning and two doggy doors.

(Water troughs and feeders)

(7)

Water troughs and food feeders are made out of 1 foot thick PVC pipe cut in half at 6 inches deep and 15 feet long. All on stands to keep food and water up high for less stress on the pet's stomach. Water feeders are clean and refilled daily with drain plugs on each one for easy cleaning and draining. There are also food and water bowls throughout our house.

(Video cameras on all sides of the house)

(8)

We installed 24 hour video cameras on all sides of the house. This makes it nice during the day if we want to check in on our personal pets with our I-pads. The night vision on these cameras are really good if we need to see anything out there at night.

(Pet House in play area)

(9)

The pet House that has been approved but not completed is 490 square feet will have 4 doggy doors Windows, air conditioned, and a flat screen set up for their dog TV. They have the same flat screens in every room in our house that relaxes them when watching their Dog T V.! The pet House will be attached to the inter fencing in the back yard on the west side also for easy access to and from play area for sleeping through the day or night.

(Closing thoughts and what love is)

(10)

In closing I just wanted to share with you a life changing experience I had back in 2006.

I went through a very devastating Divorce after being married for sixteen years. I lost my house, custody of my 12 year old child and my family dog, due to a bitter X-wife that wanted to hurt me.

I packed up all my clothes into my Fifth Wheel Trailer leaving everything behind that I had worked so hard for, and moved up into the Ortega's to a mobile home park.

Being the extreme dog lover that I am and my X-wife not letting me see my dog, I wandered into the Orange County Shelter and there I saw Shadow, a Siberian husky. It was love at first sight as he leaned up against me in the cage and looked up at me. I will never forget that day, they said Shadow had one more day left and they were going to put him down. I got Shadow out that day and took him up into the ORTEGA Mountains for seven years where I lived and loved this animal more than anything I had loved before! I trained Shadow to be a Therapy Dog because he loved humans so much!! He would go up to each person in a group not missing anyone greeting them with a Shadow Nudge and kiss. I took all that pain from my divorce and

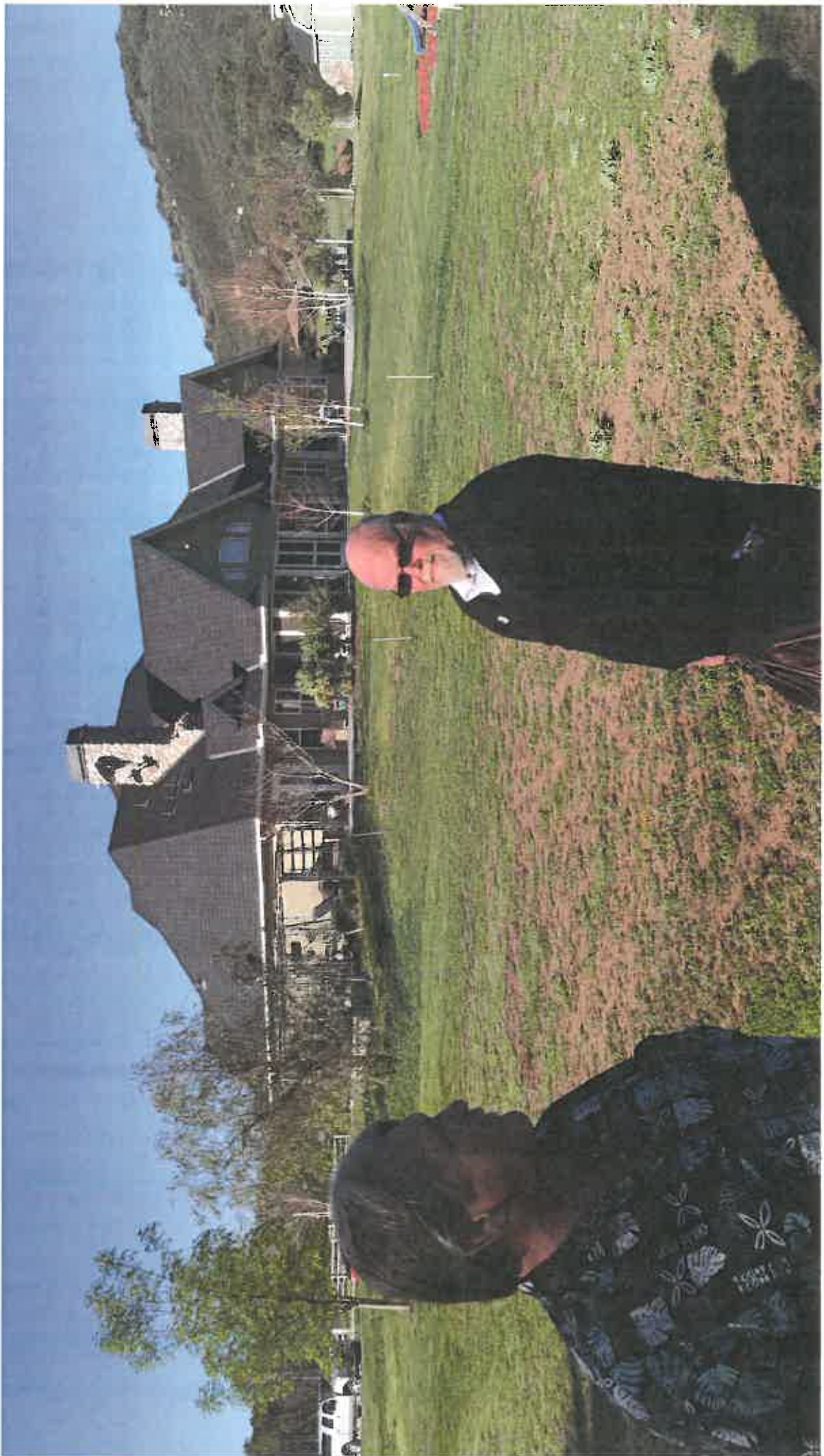
directed it in visited people in resting homes and convalescent centers with Shadow sharing his love for humans. Shadow went to work with me every day in my Big Rig we were always together. People on my Facebook still talk about his love he gave so freely to them. I wrapped my heart around him and he became my true soul mate and my knight in shining armor. Shadow gave me purpose in this life, something that's given me so much joy in loving these animals. None of us would be here today if I had never experienced the unconditional love that Shadow gave me. Portole France wrote --" If one has not loved an animal a part of one's soul remains awakened!" My friends my soul is very awake and I love my 18 Fuzzy Butts and my wife more than anything in this whole world. What my wife and I have had to deal with because of SCOTT and SERINA Becker this past year is unimaginable emotional pain. I'd like to show you now, (what real love is) at The Shadow Husky Ranch.

(Welcome To Our World.)









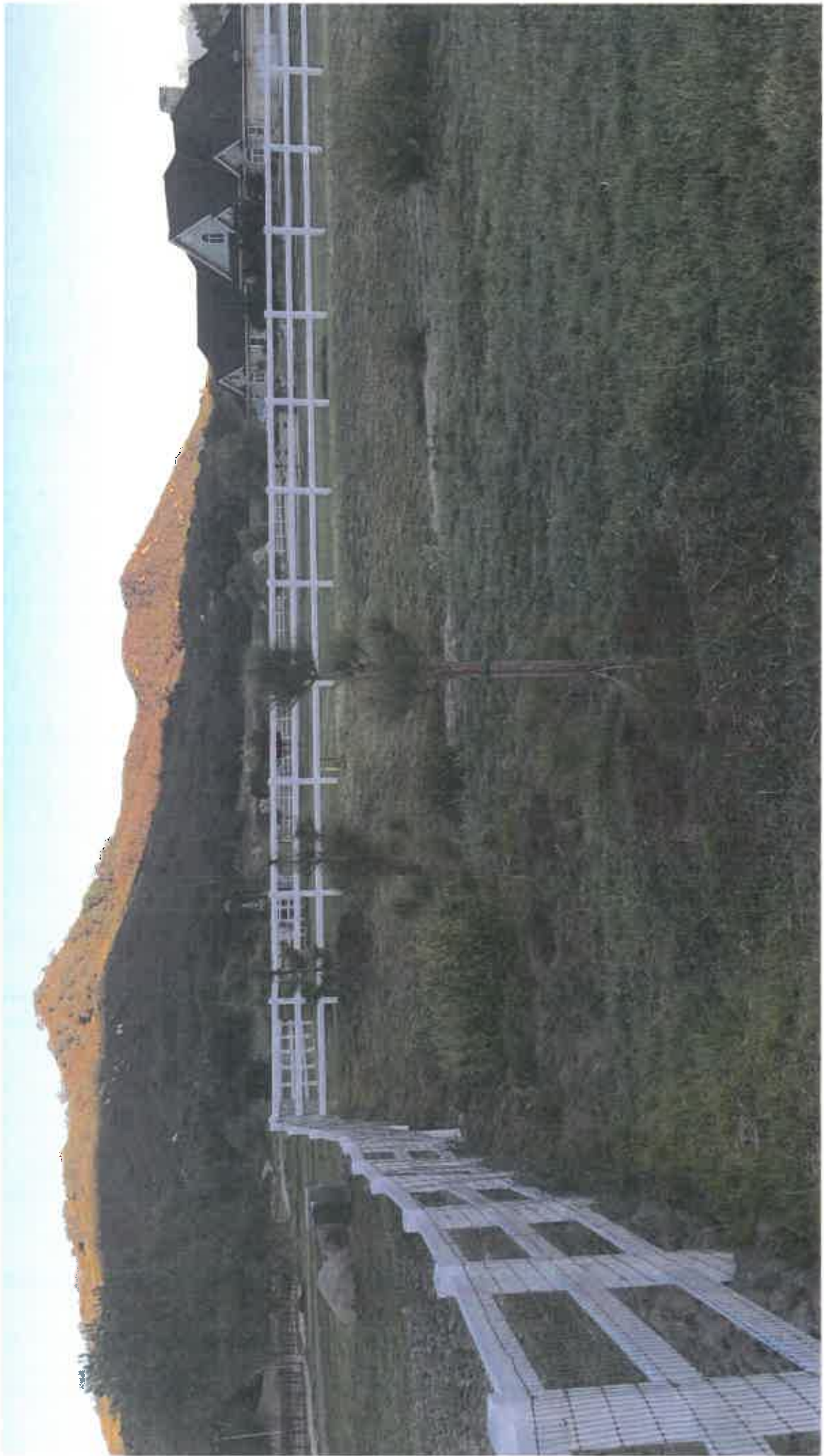




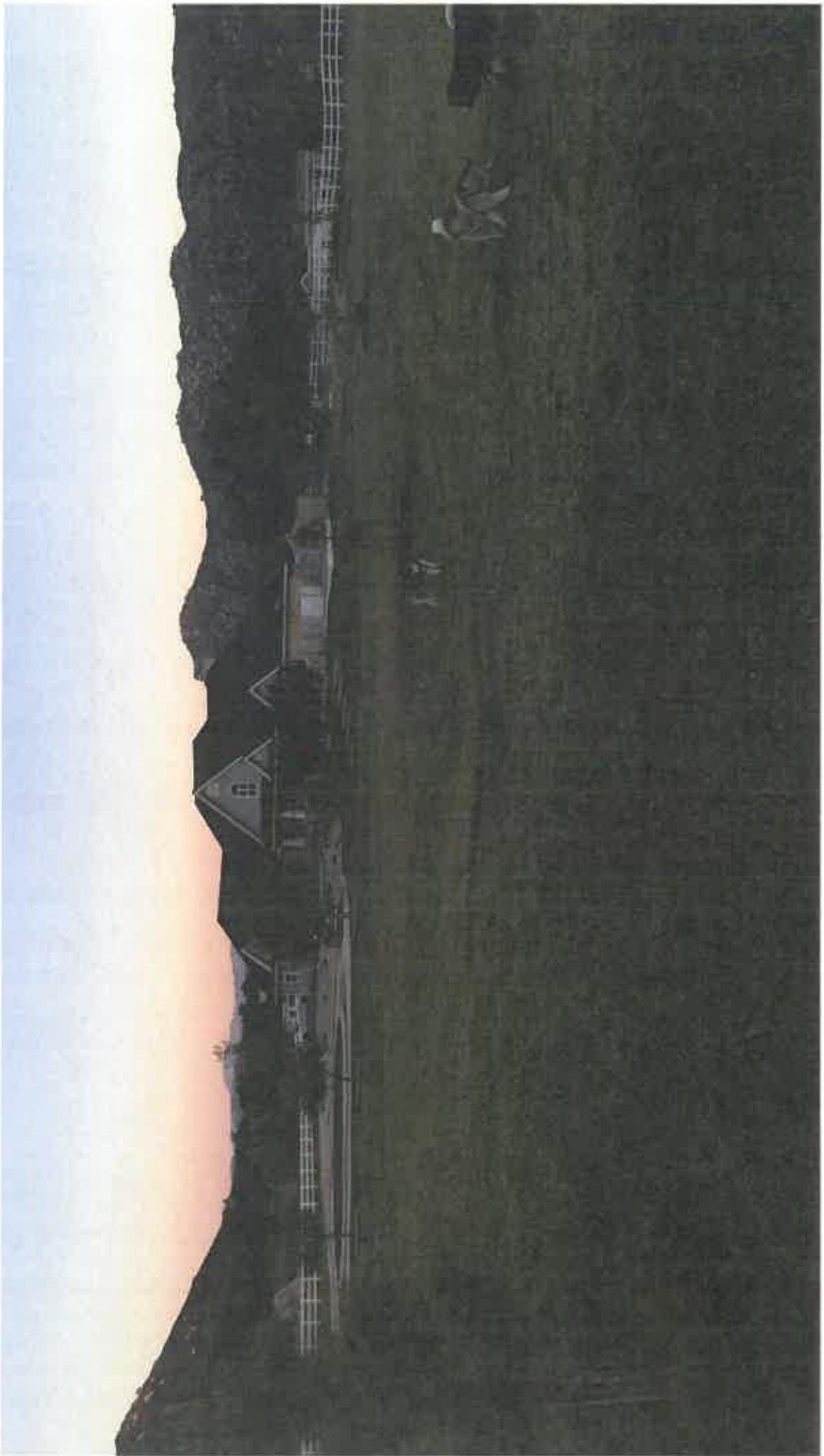






























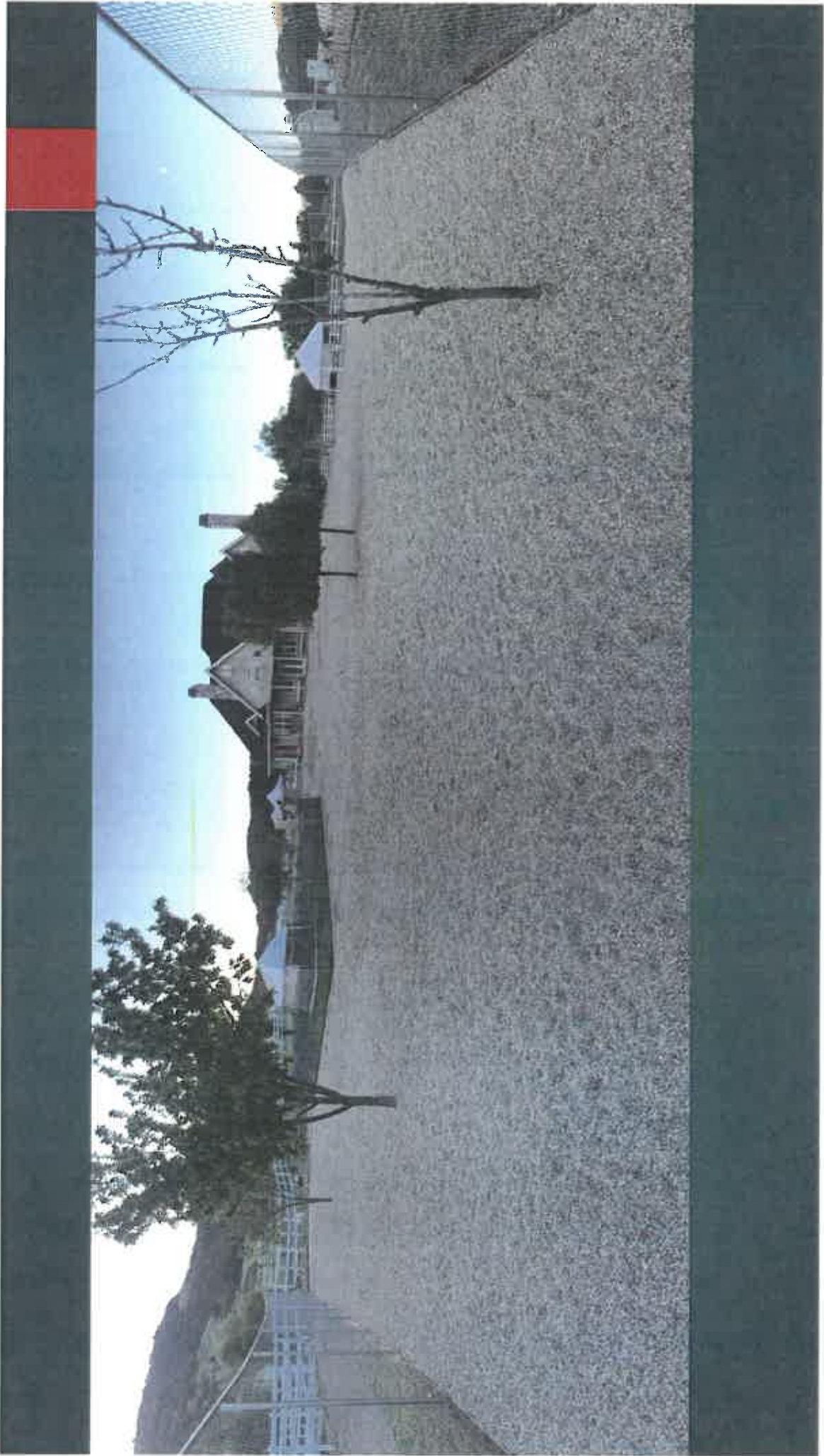








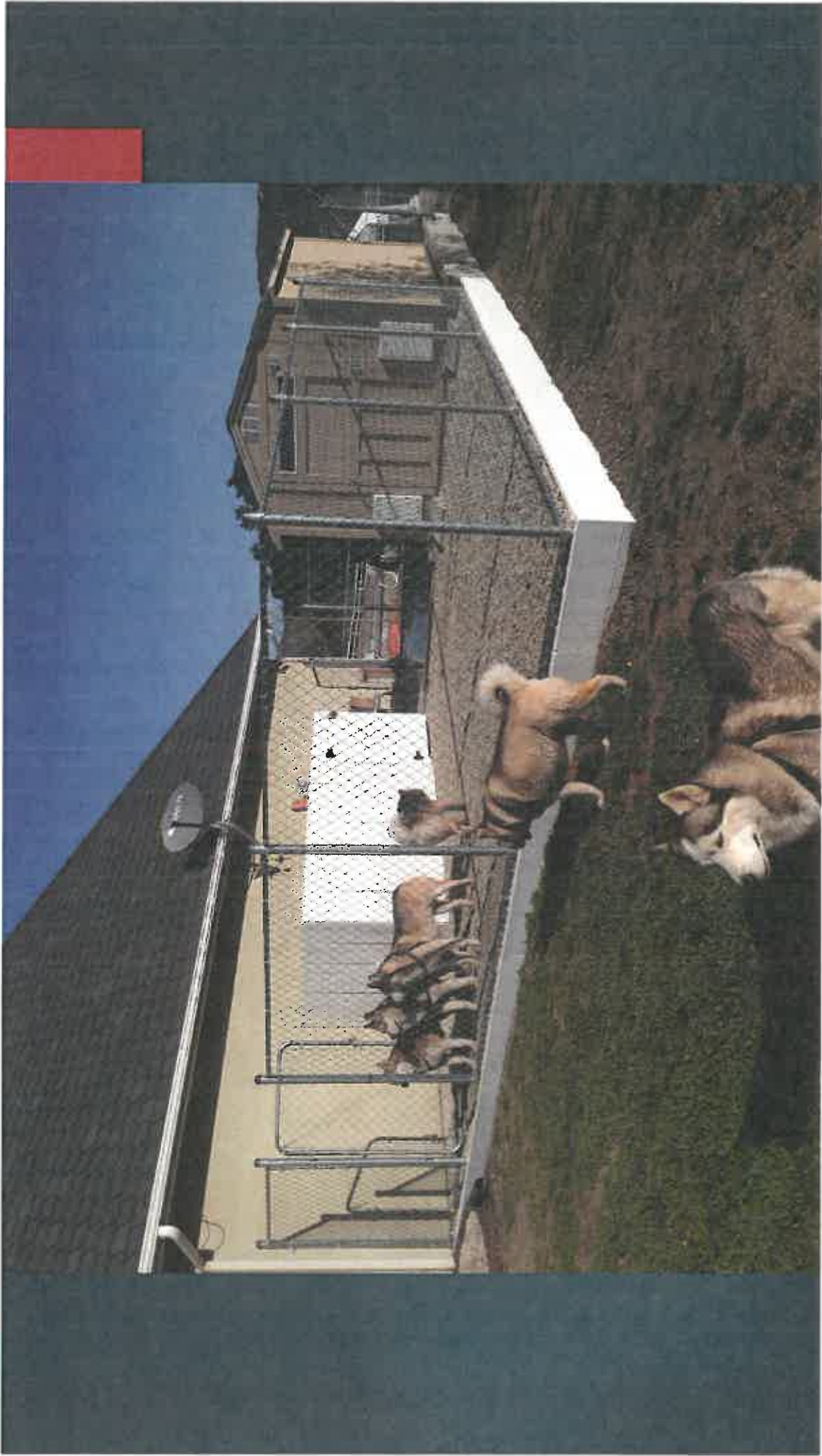




























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LITTLE RIVER BAND LYRICS

"Love Is"

The moment that I saw you I wrapped my dreams around you
Like a river wraps around a drop of rain
And all those days before you, the hours waiting for you
That I thought I spent in vain
All added up, all made sense

If there's ever been one thing that's worth the waiting on
Love is, love is
If there's ever been one thing to bet your heart on
Love is, yeah, love is

Now only if forever can somehow last forever
I'd never have to let go of your hand
I can wake up every morning, be thankful every morning
Blessed beyond what I can understand
All because I found you

If there's ever been one thing that's worth the waiting on
Love is, love is
If there's ever been one thing to bet your heart on
Love is, yeah, love is

If there's ever been one thing that's worth the waiting on
Love is, love is
If there's ever been one thing to bet your heart on
Love is, yeah, love is

From the moment that I saw you
I wrapped my heart around you



