

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 31, 2009

SUBJECT: PUBLIC USE PERMIT NO. 892 - (CEQA Exempt) - Applicant: Hamid Rafizadeh - Engineer/Representative: Hamid Rafizadeh - First Supervisorial District - Mead Valley Zoning District - Mead Valley Area Plan: Rural Community: Very Low Density Residential (VLDR) (1 Acre Minimum) - Location: Northerly of Markham Street, southerly of Oleander Avenue, easterly of Brown Street, and westerly of Haines Street - 2.4 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - **REQUEST:** The Public Use Permit proposes to convert two existing residential structures into an Adult Residential Facility, which would house 36 persons. The 4,814 square foot residence includes nine (9) bedrooms, five (5) restrooms, two (2) dining rooms and two (2) offices. The 2,006 square foot residence includes nine (9) bedrooms and three (3) restrooms. There are a total of ten (10) parking spaces and 36% of the site is landscaped. - APN: 315-110-011

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on June 24, 2009.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

APPROVAL of **PUBLIC USE PERMIT NO. 892**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Damian Meins, Assistant Planning Director for,

Ron Goldman
Planning Director

RG:db

☐ Policy
☐ Policy

☐ Consent
☐ Consent

Dept Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER JUNE 24, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 8.6: PUBLIC USE PERMIT NO. 892 - CEQA EXEMPT** – Applicant: Hamid Rafizadeh – Engineer/Representative: Hamid Rafizadeh - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Markham Street, southerly of Oleander Avenue, easterly of Brown Street, and westerly of Haines Street – 2.4 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - APN: 315-110-011. (Continued from 5/13/09). (Quasi-Judicial)

II. PROJECT DESCRIPTION

The Public Use Permit proposes to convert two (2) existing residential structures into an Adult Residential Facility, which would house 36 persons. The 4,814 square foot residence includes nine (9) bedrooms, five (5) restrooms, two (2) dining rooms and two (2) offices. The 2,006 square foot residence includes nine (9) bedrooms and three (3) restrooms. There are a total of ten (10) parking spaces and 36% of the site is landscaped.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Adam Rush, at 951-955-6646 or e-mail arush@rctlma.org.

The following spoke in favor of the subject proposal:

Parisa Farahanchi, Applicant, 18201 Haines St., Perris, California 92570

Brenda Scott, Other Interested Party, 29290 Girard St., Hemet, California 92544

Dori Sercombe, Other Interested Party, 42751 E. Florida #67, Hemet, California 92544

Mary F. Allred, Other Interested Party, 40897 Cavalier Dr., Hemet, California 92544

The following did not wish to speak but would like to be recorded as in favor of the subject proposal:

Judy McConahay, Other Interested Party, 11100 Saddle Ridge Rd., Moreno Valley, California 92557

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Porras Absent), recommended to the Board of Supervisors;

APPROVAL

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 8.6
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Adam B. Rush
Planning Commission: June 24, 2009

PUBLIC USE PERMIT No. 892
CEQA EXEMPT
Applicant: Hamid Rafizadeh
Engineer/Representative: Hamid Rafizadeh

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PUBLIC USE PERMIT NO. 892 proposes to convert two existing residential structures into a licensed Adult Residential Facility (A.R.F) located at 18183 Haines Street, Perris, CA. The applicant proposes to house a maximum of 36 residents who range in age from 18-59, both male and female residents and will solely include individuals who require basic care and supervision due to a disabling mental health disorder and those who meet the Community Care Licensing (C.C.L.) definition of "ambulatory" (able to walk and/or evacuate in an emergency without physical assistance).

Public Use Permit (PUP) 892 is a required condition for licensure by the State of California Department of Social Service – Community Care Licensing Division. Services will be coordinated with the Riverside County Department of Mental Health (DOMH) and specifically through the Hemet Adult Mental Health Department.

The project is located within the Mead Valley Area Plan of Western Riverside County, more specifically it is located southerly of Oleander Avenue, westerly of Haines Street, easterly of Brown Street and northerly of Markham Street.

ISSUES OF POTENTIAL CONCERN:

Code Violation

The Public Use Permit has the potential to resolve a code violation case (CV0810207) for construction without a permit for the covered recreation area near Building Two, the covered recreation area on the north side of Building One and the covered parking area located at the northern portion of the site. Issuance of building permits for the unpermitted structures are pending the outcome of this Public Use Permit.

Letter for opposition from the Economic Development Agency

The Economic Development Agency (EDA) submitted a letter of opposition for the proposed Adult Residential Facility. The letter detailed the following issues of concern regarding the facility:

1. The facility will not contribute to facilitating or enhancing the rural lifestyle in Mead Valley
2. The facility has the potential to add blight to the area and may be a deterrent for higher quality uses to come to the area
3. Mead Valley lacks the type of specialized services that are needed to assist persons whom reside in such facilities
4. The project does not meet the aesthetic standard nor use that RDA is seeking in the Mead Valley Sub- Area (redevelopment area)

Being that the project is located within a redevelopment area, RDA is expressing significant concerns over the proposal and its potential to adversely affect their efforts in Mead Valley.

Handwritten signature in red ink.

FURTHER PLANNING CONSIDERATIONS:

The Planning Commission Public Hearing on May 13, 2009 brought forth discussion from several Planning Commissioners as to the type of facility and moreover, the nature of the residents that would be serviced by this facility. The project was continued to the June 24, 2009 Planning Commission Public Hearing with the direction to Planning Staff to schedule a meeting with the project proponent and the appropriate member of the County of Riverside Department of Mental Health. This meeting was held subsequent to the Planning Commission Hearing with the applicant and the County DOMH. As discussed at this meeting, the Public Use Permit (PUP 892) is a requirement of the applicant's condition from the State of California CCL and will provide services (as detailed in the attached Exhibit P, page 1 of 2, description of A.R.F.) to residents that require long-term or life-long support, education, and training. These services will assist residents who are able and desire to transfer, if able, to other housing opportunities that require less supervision or structure.

Lastly, the Planning Commission was concerned as to the potential for this PUP to provide an opportunity, possibly in the future, for sober living (half-way) room and board facilities, criminal transition facilities, and/or alcohol and drug detoxification and rehabilitation programs. According to the State of California CCL and County of Riverside DOMH, this Public Use Permit for an Adult Residential Facility will not and cannot be used, transferred, or conferred for any other services other than those described in the project description above as well as described on page 1 of 2 of Exhibit P (as shown via Exhibit A).

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) |
| 3. Current Zoning (Ex. #2): | Light Agricultural- One Acre Minimum (A-1-1) |
| 4. Surrounding Zoning (Ex. #2): | Light Agricultural- One Acre Minimum (A-1-1) |
| 5. Existing Land Use (Ex. #1): | Room and Board Facility |
| 6. Surrounding Land Use (Ex. #1): | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 3 gross acres
Total Square Feet: 6,820 s.f.
Parking: Ten (10) spaces |
| 7. Environmental Concerns: | CEQA Exempt per section 15303 |

RECOMMENDATIONS:

APPROVAL of **PUBLIC USE PERMIT NO. 892**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

2. The proposed project is consistent with the Light Agricultural- One Acre Minimum (A-1-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Mead Valley Area Plan.
2. The proposed use, an Adult Residential Facility, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum).
4. The zoning for the subject site is Light Agricultural- One Acre Minimum (A-1-1).
5. The proposed use, an Adult Residential Facility as identified on Exhibit P, is consistent with the development standards set forth in the Light Agricultural- One Acre Minimum (A-1-1) zone.
6. The proposed use is permitted in the Light Agricultural- One Acre Minimum (A-1-1) zone based on County Ordinance No. 348, Section 18.29, which states that in subsection (4), "Any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons" may be permitted in any zoning classification provided a public use permit is granted.
7. The project site is surrounded by properties which are zoned Light Agricultural- One Acre Minimum (A-1-1) to the north, south, east and west.
8. In accordance with Ordinance 348, Section 18.12.f. (1) the applicant requested a special review of parking standards which was approved by the Planning Director. The special review of parking concluded that 10 parking stalls were sufficient for the proposed use.
9. Single family residences and an Alzheimer's rehabilitation facility are located within the project vicinity.
10. The proposed project is located within the Mead Valley Sub Area Redevelopment Area; the proposed project is inconsistent with the Redevelopment Plan per EDA Letter dated March 27, 2009 from the Economic Development Agency.

11. The project is CEQA Exempt per categorical exemption 15303 New Construction or Conversion of Small Structures:

"Class 3 consists of construction and location of limited numbers of new, small facilities, or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers if structures described in this section are the maximum allowable on any legal parcel."

The Public Use Permit is the conversion of the existing single family residence and guest dwelling from residential uses to an adult residential facility and no modifications are proposed to the exterior of the structure.

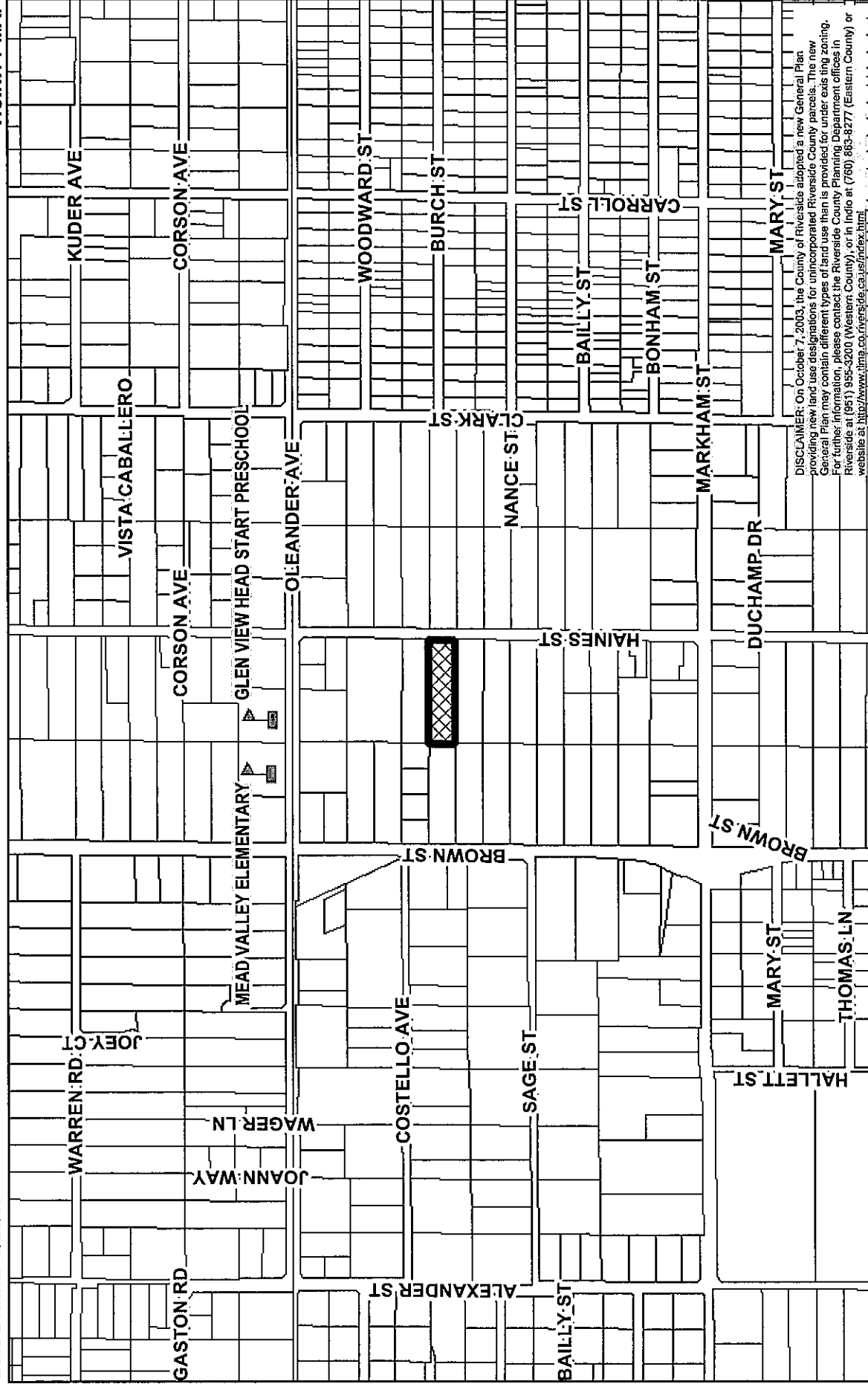
INFORMATIONAL ITEMS:

1. Three letters of support for the project have been provided to the Planning Department:
 - (1) Hamid Rafizadeh
 - (2) Reba Marshall
 - (3) David LopezOne letter in opposition for the project has been provided to the Planning Department:
 - (1) Riverside County Economic Development Agency
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area,
 - b. An area with the potential for liquefaction,
 - c. An area with the potential for subsidence, and
 - d. A high fire area.
3. The project site is located within:
 - a. The boundaries of the Val Verde Unified School District;
 - b. Zone B (42.34 miles) of Lighting Ordinance No. 655;
 - c. The boundaries of Community Service Area Mead Valley #117;
 - d. The city of Perris sphere of influence;
 - e. The Stephens Kangaroo Rat Fee Area; and
 - f. The boundaries of the Mead Valley Redevelopment Area.
4. The subject site is currently designated as Assessor's Parcel Number: 315-110-011.
5. This project was filed with the Planning Department on July 13, 2007.
6. This project was reviewed by the Land Development Committee members four times on the following dates August 23, 2007, October 15, 2008, February 19, 2008 and April 2, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total 18,382.44.

Supervisor Buster
District 1
Date Drawn: 3/25/09

PUP00892 VICINITY MAP

Planner: Nicole Berumen
Date: 5/13/09
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Mead Valley
Township/Range: T4SR4W
Section: 3

Assessors
Bk. Pg. 315-11
Thomas
Bros. Pg. 746 H7



Supervisor: Buster
District: 1
Date Drawn: 3/25/09

PUP00892
DEVELOPMENT OPPORTUNITY

Planner: Nicole Berumen
Date: 5/13/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Mead Valley
Township/Range: T4SR4W
Section: 3



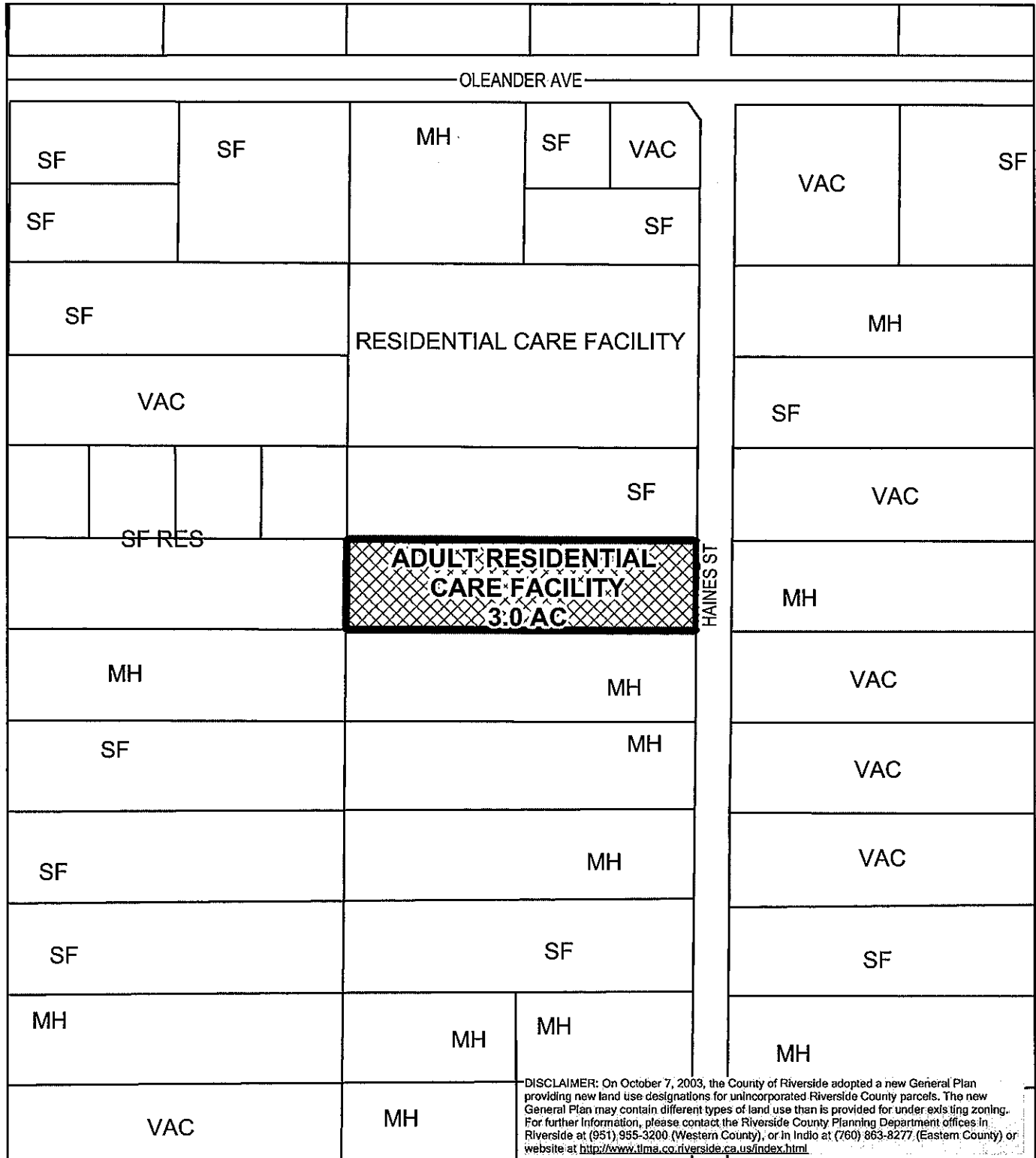
0 285 570 1,140 1,710 2,280 Feet

Assessors
Bk. Pg. 315-11
Thomas
Bros. Pg. 746 H7

Supervisor Buster
 District 1
 Date Drawn: 3/25/09

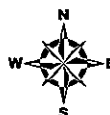
PUP00892 **Land Use**

Planner: Nicole Berumen
 Date: 5/13/09
 Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Mead Valley
 Township/Range: T4SR4W
 Section: 3



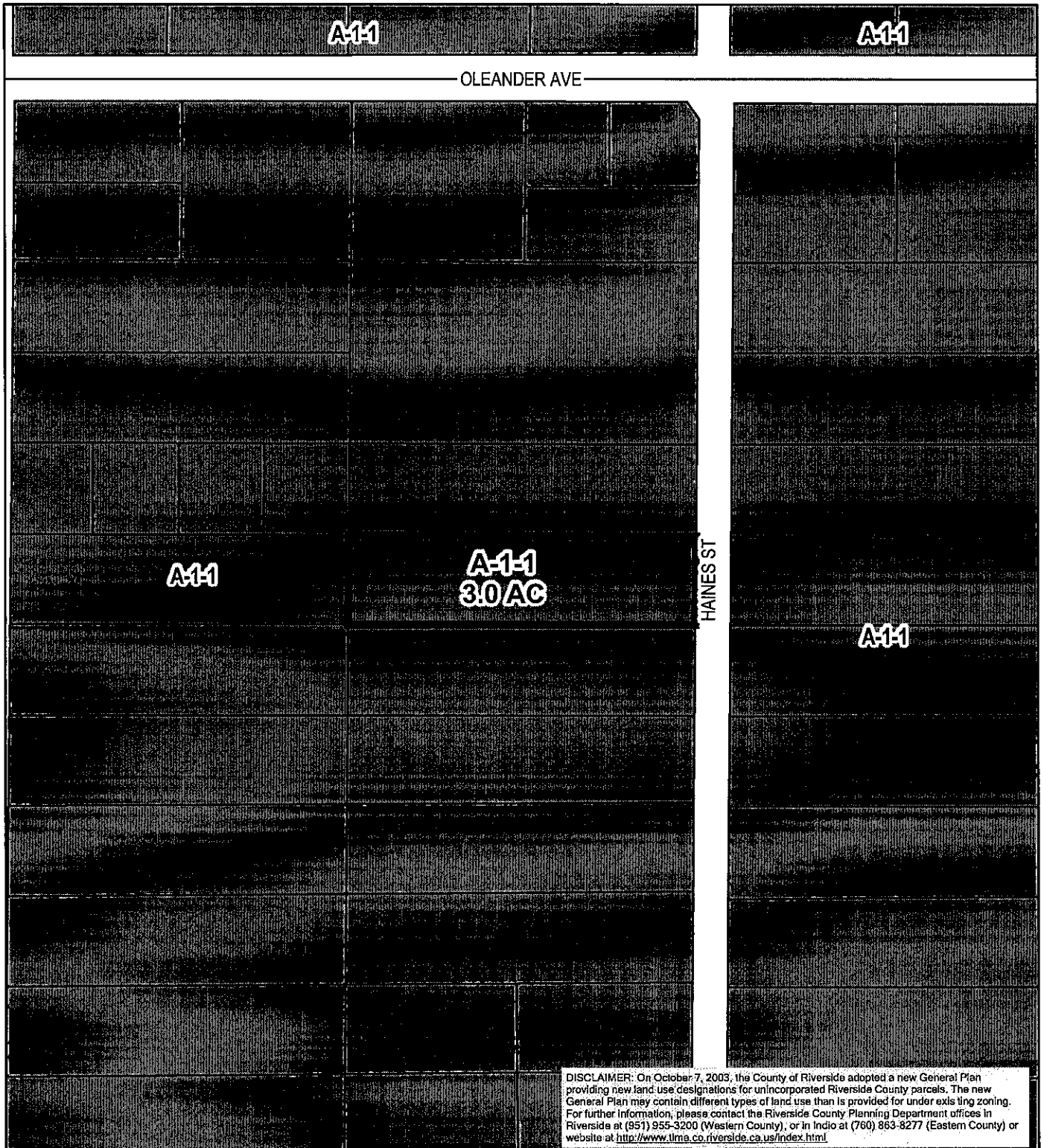
Assessors
 Bk. Pg. 315-11
 Thomas
 Bros. Pg. 746 H7



Supervisor: Buster
District: 1
Date Drawn: 3/25/09

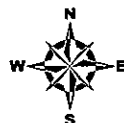
PUP00892
EXISTING ZONING

Planner: Nicole Berumen
Date: 5/13/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Mead Valley
Township/Range: T4SR4W
Section: 3

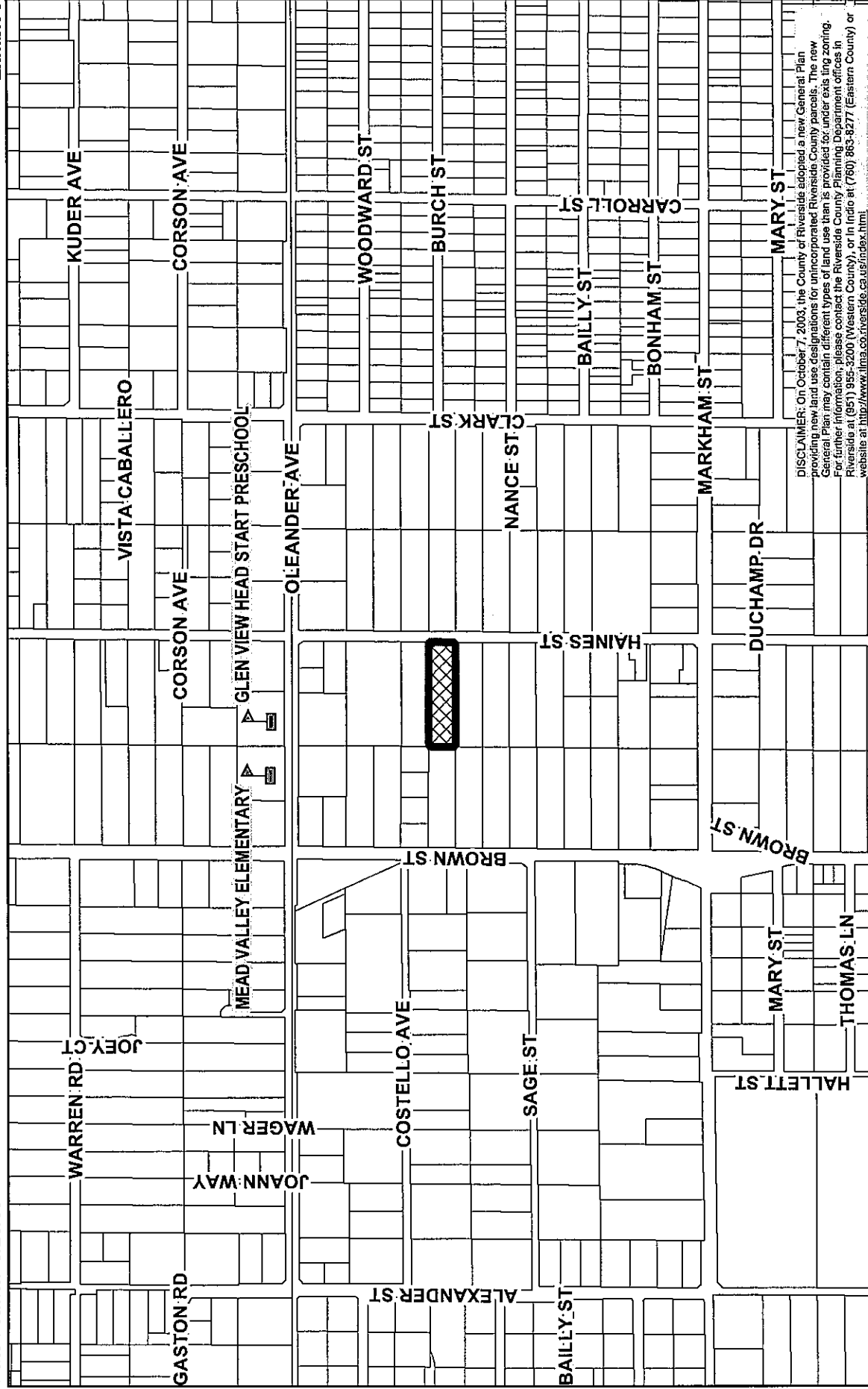


Assessors
Bk. Pg. 315-11
Thomas
Bros. Pg. 746 H7

Supervisor Buster
District 1
Date Drawn: 3/25/09

PUP00892 POLICY AREAS

Planner: Nicole Berumen
Date: 5/13/09
Exhibit 8

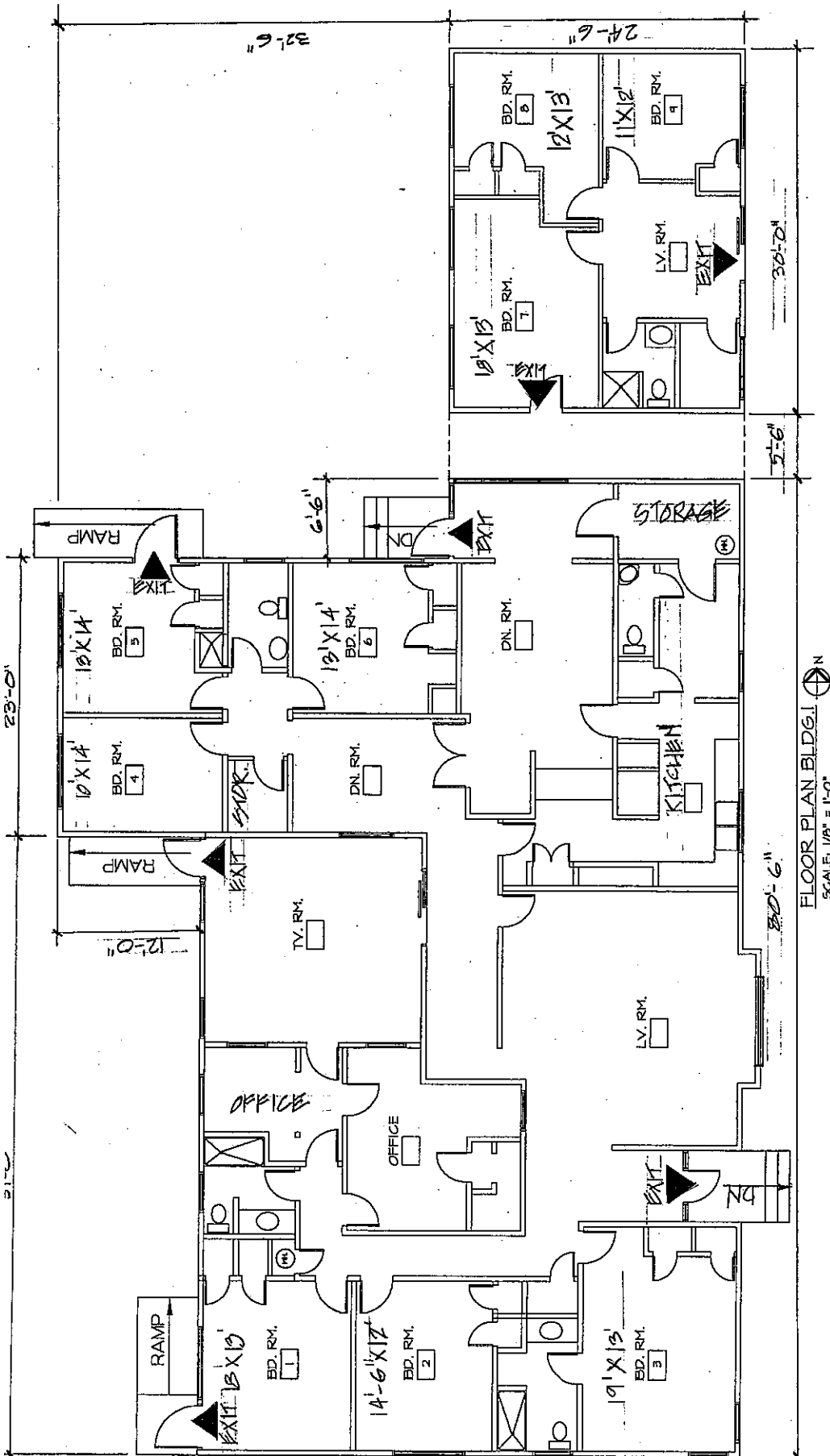


District: Mead Valley
Township/Range: T4SR4W
Section: 3

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 315-11
Thomas
Bros. Pg. 746 H7



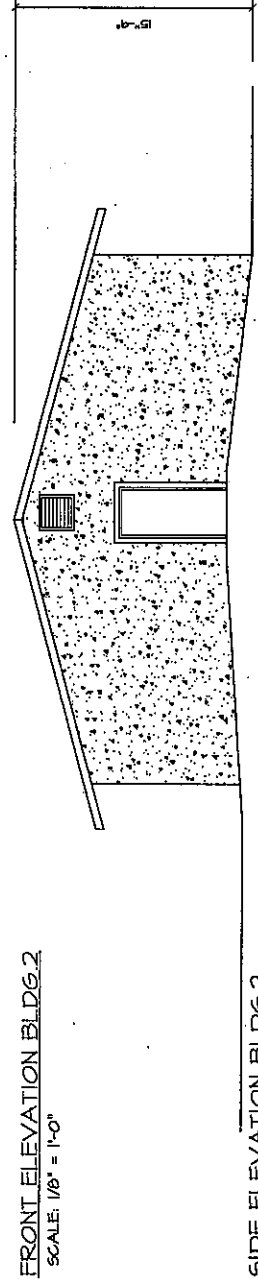
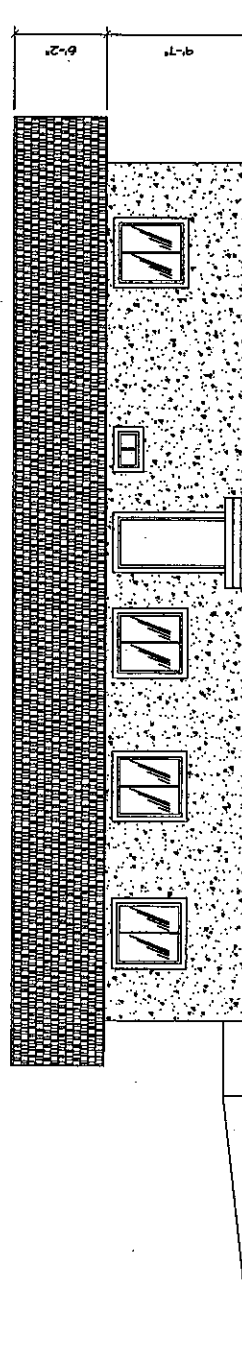
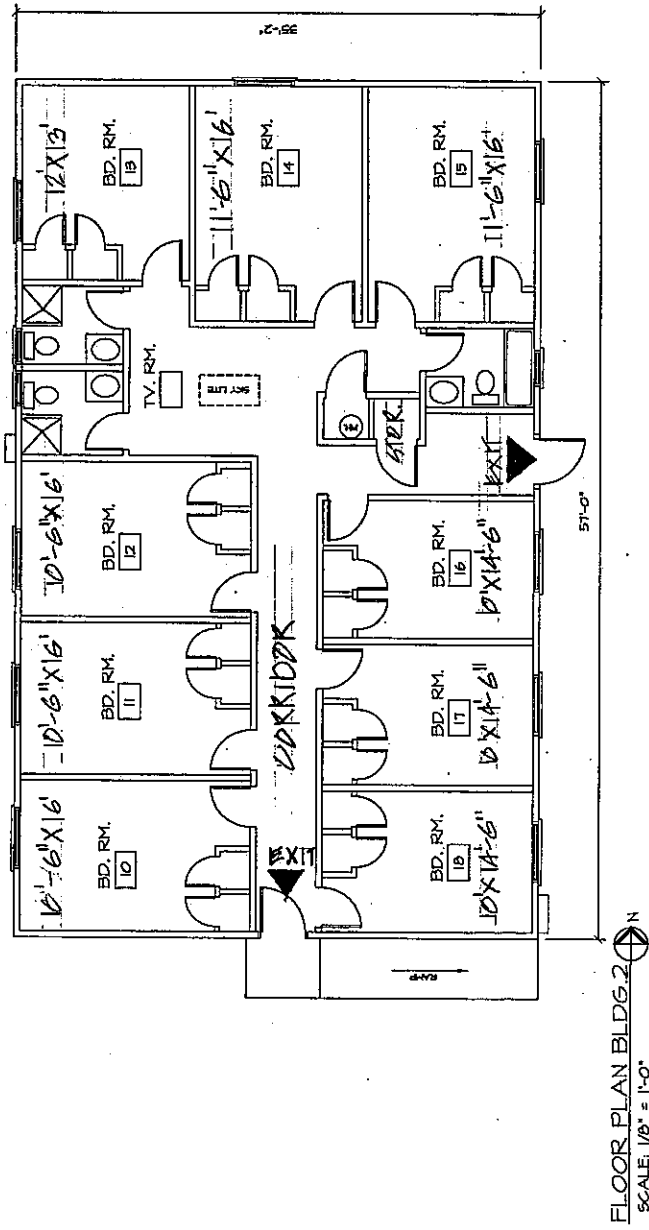


FLOOR PLAN BLDG 1
SCALE: 1/8" = 1'-0"

FIG. 1 = 4500 S.F.

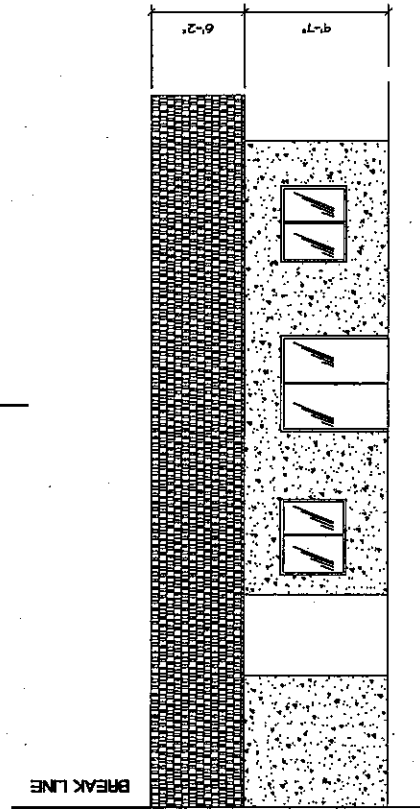
DATE: 2-15-2007 DRAWN BY: JEC CHECKED BY: JEL	REVISIONS _____ _____ _____	1803 HAINES STREET PERRIS CA. 92570 EXHIBIT "C"	BUILDING "A1" EXISTING CONDITION FLOOR PLAN	SHEET - A1 JOB # 2004

DATE: 2-15-2007 DRAWN BY: JES CHECKED BY: JES	REVIEWED: _____ _____ _____	1803 HAINES STREET PERRIS CA 92570 EXHIBIT "B" & "C"	BUILDING "2" EXISTING CONDITION FLOOR PLAN - ELEVATION	SHEET - A2 OF - _____ JOB # 2004

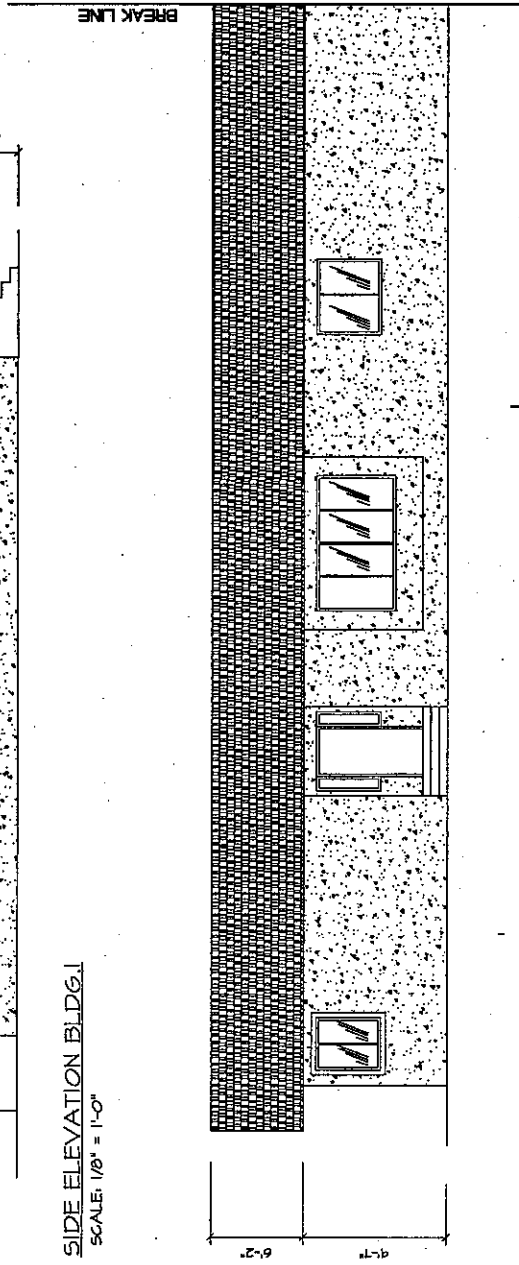


Blky 2 9000 SF

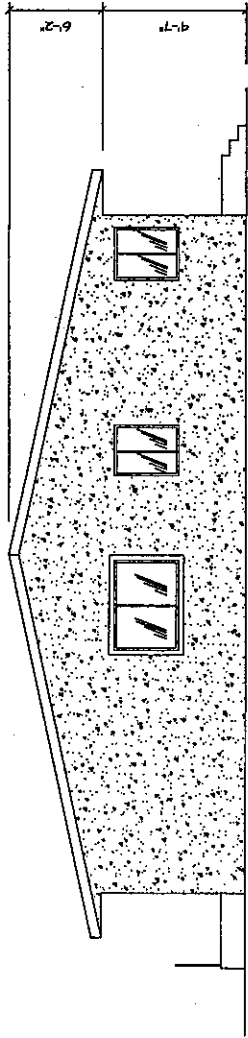
BUILDING "B" EXISTING CONDITION ELEVATIONS		SHEET - A3 JOB # 3004
12133 HAINES STREET PERIS CA, 92570 EXHIBIT "B"		
DATE: _____ DRAWN BY: _____ CHECKED BY: _____		



SIDE ELEVATION BLDG. 6
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION BLDG. 6
 SCALE: 1/8" = 1'-0"



PROJECT INFORMATION

Application for Public Use Permit (P.U.P.) of the property located at 18183 Haines Street, Perris, CA 92570 to be converted from a room and board home to a licensed adult residential (A.R.F.) facility. The P.U.P. is required as a condition for licensure by the State of California Department of Social Service Community Care Licensing Division. The applicant seeks to serve disabled adults and to coordinate services with the Riverside County Department of Mental Health (DOMH). The applicant will provide residential care and supervision as required by Community Care Licensing (C.C.L.) and mental health services will be provided by the Hemet Adult Mental Health Services of Riverside County DOMH.

Licensed adult residential care facilities are commonly referred to as "board & care" homes. Community Care Licensing regulates the care and supervision services that will be provided by the applicant (refer to Exhibit A). Adult residential care facilities providing the basic level care proposed under P.U.P. 892 are limited in the scope of services they may provide and may not provide health care to residents (refer to Exhibit B).

The applicant seeks to provide services 24 hours a day, 7 days a week to:

- 1) Adults ages 18-59.
- 2) Individuals requiring basic care and supervision due to a disabling mental health disorder.
- 3) Both Male and Female adults.
- 4) Persons who meet the CCL definition of "ambulatory" or able to walk and/or evacuate in an emergency without physical assistance.
- 5) Maximum of 36 residents.

Licensed residential care facilities may be considered permanent housing for those residents requiring long-term or life long assistance. One of the goals of residential care facilities, however, is to provide support, education and training in a manner that will assist residents that are able and desire to, to move on to other housing options that require less supervision and structure.

Program elements required by CCL include pre-admission evaluation include physical examination, functional evaluation upon admission and the development of a personal service plan with participation by the resident, the facility administrator and the mental health case worker. Due to the nature of the residents served and the need to establish a safe and rehabilitative community, adults with recent history of assaultive behavior are not considered appropriate for housing. The P.U.P. applicant will also be required to provide meals, assistance with daily living skills, recreational and social activities and transportation to medical appointments.

EXHIBIT NO.

As an unlocked licensed community based residential facility for disabled adults, an A.R.F. is differentiated from acute and long term inpatient facilities that are locked to prevent unauthorized exits. Unlike room and board or sober living (half-way) homes and

CASE NO.
DATE:

A.R.F. is licensed and services are regulated and monitored by State CCL. Finally, A.R.F. should not be confused with detoxification and residential treatment facilities licensed by the State Department of Alcohol and Drug Abuse services to serve adults seeking to recover from substance abuse disorders. Refer to Exhibit C for a description of various types of programs that provide services, housing and support.

**COUNTY OF RIVERSIDE
DEPARTMENT OF MENTAL HEALTH**

EXHIBIT C: DESCRIPTION OF PLACEMENT OPTIONS

TYPE:	State Hospitals
LICENSED BY:	State Department of Mental Health
OPERATED BY:	State Department of Mental Health
FUNDING:	Local Funds (Services not reimbursed by third party payors – e.g. Medi-Cal)
DESCRIPTION OF LEVEL OF CARE:	Services authorized and monitored by the DOMH Long Term Care program. Locked acute or sub-acute long term program designed to treat the most seriously ill adults. Referrals typically limited to clients with severe and dangerous (to self or assaultive to others) behavior problems. Long Term Care staff monitor to facilitate moving to less restrictive levels of care as soon as possible and appropriate. Patton State Hospital primarily serves clients referred by the judicial system for clients found incompetent to stand trial or not guilty by reason of insanity.
TYPE:	Skilled Nursing Facility (SNF)
LICENSED BY:	State Department of Health and Human Services
OPERATED BY:	Private Providers
FUNDING:	Medi-Cal, Medicare and some third party payors
DESCRIPTION OF LEVEL OF CARE:	Commonly referred to as a nursing home. May be locked or unlocked but usually locked or secured (alarmed doors). Clients must suffer from a qualifying medical condition that requires skilled nursing care. Population primarily limited to elderly, however younger adults with complicating medical conditions (brain injury, non-ambulatory and incapable of self-care are also eligible for services. Some providers are under contract to provide augmented services to mental health clients with behavior problems related to neurological deficits.
TYPE:	IMD
LICENSED BY:	State Department of Health and Human Services
OPERATED BY:	Private Providers
FUNDING:	Local Funds (Services not reimbursed by third party payors)
DESCRIPTION OF LEVEL OF CARE:	Locked sub-acute level of care. Similar to a Skilled Nursing Facility that includes a Special Treatment Program for individuals suffering from mental disorders. Services clients ages 18-64. Services must be certified by Riverside Department of Mental Health. Services provided by the facility are funded by Riverside DOMH and costs are based on bed-day. Medi-cal will cover physical health care costs and medications. "Ancillary" costs refers to medical care for clients without any third-party insurance (e.g. Medi-Cal) and are funded by Riverside DOMH. Unfunded clients with benefit application pending are eligibility for Life Support (refer to Policy XXX Interim Assistance Funding).
TYPE:	Licensed Community Care Facilities (A.K.A Board & Care)
LICENSED BY:	California State Department of Social Services – Community Care Licensing
OPERATED BY:	Private Providers
FUNDING:	Client or Life Support (See P & P XXX)
DESCRIPTION OF LEVEL OF CARE:	Community based (unlocked) care is provided to individuals who are in need of personal services, protection, supervision, assistance, guidance or training necessary for sustaining the activities of daily living or for the protection of the person in care. Residential Facilities for the Elderly (RFE): Provide 24-hour care for adults 60 years of age and older. Adult Residential Facilities (ARF): Provide 24-hour care for adults who are 18-59 years old. Augmented Board & Care (ABC): DOMH contract program with licensed community care facilities to provided activities, support and supervision above the basic level of care required by their State license.

County of Riverside – Department of Mental Health

TYPE:	Room and Board Homes
LICENSED BY:	None (Conditional Use Permit required for any facility that exceeds six (6) bed capacity). Most cities require a business license.
OPERATED BY:	Private Providers
FUNDING:	Client- not eligible for Life Support assistance.
DESCRIPTION OF LEVEL OF CARE:	Provide <i>only</i> housing and food for residents. Some room and board homes provide cooked meals, others simply stock a pantry so that residents can prepare their own meals. Unlicensed Room & Board homes <i>may not</i> provide "care and supervision," nor may they accept residents who need care and supervision.
TYPE:	SRO (Single Room Occupancy)
LICENSED BY:	None
OPERATED BY:	Generally non-profit organizations
FUNDING:	Self Pay – Some HUD
DESCRIPTION OF LEVEL OF CARE:	SRO's are independently living studio apartments. They generally provide a combined living/bedroom area, kitchenette/dining area and bathroom. Independent living skills are required for success at this level of housing. Most SRO's have been developed with some form of housing grant and are therefore able to offer reduced rents to low-income and disabled single adults.
TYPE:	Detoxification Residential Facilities
LICENSED BY:	State Department of Alcohol and Drug Services
OPERATED BY:	Private Providers
FUNDING:	Self Pay or via contract with Department of Mental Health Substance Abuse Services
DESCRIPTION OF LEVEL OF CARE:	Residential service of 7 days or less, designed to support and assist an individual in substance abuse withdrawal. Service is provided in a non-hospital setting that provides for safe withdrawal and transition to ongoing treatment (non-medical only).
TYPE:	Alcohol and/or other Drug Services Residential Facility
LICENSED BY:	State Department of Alcohol and Drug Services
OPERATED BY:	Private Providers
FUNDING:	Self Pay or via contract with Department of Mental Health Substance Abuse Services
DESCRIPTION OF LEVEL OF CARE:	Alcohol and/or other drug services that are provided to residents at a program which is maintained and operated to provide 24-hour, residential, non-medical, alcoholism or other drug addiction recovery or treatment services. Services are provided in an alcohol and drug free environment and support recovery or treatment for alcohol and/or other drug related problems. Services are provided by program-designated personnel and may include the following elements: detoxification, recovery or treatment planning, educational sessions, social/recreational activities, individual and group sessions, family education and parenting, case management, participant file review, relapse prevention and information about and assistance in obtaining health, social, vocational and other community services. Length of stay is typically over 30 days.
TYPE:	Sober Living Homes
LICENSED BY:	None.
OPERATED BY:	Private Providers
FUNDING:	Self Pay.
DESCRIPTION OF LEVEL OF CARE:	Provide <i>only</i> housing and food for residents. Sober living usually serves to help those individuals transition from a residential treatment facility back into their daily lives. Alcohol and drug free houses are not required to be licensed by the state because they are not treatment facilities. Sober living communities do not provide alcohol or drug recovery or treatment services, and are therefore, not subject to regulation by the State. Sober living communities do not provide structured treatment, but instead provide a support system for individuals who are striving to maintain their sobriety after a residential treatment program. Sober living communities provide recovering addicts with an environment where they can support one another in maintaining their sobriety and where they can help one another work towards lifelong recovery. For additional information: www.sober-living.net

Scope of Services Summary for Licensed Residential Care Facilities

Exhibit A

Residential Facilities) are licensed, monitored for regulatory compliance and regulated by the State of California Department of Social Services Community Care Licensing (CCL) Division. In Riverside County, CCL's phone number is (951)782-4207. The Licensing Analyst assigned to a residential facility inspects and evaluates the home for regulatory compliance, but depending on available resources, these inspections may occur infrequently. DOMH liaisons should become familiar with basic service requirements so that they plan and/or advocate for service delivery consistent with the facilities approved scope of services. Case managers should be mindful of regulated prohibited and restricted health conditions for licensed facilities. Additional regulatory information may be found at www.cclcd.ca.gov.

Adult Residential Facilities (ARF): Licensed for ages 18 through 59. Residents need to relocate to a Residential Facility for the Elderly (RFE) at age 60. An ARF must apply to licensing for a waiver to provide housing to a resident age 60 and older. CCL will review to insure that resident continues to be compatible with younger residents and has no physical health/supervision needs that cannot be met by facility staff.

Residential Facility for the Elderly (RFE): Licensed for ages 60 and above. Licensing regulations allow for up to 25% of the population to be under the age of 60; however licensing also requires that younger residents are consistent with the population and do not present any problem to elderly residents. An RFE must apply for a waiver in order to provide housing to residents under the age of 60 if the number of residents under the age of 60 exceed the 25% of population limitation.

The basic services provided by a licensed residential facility include:

Assistance with dressing, bathing, grooming and personal hygiene. At licensed adult residential facilities for the mentally ill, physical assistance with personal care is rare. If physical assistance is required DOMH should evaluate whether or not the assistance is due to a physical disorder, insuring that the level of placement is appropriate and that necessary licensing waivers from CCL are in place at the time of placement or as soon as the limitation develops. More typically, residents are reminded by staff to shower, change clothes, brush hair, etc. Basic hygiene products such as soap, toothbrush and toothpaste, etc., are supplied by the facility for residents. Laundry service is provided by the facility, although some clients prefer to do their own laundry, using facility appliances. Sometimes "training in independent living skills,"** including laundry and clothing upkeep is included in the facility's "Appraisal/Needs & Services Plan" on file in the facility's file for the resident.

Assistance with taking medication. The facility is responsible for keeping *all* medications (even over-the-counter medicines, nutritional supplements, or herbal remedies) in a centrally stored and locked location. Staff will remind residents when it is time to take medications and hand the appropriate dosage(s) for that time to the clients. Clients then "self-administer" their medication, while the staff observe for "cheeking" or other noncompliance. Clients who are going out of the facility for the day may take a *single* dose of the medication with them. Clients who will be away from the facility for longer periods must either have written authorization from their psychiatrist that they are capable of taking their own medications reliably, or a responsible third part must take possession of the client's medication and give doses to the client at the appropriate times.

Arrangement of and assistance with medical, psychiatric, and dental appointments. The facility must schedule appointments for clients, keep track of appointment dates and times, and remind the client of the appointment as needed. The facility is also responsible for directly providing transportation of the client to the appointment, arranging (and paying) for transportation, or monitoring that higher-functioning clients arrive at the appointment location by using public transportation. If the facility relies (and pays for) public transportation (e.g. bus) must be included as an ADL goal on the "Appraisal/Needs & Services Plan**" on file. Some

Summary of Licensing Requirements (con't)

facilities have “house” psychiatrists or medical doctors who will visit with clients at the home, but clients always have the right to choose their own health care providers.

Supervision of client schedules and activities. This includes reminding clients of appointment times, therapy groups, partial hospitalization program pick-up times, etc. Facilities are required to provide supervision *24 hours a day* in the home itself, although they are not expected to supervise all client activity outside of the home. Staff at smaller facilities are allowed to, and usually do, sleep during the night, but facilities with more than 16 residents must have staff who are awake to provide supervision throughout the night. Even if all of the residents of a home are gone during the day, the facility must have staff readily available in case a client unexpectedly returns early. “Supervision of activities” implies that activities will be offered to residents, either on-site or as outings. This applies to all facilities, even basic level of care facilities. Activities might include social/recreational opportunities, or residents may receive instruction in independent living skills (such as cooking, budgeting, shopping, or household chores) and must be included as goals on the “Appraisal/Needs & Services Plan**” on file.

Maintenance of house rules for client protection. House rules should permit as much freedom as possible, while protecting every resident’s safety and well-being. All clients should receive and sign a copy of both the House Rules and Patients’ Rights literature upon admission to a licensed residential care facility, even LPS conservatees (the conservator should also sign copies of all documents requiring signatures).

Provision of meals, including special diets, and monitoring of food intake and weight. CCL has very specific regulations regarding the portions and variety of foods to be served to clients, resulting in three balanced meals per day plus snacks. Licensed residential facilities must maintain a seven day supply of nonperishable food items (including bottled water) at all times, and a three-day supply of perishable items such as milk, fresh fruits and vegetables, etc.. The weekly menu should be posted in advance for review; client satisfaction is generally higher if residents are given the opportunity to help plan meals. Clients with health conditions may have special diets ordered by their doctor; some clients also request special diets for religious or philosophical reasons. (Special diets are usually outlined on the Admission Agreement.) Clients should be weighed monthly, and gains or losses of more than five pounds should be reported to the client’s physician and case manager.

*** The Appraisal/Needs & Services Plan is a document developed by the case manager or other mental health professional, the facility manager/operator and the client specifying the client’s needs and goals. The plan specifies the responsibilities of the client, mental health staff, facility staff and any other involved parties. Mental Health clients who participate in voluntary chores at a licensed facility, use public transportation to get to appointments, do their own laundry or cooking, etc. should have a goal on the plan related to independent living skills goals. Planning and documentation of these activities help protect clients from participating in facility chores and maintenance that is not consistent with their needs or to their benefit, and may help provide the operator with guidelines that may prevent questions about potential abuse. The Plan should also address any special needs, particularly physical health care needs (appropriate placement waivers related to age/physical health should be on file).*

Health Conditions in Licensed Residential Facilities

Exhibit B

Placement workers shall consider any known physical health care condition for clients when evaluating clients for potential placement. The facility identified for placement must obtain appropriate designation and/or waivers from CCL in order to accept residents with certain health conditions. Upon placement, facility liaisons shall continue to monitor for changes in health conditions. Their responsibility will include advocating for and linking the client to appropriate physical health care services that will meet the client's needs.

Prohibited Health Conditions*: Licensed residential facilities do not provide nursing care; therefore they *cannot* accept clients with the following prohibited health conditions:

1. Naso-gastric or naso-duodenal tubes
2. Active, communicable TB (all new placements require a recent TB screen).
3. Conditions which require 24 hour nursing care or oversight
4. Stage Three (3) or Four (4) decubitus ulcers (bedsores).
5. Any other condition or care requirement that would require the facility to be licensed as a "health facility."

Restricted Health Conditions**: Licensed residential facilities *cannot* accept a resident with any of the following conditions *unless* the facility has an "Appraisal/Needs & Services Plan" on file with Community Care Licensing (CCL), outlining how residents with a specific restricted health condition will be monitored. You can contact CCL to find out which licensed facilities have filed care plans for specific conditions. Residential Care Facilities for the Elderly (RCFE's) *can accept* adults who have these health conditions *without* filing a plan, as long as the adults is either over age 59, or is younger but eligible for a waiver from CCL because they are "socially compatible with the elderly, and (their needs can be adequately met by an RCFE**."

Restricted health conditions include:

1. Requires administration of oxygen
2. Uses an inhalation assistive device (CPAP machine, etc.)
3. Has a colostomy or ileostomy
4. Requires use of enemas, suppositories, or fecal impaction removal
5. Requires use of an indwelling catheter
6. Staph or other serious infection
7. Has muscle contractures
8. Has Stage One (1) or Two (2) Dermal Ulcers ("bedsores")
9. Wounds which need continued care
10. Has gastromtomy
11. Has tracheostomy

NOTE: All staff should remember that residential facilities are not licensed to provide health care; therefore, the physical health care needs for any client with a chronic or short term illness should be carefully reviewed with the operator, documented in the facility plan and be provided in a manner consistent with CCL requirements. Three common conditions that require waivers or special designations are:

Dementia: Facilities must be designated by CCL to provide dementia care *and* obtain a waiver for each resident suffering from symptoms of dementia (See Title 22, Chapter 8, Section 87101 and 87724).

Health Conditions in Licensed Residential Facilities

Exhibit B

Diabetes: Resident must be able to self-test. Resident must also be able to self-inject or the facility must have a professional licensed to provide injections.

Ambulatory status: A client's ambulatory status must be considered during placement in a licensed facility. Licensing considers a consumer to be non-ambulatory if he or she would require any sort of assistance to exit the building in case of emergency. This assistance might be from a person (in the case of a client who is visually impaired, confused, or otherwise unable to exit alone) or from a device, such as a cane, wheelchair, walker, crutches, prostheses, etc. A facility must be designated by CCL to accept non-ambulatory residents.

* *General Licensing Requirements, Manual of Policies and Procedures, Article 8, Section 80091.*

** *General Licensing requirements, Manual of Policies and Procedures, Article 8, Section 80092*
www.cclld.ca.gov

PROJECT INFORMATION

In line with the application for Public Use Permit (P.U.P.) of the property located at 18183 Haines Street, Perris, Ca. 92570, presently being operated as a room and board, to be converted to an Adult Residential Facility (A.R.F.) or board and care facility with participation and cooperation of the Riverside County Department of Mental Health (Perris and Hemet Clinics), this Project Information is hereby submitted.

As an Adult Residential Facility (A.R.F.) or board and care facility the following are taken into considerations:

1. Population - Mentally Disabled
2. Age Range- 18 Years old to 59 Years old
3. Sex- Male/Female
4. Status- Ambulatory
5. Total Number of Beds- 36 Residents
6. Care and Supervission-24 hrs per day/7 days a week.

Riverside County Department of Mental Health (Perris and Hemet Clinics) do placement of clients in the facility. The admission procedure, include among others, as follows: client's personal data, diagnosis, psychiatrist and health history , personal background, placement history, current psychiatric and health status, current medications, and any particular behavior problems that the facility needs to be aware of. Due to mental disability, client-applicant who owns a car and drives maybe referred to another facility for admission.

Being a long-term facility, residents stay in the facility as they wish, unless eviction for a cause or violation of the house rules.

Supervision and care of residents is continuous, so is the training of 16 staff members to be hired. Basic services are, but, not limited to: meals/snacks, clean, safe and sanitary lodging, assistance with self-administered medications, and transportation to/from medical and dental appointments. When residents are in the facility, leisure and social activities are conducted by the activity director or designated staff. Residents attend off-facility Day Program, they are picked-up from the facility at 8:00 A.M. and transported back to the facility at 4:00 P.M.

Through the mental health social worker/case manager, the staff updates the psychiatrist for resident's status change for immediate appointment and/or change in medication direction. In addition, the staff has a regular coordination with the medical doctor who checks-up the residents at least once a month.

DATE: March 12, 2009
TO: Nicole Berumen, Project Planner
FROM: Hamid Rafizadeh, 18183 Haines Street, Perris, Ca. 92570

**RE: Public Use Permit No. 892 Corrections for revised exhibit dated 2-2-09
(Parking Spaces)**

This is respectfully submitted to request for modification of parking standards, including sufficient evidence, to demonstrate that unusual conditions warrant a parking reduction, as follows:

1. As the facility will cater to mentally ill clients who are under medications, and under such status driving maybe a risk, applicant for admission who owns a car in driving condition and drives it will be referred to a facility providing higher level of care. Cognizant of the risk involved, the facility house rules will provide, among others, applicant who owns a car in driving condition and drives it will not be considered for admission.
2. The parking area serves uses having a peak parking demand which occur at different times. The work- schedule of staff members are in three (3) swings: 8:00 A.M. thru 5:00 P.M., 5:00 P.M. thru 1:00 A.M., and 1:00 A.M. thru 9:00 A.M. Per swing five (5) staff members , the most, report for work in the facility, thus, if each one has a car, only five (5) parking slots are availed of.
3. Based from experience, 1 out of 10 clients receive visitor with a car in a month.

Therefore, considering the evidence above-stated, the existing eleven parking slots in the facility premises provide an adequate number of parking spaces devoted to customer or employee use.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

PUBLIC USE PERMIT NO. 892 proposes to convert two existing residential structures into a licensed Adult Residential Facility (A.R.F) located at 18183 Haines Street, Perris, CA., The applicant proposes to house a maximum of 36 residents who range in age from 18-59, both male and female residents and will solely include individuals who require basic care and supervision due to a disabling mental health disorder and those who meet the Community Care Licensing (C.C.L.) definition of "ambulatory" (able to walk and/or evacuate in an emergency without physical assistance).

Public Use Permit (PUP) 892 is a required condition for licensure by the State of California Department of Social Service - Community Care Licensing Division. Services will be coordinated with the Riverside County Department of Mental Health (DOMH) and specifically through the Hemet Adult Mental Health Department.

A full list of services and definition of an A.R.F. are located within the APPROVED EXHIBIT P, which is attached herein.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Public Use Permit No. 892. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

Permit No. 892 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Public Use Permit No. 892, Exhibit A, dated 3-23-09.

APPROVED EXHIBIT B = Project Elevations for Public Use Permit No. 892, Exhibit B & C, dated 2-2-09.

APPROVED EXHIBIT C= Project Floor Plans for Public Use Permit No. 892, Exhibit B & C, dated 2-2-09.

APPROVED EXHIBIT L= Preliminary Landscape Plans for Public Use Permit No. 892, Exhibit L, dated 3-23-09.

APPROVED EXHIBIT M= Color and Materials board for Public Use Permit No. 892, Exhibit M, dated 3-23-09.

APPROVED EXHIBIT P = Project Description and definition of an Adult Residential Facility (A.R.F), Project Description prepared by the County of Riverside Department of Mental Health (one page), Exhibit A, Scope of Services Summary for Licensed Residential Care Facilities (two pages), Exhibit B, Health Conditions in Licensed Residential Facilities (two pages), Exhibit C, County of Riverside Department of Mental Health description of placement options (two pages).

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 SARWQCB - GENERAL COMMENTS RECOMMND

Per Santa Ana Regional Water Quality Control Board (SARWQCB) letter dated November 14, 2008, this proposed project appears to comply with the minimum lot size requirements for the use of septic tank subsurface sewage disposal systems. This decision was based on the following information:

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10. GENERAL CONDITIONS

10.E HEALTH. 1

SARWQCB - GENERAL COMMENTS (cont.)

RECOMMND

- 1) All existing structures were previously permitted
- 2) No modifications to the existing permitted structures nor upsizing of the existing septic tank-subsurface disposal systems are proposed.

Please note that if the existing septic tank-subsurface disposal systems are not adequate and require modification, this project will be required to submit the following information to SARWQCB:

- A) A County approved soils percolation report
- B) A definitive site plot plan (including septic tank size(s), complete fixture unit count, etc.)
- C) Form 200
- D) CEQA documentation
- E) A fee of \$1,226.00

Please contact SARWQCB at (951) 782-4130 for further information.

10.E HEALTH. 2

ENV HEALTH GENERAL COMMENTS

RECOMMND

Public Use Permit#892 (PUP892) is proposing to convert all existing residences into a Congregate Care Residential Facility with a total expected occupancy of 36 persons. All existing septic systems currently providing wastewater disposal service to each existing building were shown to be of adequate size on the plot plan exhibit C42 certified by Lanik Enterprises Inc. on 8-27-08. No modifications of the existing structures nor modifications of the existing septic systems were proposed during the Department of Environmental Health's (DEH) review of this planning case.

Please note that if future modifications of any existing structure(s) are proposed which requires the modification of the any existing septic system(s), further requirements including but not limited to soils percolation testing (including special groundwater testing procedures), SARWQCB Clearance, DEH Plan Check and Site Evaluation, the proposal of an Advanced Treatment Units (ATU), and/or other engineering proposals may be required "Prior To The Issuance of a Building Permit" along with any applicable fees to paid. Please contact DEH Land Use Section at (951) 955-8980 for further information.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 5 USE-#88A-AUTO GATES RECOMMND

Gate(s) shall be automatic operated, minimum 18 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

PUP 892 is a proposal to convert two existing residence into a Congregate Care residential facility. The 2.4-acre site is located southerly of Oleander Avenue, northerly of Markham Street, easterly of Brown Street, and westerly of Haines Street.

Since this proposal is to convert the existing residence into Congregate Care and not to add additional improvements to the site the District has no objection to the proposal.

Any substantial amount of new impervious areas would require mitigation for increased runoff and water quality impacts and payment of area drainage fees.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 8 USE- HOURS OF OPERATION RECOMMND

The use of the Adult Residential facility approved under this public use permit shall be twenty four (24) hours a day, Monday through Sunday;; the use of the facility pertains to Staff and Residents. Visiting of the facility by those other than residents and staff shall occur during the hours of 7:00 am to 10:00 pm Monday thru Sunday.

10.PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Lodging Uses, Medical Uses, similar institution (Adult Residential Facility):

- 1 space per three employees
- 1 space per three beds **modified**
- 1 space per vehicle owned and operated by the institution

Modification: The persons staying at the Adult Residential Facility are not allowed to automobiles, thus spaces are solely for employees and visitors. The number of visitors is monitored by the facility thus ensuring that adequate parking is available at all times.

A total of ten (10) parking spaces are required for the proposed adult residential facility.

10.PLANNING. 10 USE- LIMIT ON SIGNAGE RECOMMND

No signage shall be approved with the proposed development. Any signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 15 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 16 USE- LANDSCAPE SCREENING RECOMMND

Landscape screening located from the right of way to the front of the single familiy residence along the property line shall be designed to be opaque up to a minimum height of ix (6) feet at maturity except that planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

10.PLANNING. 19 USE -LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 20 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE- MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from The State of California Community Care Licensing Division, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 55 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 26 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 34 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 35 USE- PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 40 USE -LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 41 USE - LC LANDSCAPING REVIEW/CO RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY/CONCEPTUAL LANDSCAPING plans.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Haines Street since adequate right-of-way exists, per MB 26/47.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

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

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE- LIFE OF THE PERMIT

RECOMMND

The life of Public Use Permit No. 892 shall terminate on July 1, 2021. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE

RECOMMND

WITHIN 60 DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

PLANNING DEPARTMENT

60.PLANNING. 8 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE- SKR FEE CONDITION (cont.)

RECOMMND

amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.0 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 12 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 892, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

RECOMMND

(CHANGE IN OCCUPANCY)

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

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 7 USE- MAXIMUM DWELLING UNITS RECOMMND

A maximum of one (1) dwelling units and one (1) guest dwelling (Permit no. 075141) are allowed under this permit.

80.PLANNING. 10 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 117 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LIGHTING PLANS (cont.) RECOMMND

No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 892, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 23 USE - LC LANDSCAPING SECURITIE RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 24 USE - LC LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the conditions of approval for the parent permit or plot plan. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to: slope planting, common area and/or park landscaping, and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

individual front yard landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review by the landscape division.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

ENTATIVE MAP conditions of approval. The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and which have low water usage.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety Department.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

The land divider/permit holder shall file seven (7) sets of

80.PLANNING. 25 USE- LC LANDSCAPE PLOT PLAN AP RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, Jurupa Community Services District, a County Service Area (CSA) or other special maintenance district then, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

80.PLANNING. 26 USE - LC LANDSCAPE INSPECTION RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation. This condition does not apply to front yard typicals and models.

80.PLANNING. 27 USE - LC PARKING/LNDSCPNG PLAN RECOMMND

Prior to issuance of building permits, six (6) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 USE- LC SPECIMEN TREES REQUIRE RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

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

90.FIRE. 5 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#36-HOOD DUCTS (cont.)

RECOMMND

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

90.FIRE. 6 USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. In lieu of a fire alarm system may install a fire sprinkler system per NFPA 13 2002 edition in both buildings.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of ten (10) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with [asphaltic concrete or concrete] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of One (1) accessible parking space for persons with disabilities shall be provided. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 13 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE- TRASH ENCLOSURES RECOMMND

One (1) trash enclosure is adequate to enclose a minimum of One (1) bin shall be located and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. The trash enclosure shall be architecturally consistent with the existing structures and shall utilize similar materials and colors. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE- TRASH ENCLOSURES (cont.) RECOMMND

disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 17 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE- QUIMBY ACT FEE RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the County Service Area No. 117.

90.PLANNING. 20 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 24 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.6 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE- SKR FEE CONDITION (cont.)

RECOMMND

revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 25 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned use permit. The Project Area for Public Use Permit No. 892 is calculated to be 2.6 gross acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open

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12:33

Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00892

Parcel: 315-110-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 883 has been calculated to be 2.6 gross acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30 USE - LC LNDSCPE/IRRIG INSTALL

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 31 USE - LC COMPLY W/ LNDSCP/IRR

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to

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12:33

Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00892

Parcel: 315-110-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - LC COMPLY W/ LNDSCP/IRR (cont.) RECOMMND

the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 9 USE - WRCOG TUMF RECOMMND

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

COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 30, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Pln.Chk)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
P.D. Trails Coordinator-J.Jolliffe
Landscape
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
CSA 117 c/o EDA
Riv. EDA-Redevelopment

ALUC-J.Guerin
March Air Reserve
Supervisor Buster
Commissioner Roth
City of Perris
Val Verde Unified School Dist.
EMWD
SCE
Southern California Gas
Time Warner
Caltrans Dist. #8
Regional WQCB-Santa Ana
EIC "Attachment A"
California Dept. of Fish & Game
U.S. Fish & Wildlife Service

PUBLIC USE PERMIT NO. 892 - EA41474 – Applicant: Hamid Rafizadeh – Engineer/Representative: Hamid Rafizadeh - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: – Location: Northerly of Markham St., Southerly of Oleander Ave., Easterly of Brown St., and Westerly of Haines St. – 2.4 Gross Acres - Zoning: Light Agriculture 1 acre minimum (A-1-1) - **REQUEST:** The Public Use Permit proposes to convert two existing residences into a Congregate Care Residential Facility, which anticipates to house 36 persons. The 4,500 square foot residence will include 9 bedrooms, 5 restrooms, 2 dining rooms, 2 offices, and 1 kitchen. The 2,000 square foot residence includes 9 bedrooms and 3 restrooms. – APN: 315-110-011

Please review the attached exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **August 23, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Josias Gonzalez**, Project Planner, (951)955-3626, or e-mail at josgonza@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING AND LOCAL ASSISTANCE (MS 722)

464 WEST 4th STREET, 6th FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-6040

FAX (909) 383-6890

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

November 1, 2007

Riverside County Planning Department
Mr. Josias Gonzalez
P.O. Box 1409
Riverside, CA 92502

Congregate Care Residential Facility, Public Use Permit No. 892 EA 41474
RIV 79/ PM 32.200

Dear Mr. Josias Gonzalez

We appreciate the opportunity to offer comments concerning this project. Based on careful review, The California Department of Transportation offers the following comments.

1. The proposed project may have a potential to increase the volume of traffic on local roadways.
2. Will there be any public transportation available in the area, in order to eliminate daily trips?
3. Should this proposal be later modified, please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impacts.

If you have any questions regarding this letter, please contact Charles Marquez, IGR/CEQA at (909) 383-4936 for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathaniel H. Pickett".

NATHANIEL H. PICKETT

Office Chief

Regional Planning, Riverside IGR/CEQA Review

c: Charles Marquez



Southern California
Gas Company
1981 W. Lugonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003
Redlands, CA 92373-0306



September 13, 2007

**Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409**

Attention: Josias Gonzalez

Re: Public Use Permit No. 892 – EA41474

Dear: Mr. Gonzalez

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,

Dennis Grimaud
Technical Services Supervisor



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

SEP 14 2007

MEMORANDUM FOR COUNTY OF RIVERSIDE
ATTENTION: JOSIAS GONZALEZ, PROJECT PLANNER
PLANNING DEPARTMENT
P.O. BOX 1409
RIVERSIDE CA 92502-1409

FROM: 452d Mission Support Group/Civil Engineer
Base Operating Support
610 Meyer Drive Bldg 2403
March ARB CA 92518-2166

SUBJECT: Public Use Permit No. 892-EA41474

1. The March Air Reserve Base (MARB) review of the proposal to convert two existing residences into a Congregate Care Residential Facility which anticipates to house 36 persons is located northerly of Markham Street, southerly of Oleander Avenue, westerly of Haines Street, and easterly of Brown Street in the Mead Valley Area Plan is provided with this memorandum.
2. This development is consistent with compatible land use and MARB mission operations at the proposed location. The site does not occupy any area impacted by current mission aircraft noise, flight paths, or any zones related to localized aircraft incident statistics.
3. Thank you for the opportunity to review and comment on this proposed development. If you have any further questions please contact Mr. Douglas Adams at (951) 655-3787.

A handwritten signature in blue ink, reading "Pamela M. Hann", is positioned above the printed name.

PAMELA M. HANN
Base Civil Engineer



MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

TO: Nicole Beruman, Planning Department
CC: Tina English, Aurelio Aguirre, Dave Stahovich

FROM: **Redevelopment Agency**
Lance Noland, Senior Development Specialist

DATE: March 27, 2008

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**

Comments / Recommendation of Denial

Case: Public Use Permit 892 [Facility for the Mentally Disordered – Mead Valley]

Site Visit(s): November 27, 2007 and March 10, 2008

PROJECT DESCRIPTION AND LOCATION:

Public Use Permit 892 is a request to convert a residential property into a 24-hour board and care facility for the "mentally disordered." The project site contains two (2) houses and a connex container with a "ventilator" fan on the roof. The site consists of 2.40 acres and is located on Haines Street, just south of Oleander Avenue in the community of Mead Valley. The site is zoned for "light Agricultural" uses (A-1-1). The parcel is designated for "Very Low Density Residential – Rural Community" (VLDR-RC) in the *General Plan*. Surrounding land uses include single-family homes to the south, north, east and west, interspersed with vacant parcels. There is a plant nursery on the east side of Haynes and a facility for Alzheimer patients on Haynes, near Oleander Avenue. It is unclear at this time whether or not the Alzheimer facility is permitted. However, PUP 892 appears to be operational at this time even though it does not have land use approval to operate.

REDEVELOPMENT PROJECT AREA(S)

The project is located in the I-215 Corridor Project Area (Mead Valley Sub-area).

REDEVELOPMENT AGENCY COMMENTS

The mission of the Redevelopment Agency (RDA) is to eliminate present blight and prevent the potential for future blight in, and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Mead Valley Sub-area where blighting conditions are still present. In addition, it is of absolute importance that all existing and/or new development proposed for approval in the Sub-area is designed to upgrade area aesthetics, avoid land use conflicts and law enforcement issues and protect the health, safety and welfare of the residents of the community. Maintenance of a rural/agricultural residential lifestyle is very important in this regard.

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MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
RE: Public Use Permit 892
March 27, 2008
Page 2

Staff Analysis:

Project Proposal: Details and Comments

The project site is located in the community of Mead Valley. The subject site contains two houses: the largest is 4,500 square feet and the smaller of the two is 2,000 square feet. Both residences would be converted to a total of 18-bedrooms, 8-bathrooms, 2-dining rooms, 2-offices, and 1-kitchen. The site currently contains a large steel connex storage container with a ventilator. It is unclear what is stored in this container. The site is surrounded by a chain link fence. The exhibits submitted are inadequate and show no parking for the project.

Two (2) visits have been made to the site by RDA staff: the first was made on November 20, 2007. At that time, a small number of adult males were observed sitting in chairs and milling around the front yard of the house facing Haynes Street. A number of cars were parked along the north side of the property line, perpendicular to the driveway. A second visit was made to the site by RDA staff on March 10, 2008 to take pictures. A woman who appeared to be dressed as a nurse seemed to be in a hurry to rush staff off of the site.

According to the "Comprehensive Project Review Case Transmittal" sheet used to distribute the exhibits for the project, the project "...anticipates to house 36 persons." [emphasis added] However, in a project prospectus submitted to the Planning Department by the applicant, the applicant states under the heading "Current and Projected Number of Staff" that the "[C]urrent total number of staff with 60 residents is 15 employees." [Project Information: Proposal – Project Description, Page No. 4 (faxed by the Planning Department / 3-26-08)] This disparity in figures, which is substantial, calls into question the actual intentions of the applicant as well as the applicant's ability to operate a facility of the nature being proposed. The project prospectus also notes the "target population" as being "...the **mentally disordered**, ambulatory and ages 18 to 59." It is also noted that the "[F]acility does not provide medical care. The facility provides seven days, twenty-four hour care and supervision." [sic] [emphasis added][Project Information: Proposal – Project Description, Page No. 6 (faxed by the Planning Department / 3-26-08)] Perhaps more noteworthy is the description of "clients/residents" to be housed at this project: "Referrals to this facility come from the County Department of Mental Health, the Veterans Administration and **Forensic Units**." [emphasis added] Referrals from "forensic" units imply court ordered offenders and other types of individuals.

The RDA believes that this project is currently operational and, most likely, operating illegally. What is not known is the extent of its current operation—i.e. how many residents are currently housed at the site and the type of supervision being offered.

Economic Development/Redevelopment Considerations

This project has been labeled a "congregate care" facility. The RDA believes that this label is inaccurate: the proposed project does not and cannot meet the definition or development standards for congregate care facilities outlined in Article XIXe, Sections 19.101 through 19.104 of Ordinance 348. Moreover, the original intention of development standards and criteria for congregate care facilities was to provide criteria for the establishment of transitional housing for seniors who could not live completely alone and needed limited assistance, but who were otherwise mentally capable and physically ambulatory and capable of leaving a building or premises on their own—in other words, transitional housing between living completely on one's own and those seniors or persons needing 24-hour full-time care in a rest home type of facility. However, as has
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MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
RE: Public Use Permit 892
March 27, 2008
Page 3

been noted above, this project is a 24-hour supervision facility for **"the mentally disordered."** [emphasis added] This is something entirely different than a transitional facility for seniors. In addition, there is a difference between individuals that are "mentally disordered" and those individuals with mental impairments or disabilities. "Mentally disordered" implies sex offenders and individuals with other types of criminal pathologies. The RDA believes that this is not the type of facility originally contemplated for under the definition of "congregate care" and that this proposal is inappropriate for its proposed location. The area in which the project is located consists primarily of very low-density rural residential and light agricultural uses, and scattered vacant parcels. All property in the regional vicinity of the proposed project is zoned for A-1-1 (Light Agricultural / 1-Acre Minimum Parcel Size) uses. There are single-family residences on each side of the project site as well as across the street. Regardless of any services proposed to be provided in this facility, there are no commercial, medical or social services available near the site to accommodate any type of care facility. More importantly, this proposal is located around the corner and within 1,320 feet from two public schools: the Glen View Pre-School at 21-200 Oleander Avenue, and the Mead Valley Elementary School at 21-100 Oleander Avenue. Both schools are operated by the Val Verde School District.

Most of the residents in Mead Valley live in the community because of the low-density, peaceful rural lifestyle that it provides, which includes large lots, mixed agricultural uses and animal keeping. A facility to house "the mentally disordered" is not the type of use that the RDA believes will contribute to facilitating or enhancing a rural lifestyle.

Historically, the community of Mead Valley has been plagued with crime and code enforcement problems a lack of infrastructure and other social issues, which have all contributed to blighting conditions in the community. The RDA and the County have spent and continue to spend substantial funds to improve and pave roads and provide additional facilities and/or services to the community. These facilities and/or services include a new fire station, graffiti eradication, a new code enforcement office and enhancements to the Mead Valley Community Center. At the same time, the EDA and the RDA are engaged in efforts to market the Mead Valley industrial corridor along the I-215 Freeway to high quality commercial and industrial concerns. The RDA believes that projects such as the one proposed by the applicant not only add potential blight in the area through land use conflicts and additional crime, they also serve as a deterrent to efforts to market the area for high quality residential, commercial and industrial uses.

While it is a fact that housing for the "mentally disordered" is needed, there are appropriate and inappropriate locations for such uses. As has been discussed previously, projects such as the one proposed by the applicant need to be located in areas where an urban level of services can be provided to facility residents. Such services include medical and mental health care, psychological counseling and other community and social services tailored to the specific needs of facility residents. They also need to be located in an area where services are readily available to address potential law enforcement issues. Mead Valley is a rural residential/agricultural community and lacks the aforementioned types of specialized services. The community and more particularly the Mead Valley Sub-area of the I-215 Corridor Redevelopment Project Area is not an appropriate location for the type of project being proposed by the applicant.

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MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
RE: Public Use Permit 892
March 27, 2008
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As such, the RDA opposes Public Use Permit 892 for the following reasons:

1. The proposed project appears to be currently operational without appropriate land use approvals.
2. The proposed project does not meet the development standards for a "congregate care" facility as required by *Ordinance 348*.
3. As proposed, this project does not meet the aesthetic standards nor is it the type of use that the RDA is seeking for the Mead Valley Sub-area.
4. As proposed, the applicant's project creates a potential health, safety and welfare problem by placing "mentally disordered" individuals in what is primarily a residential neighborhood, without the proper land use, site orientation and transportation/traffic design considerations and within very close proximity to two public school facilities.
5. As proposed, the project adds very little real economic value to the Mead Valley Sub-area and appears to potentially perpetuate blight in the sub-area by creating a potential land use conflict. As it currently exists, the project could have a potential negative effect on the EDA/RDA's efforts to market the overall Mead Valley Sub-area to new "value-added" residential developers or commercial/industrial developers.
6. The proposed project is a potential deterrent to the RDA's overall efforts to eliminate blight and redevelop the Mead Valley Sub-area of the I-215 Corridor Redevelopment Project Area.

Based on the above discussion, the RDA respectfully recommends that Public Use Permit 892 be denied.

S:\Strategic Planning\Planning\LDC Comments\PUP892_Denial.doc

To whom it may concern,

I, Hamid Rafizadeh, am aware of the Adult Residential Facility which will be opening at this address: 18183 Haines Street, Perris, Ca 92570. I have no objection for such business in my neighborhood.

If you have any question, you can contact at (760) 809-6737.

Sincerely,

A handwritten signature in black ink, appearing to read "Hamid Rafizadeh". The signature is stylized with a large initial "H" and a long, sweeping underline.

Hamid Rafizadeh

18201 Haines Street, Perris, Ca 92570

To whom it may concern,

I, Reba Marshall, am aware of the Adult Residential Facility which will be opening at this address: 18183 Haines Street, Perris, Ca 92570. I have no objection for such business in my neighborhood.

If you have any question, you can contact at this address: 18151 Haines Street, Perris, Ca 92570.

Sincerely,

Reba Marshall

18151 Haines Street, Perris, Ca 92571

To whom it may concern,

I, David Lopez, am aware of the Adult Residential Facility which will be opening at this address: 18183 Haines Street, Perris, Ca 92570. I have no objection for such business in my neighborhood.

If you have any question, please contact at the address below.

Sincerely, David López

David Lopez

18130 Haines Street, Perris, Ca 92570

NOTICE OF PUBLIC HEARING

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

PUBLIC USE PERMIT NO. 892 - CEQA Exempt - Applicant: Hamid Rafizadeh - Engineer/Representative: Hamid Rafizadeh - First Supervisorial District - Mead Valley Zoning District - Mead Valley Area Plan: Rural Community: Very Low Density Residential (VLDR) (1 Acre Minimum) - Location: Northerly of Markham Street, southerly of Oleander Avenue, easterly of Brown Street, and westerly of Haines Street - 2.4 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - **REQUEST:** The Public Use Permit proposes to convert two (2) existing residential structures into an Adult Residential Facility, which would house 36 persons. The 4,814 square foot residence includes nine (9) bedrooms, five (5) restrooms, two (2) dining rooms and two (2) offices. The 2,006 square foot residence includes nine (9) bedrooms and three (3) restrooms. There are a total of ten (10) parking spaces and 36% of the site is landscaped - APN: 315-110-011. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 13, 2009
PLACE OF HEARING: EASTERN MUNICIPAL WATER DISTRICT
BOARDROOM (3rd Gate Entrance)
2270 TRUMBLE ROAD, PERRIS, CA 92572

For further information regarding this project, please contact Nicole Berumen, Project Planner at 951-955-0545 or e-mail nberumen@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

PUP00892

APN's 315-110-011

I, Mickey Zolezio, certify that on
(Print Name)

4/16/2009 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 600'

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

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

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

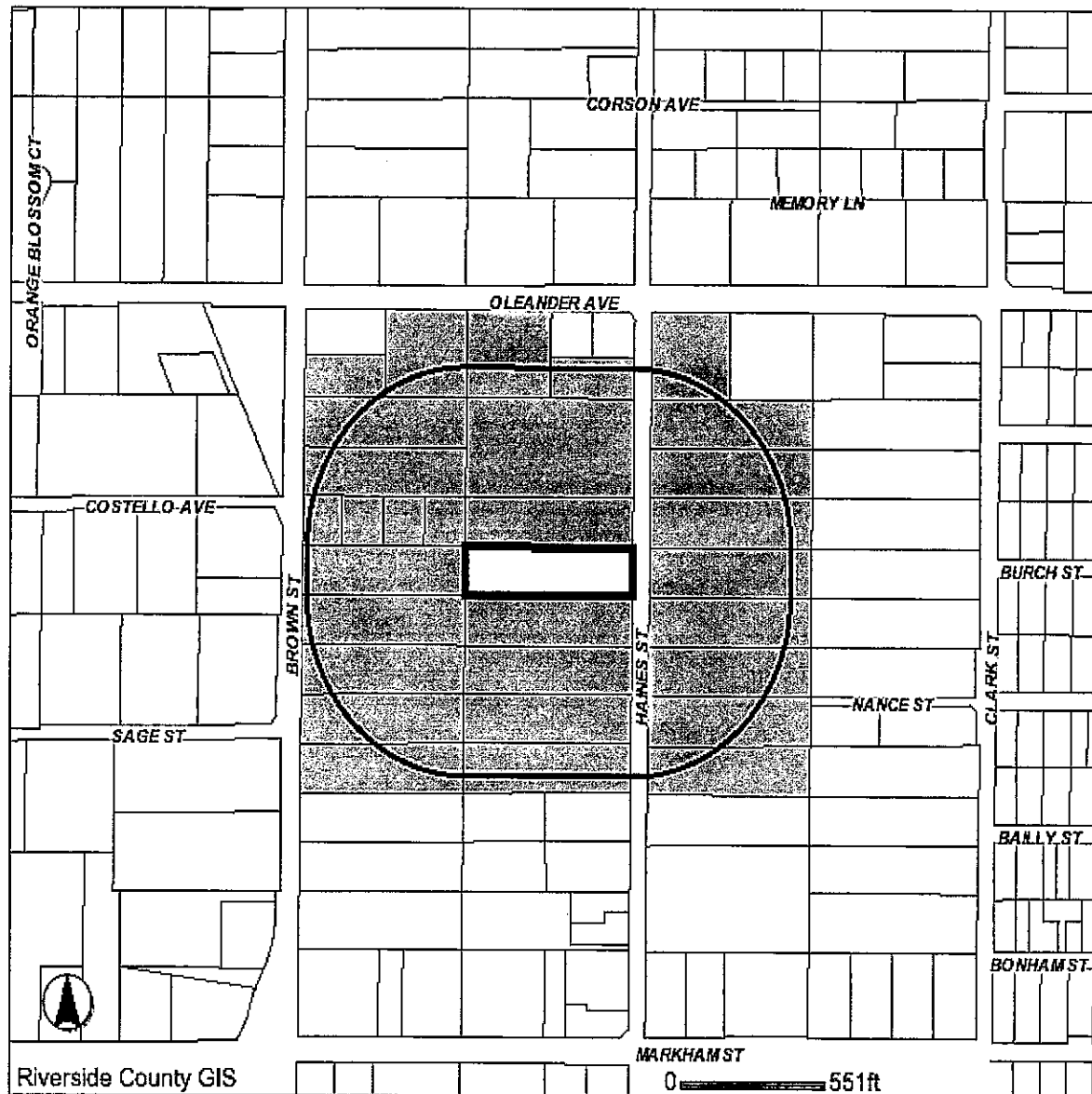
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

*Checked by:
V. Valencia
EX-10-110-09*

PUP00892

**Selected parcel(s):**

315-110-002	315-110-003	315-110-004	315-110-006	315-110-007	315-110-008	315-110-009
315-110-010	315-110-012	315-110-013	315-110-014	315-110-016	315-110-018	315-110-019
315-110-020	315-110-021	315-110-022	315-110-023	315-110-031	315-110-032	315-110-033
315-110-034	315-110-037	315-110-043	315-120-001	315-120-002	315-120-012	315-120-013
		315-120-014	315-120-015			

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...04/16/2009

APN: 315110002 ASMT: 315110002
PATRICIA RUTH ALFORD
21101 OLEANDER AVE
PERRIS CA. 92570

APN: 315110003 ASMT: 315110003
EVA O OROZCO
18110 BROWN ST
PERRIS CA. 92570

APN: 315110004 ASMT: 315110004
LUIS HIGAREDA
MARIA HIGAREDA
4389 TUTTLE ST
LOS ANGELES CA 90023

APN: 315110006 ASMT: 315110006
WALTER J FORMILLER
18154 BROWN ST
PERRIS CA. 92570

APN: 315110007 ASMT: 315110007
RUBEN OCHOA
JOSEFINA OCHOA
1705 S TOWER ST
SANTA ANA CA 92707

APN: 315110008 ASMT: 315110008
ELADIO ARROYO
ADELAIDA ARROYO
18216 BROWN ST
PERRIS CA. 92570

APN: 315110009 ASMT: 315110009
CALVIN W HALL
HELEN M HALL
5602 SUNLIGHT PL
LOS ANGELES CA 90016

APN: 315110010 ASMT: 315110010
HAMID RAFIZADEH
PARISA FARAHANCHI
C/O SADR & BARRERA
259 CAMINO TABLERO
ESCONDIDO CA 92029

APN: 315110012 ASMT: 315110012
REBA MARSHALL
18151 HAINES ST
PERRIS CA. 92570

APN: 315110013 ASMT: 315110013
GARRY COMLEY
LYNDA L COMLEY
18111 HAINES ST
PERRIS CA. 92570

APN: 315110014 ASMT: 315110014
JOHN JOHNSON
P O BOX 281
BREWTON AL 36427

APN: 315110016 ASMT: 315110016
JOHNNIE CURRIE
EURA CURRIE
P O BOX 4335
RIVERSIDE CA 92514

APN: 315110018 ASMT: 315110018
BILL GARD
BEVERLY L CORBERT GARD
20884 WESTBURY RD
RIVERSIDE CA 92508

APN: 315110019 ASMT: 315110019
MISAEEL GUERRA
18124 HAINES ST
PERRIS CA. 92570



APN: 315110020 ASMT: 315110020
JOHN H HORNSBY
560 W 119TH ST
LOS ANGELES CA 90044

APN: 315110021 ASMT: 315110021
ALFONSO CARRILLO
ELENA CARRILLO
18130 HAINES ST
PERRIS CA. 92570

APN: 315110022 ASMT: 315110022
RAFAEL MERCADO
ROSA M MERCADO
5843 GREEN PINE CT
RANCHO CUCAMONGA CA 91739

APN: 315110023 ASMT: 315110023
HERNAN JACOBO
MONICA RODRIGUEZ
14505 LAUREL DR
RIVERSIDE CA 92503

APN: 315110031 ASMT: 315110031
DOWNEY SVGS & LOAN ASSN
3501 JAMBOREE RD
NEWPORT BEACH CA 92660

APN: 315110032 ASMT: 315110032
EMMA MARIE HARRISON
21045 COSTELLO AVE
PERRIS CA. 92570

APN: 315110033 ASMT: 315110033
NORRIS A FLEMENS
DONNA C FLEMENS
21065 COSTELLO AVE
PERRIS CA. 92570

APN: 315110034 ASMT: 315110034
JOSE J CONTRERAS
SIMONA VIDRIO
21085 COSTELLO AVE
PERRIS CA. 92570

APN: 315110037 ASMT: 315110037
HSBC BANK USA
C/O QUALITY LOAN SERVICE CORP
2141 5TH AVE
SAN DIEGO CA 92101

APN: 315110043 ASMT: 315110043
FRANCISCO J GARCIA
ESMERALDA GARCIA VIRAMONTES
18060 BROWN ST
PERRIS CA 92570

APN: 315120001 ASMT: 315120001
WALTER HENRY SMITH
BARBARA ANN JORDAN
MARY LOUISE SMITH
ESTELLA MARIE SMITH, ETAL.
1120 W 110TH ST
LOS ANGELES CA 90044

APN: 315120002 ASMT: 315120002
WALTER SMITH
18280 BROWN ST
PERRIS CA. 92570

APN: 315120012 ASMT: 315120012
PERCY SULLIVAN
18281 HAINES ST
PERRIS CA. 92570

APN: 315120013 ASMT: 315120013
MAGDALENO QUINONEZ
18271 HAINES ST
PERRIS CA. 92570



APN: 315120014 ASMT: 315120014
TONY LE
4609 DUBONNET AVE
ROSEMEAD CA 91770

APN: 315120015 ASMT: 315120015
WILKEN V DOUCET
RUTH E DOUCET
7842 HALDALE AVE
LOS ANGELES CA 90047

4/16/2009 8:39:25 AM

City of Perris
101 N. D St.
Perris, CA 92570-1917

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

452nd MSG/CECC
March Air Reserve Base
Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

Perris Valley Chamber of Commerce
11 S. D St.
Perris, CA 92570-2126

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

Hamid Rahizadeh
10103 Haines St.
Perris, CA 92570

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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 ☐ 4080 Lemon Street, 9th Floor ☐ 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
☒ County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Public Use Permit No. 892

Project Location: In the unincorporated area of Riverside County, more specifically located within the Mead Valley Area Plan, southerly of Oleander Avenue, westerly of Haines Street, easterly of Brown Street and northerly of Markham Street.

Project Description: Public Use Permit No. 892 proposes to convert two existing residential structures into an Adult Residential Facility, which would house 36 persons. The 4,814 square foot resident will include 9 bedrooms, 5 restrooms, 2 dining rooms, 2 offices, and 1 kitchen. The 2,006 square foot residence includes 9 bedrooms and 3 restrooms. There are a total of 10 parking spaces and 36% of the site is landscaped.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Hamid Rafizadeh

Exempt Status: (Check one)

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

Reasons why project is exempt: "Class 3 consists of construction and location of limited numbers of new, small facilities, or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers if structures described in this section are the maximum allowable on any legal parcel."

The Public Use Permit is the conversion of the existing single family residence and guest dwelling from residential uses to an adult residential facility and no modifications are proposed to the exterior of the structure.

Nicole Berumen

County Contact Person

951-955-0545

Phone Number

Signature

Project Planner

Title

3-25-09

Date

Date Received for Filing and Posting at OPR: _____

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0711238

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RAFIZADEH HAMID
paid by: CK 6906

\$64.00

CFG FOR EA41474

paid towards: CFG04832 CALIF FISH & GAME: DOC FEE
at parcel: 18183 HAINES ST PERR
appl type: CFG3

By _____ Jul 13, 2007 14:36
VDOMINGU posting date Jul 13, 2007

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

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