

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

601B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 13, 2013

SUBJECT: PUBLIC USE PERMIT NO. 915 – Fourth/Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan - **REQUEST:** The Public Use Permit proposes a 10-bedroom facility to be licensed by the California Department of Social Services and certified by the California Department of Health Care Services, within an existing 4,750 square foot residence to be operated in partnership with the Riverside County Department of Mental Health. The facility will serve as many as 15 adults ages 18-59 that are experiencing mental illness. The program will offer temporary residential placement for up to 18 months and include support services to the residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

Departmental Concurrence

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials CSL:jo

(Continued on next page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2013

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
BY *Tina Grande*
Tina Grande

County Executive Office Signature

Policy
 Consent
 Policy
 Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.

District: 4th/4th

Agenda Number:

16-1

RECOMMENDED MOTION:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42496, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PUBLIC USE PERMIT NO. 915, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Public Use Permit No. 915 proposed by Anka Behavioral Health, Inc., was set for public hearing on February 26, 2013, by the Board of Supervisors at their meeting on January 22, 2013. Public Use Permit No. 915 was previously heard and approved by the Planning Commission on November 7, 2012 (4-1 Vote).

At the Planning Commission Hearing on November 7th, three (3) members from the applicant's team including a representative from Anka Behavioral Health, Inc., and a representative from the County Department of Mental Health spoke in favor of the project. Additionally, two (2) members from the public spoke in opposition and one (1) member of the public spoke in a neutral position regarding the project.

The project went to the Sky Valley Community Council meetings on February 14, 2012, May 8, 2012, November 13, 2012, and January 8, 2013. Based on meeting notes, the project was presented by Anka for review and public questions on both February 14, 2012 and May 8, 2012, but no recommendations were provided at those meetings. At the subsequent meetings with Anka, the Community Council recommended 3-1 against the project on November 13, 2012 and unanimously recommended 5-0 against the project on January 8, 2013. The Sky Valley Community Council Advisory Project Review summary reports are attached to this Board Package.

Prior to completion of this Board Package, Anka Behavioral, Inc., submitted an updated Business Operation Plan dated February 12, 2013. The updated Business Operation Plan includes the average length of stay for clients being "one year" or "365 days", but not to exceed "18 months", there being two (2) staff working the overnight (awake) shift 11:00 p.m. to 7:00 a.m., seven days a week, and updated admission information in that client admissions may only occur Monday through Friday, 9:00 a.m. to 5:00 p.m., with no after hours admissions.

Other elements addressed in the updated Business Operation Plan dated February 12, 2013 include installation of a new minimum 6-foot high chain link fence with electronic gate(s), installation of a security camera system with door and window alarms so Anka staff will know if any client is attempting to leave or enter the facility, and neighbors being provided a direct telephone number to the facility to reach the Anka Sky Valley facility on-site 24-hours per day, 7 days a week.

Due to the project's previous approval by the Planning Commission on November 7, 2012, based on findings and conclusions in the attached staff report, and based on recommended Public Use Permit conditions, which include security measures and maintaining state licensing at all times, and the applicant's updated Business Operation Plan, it is recommended that the project be approved.

The Honorable Board of Supervisors
RE: PUBLIC USE PERMIT NO. 915
January 16, 2013
Page 2 of 2

management services. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on November 7, 2012.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-1 VOTE (Commissioner Petty voted nay):

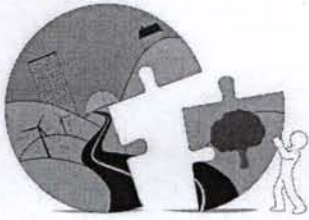
ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42496**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PUBLIC USE PERMIT NO. 915, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On November 7, 2012, the Riverside County Planning Commission voted to approve the project (Vote 4-1). Planning staff also introduced a memo dated November 7, 2012 to the Commission which included modifications to the staff report, revised conditions, and site plan reductions, transmittals from the County Department of Mental Health and the County Sheriff, and additional public comment letters. The Commission accepted staff's recommendations as indicated in the modified staff report with revised conditions and supplemental information.

Three (3) members from the applicant's team including a representative from Anka Behavioral Health, Inc, and representative from the County Department of Mental Health spoke in favor of the project. Additionally, two (2) members from the public spoke in opposition and one (1) member of the public spoke in a neutral position regarding the project.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: January 16, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PUBLIC USE PERMIT NO. 915

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Need Director's signature ASAP
Please schedule on the January 29, 2013 BOS Agenda

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

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 16, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

SUBJECT: PUBLIC USE PERMIT NO. 915 – Fourth/Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (5 Acre Minimum) – Location: Northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane located at 17105 Wide Canyon Road – 5 Gross Acres - Zoning: One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) - **REQUEST:** The Public Use Permit proposes a 10-bedroom facility to be licensed by the California Department of Social Services and certified by the California Department of Health Care Services, within an existing 4,750 square foot residence to be operated in partnership with the Riverside County Department of Mental Health. The facility will serve as many as 15 adults ages 18-59 who are experiencing mental illness. The program will offer temporary residential placement for up to 18 months and include support services to the residents such as medication services, therapeutic services, and case

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials CSL:jo

(Continued on next page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2013

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

County Executive Office Signature

Dep't Recomm.: Policy

Per Exec. Ofc.: Policy

Prev. Agn. Ref.

District: 4th/4th

Agenda Number:

The Honorable Board of Supervisors
RE: PUBLIC USE PERMIT NO. 915
January 16, 2013
Page 2 of 2

management services. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on November 7, 2012.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-1 VOTE (Commissioner Petty voted nay):

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42496**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PUBLIC USE PERMIT NO. 915, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On November 7, 2012, the Riverside County Planning Commission voted to approve the project (Vote 4-1). Planning staff also introduced a memo dated November 7, 2012 to the Commission which included modifications to the staff report, revised conditions, and site plan reductions, transmittals from the County Department of Mental Health and the County Sheriff, and additional public comment letters. The Commission accepted staff's recommendations as indicated in the modified staff report with revised conditions and supplemental information.

Three (3) members from the applicant's team including a representative from Anka Behavioral Health, Inc, and representative from the County Department of Mental Health spoke in favor of the project. Additionally, two (2) members from the public spoke in opposition and one (1) member of the public spoke in a neutral position regarding the project.



PLANNING COMMISSION MINUTE ORDER NOVEMBER 7, 2012

I. AGENDA ITEM 3.3

PUBLIC USE PERMIT NO. 915 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anka Behavioral Health, Inc. – Engineer/Representative: Phillip Fomotor – Fourth/Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (5 Acre Minimum) – Location: Northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane located at 17105 Wide Canyon Road in Sky Valley – 5 Gross Acres – Zoning: One Family Dwellings – 1¼ Acre Minimum (R-1-1¼). (Quasi-judicial)

II. PROJECT DESCRIPTION:

The Public Use Permit proposes a 10-bedroom State Licensed Residential Care Facility, which will be operated in partnership with the Riverside County Department of Mental Health. The facility will serve as many as 15 adults ages 18-59 who are experiencing mental illness. The program will offer temporary residential placement for up to 18 months and include support services to residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Jay Olivas at (951) 955-1195 or email jolivas@rctlma.org.

There were three speakers in favor of the subject proposal:

- Dr. David Lundquist
- Dr. Martin Giffin
- Stephan Bellinger

There was one speaker in a neutral position of the subject proposal:

- Noel Ragsdale

There were two speakers in opposition of the subject proposal:

- Patricia Doyle, Certified Physician Assistant, 17115 Aqueduct Rd., Sky Valley CA 92241 (760) 217-2377
- Samuel R. Tosti, 73105 Paradise Road, Sky Valley CA 92241 (620) 344-2538

IV. CONTROVERSIAL ISSUES:

The PUP 915 was heard before the Planning Commission on November 7, 2011 and members of the community spoke out against the project. Although most of the testimony heard was concerning the control the Anka Behavior staff has on its patients that are admitted and cared for, most of the speakers from the community were against the project. The applicant was previously scheduled for November 13, 2012 meeting with Sky Valley Community Council to discuss the project in detail to help explain the project and address concerns raised by the public during the hearing. The results of the meeting, were that Supervisor Benoit's staff recommended that the applicant Anka Behavioral Health, Planning, and the Supervisor's office set up a meeting to discuss



**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 7, 2012**

the comments received at the Sky Valley and delay agendizing the case for Receive and File with the Board of Supervisors until some of the concerns could be addressed. The meeting is expected to occur after November 26.

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez; 2nd by Commissioner Zuppardo
By a vote of 4-1 (Commissioner Petty voted nay)

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42496**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PUBLIC USE PERMIT NO. 915, subject to the conditions of approval as modified during the hearing, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

An audio recording of this agenda item can be provided on CD. For a copy of a recording, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.:
Area Plan: Western Coachella
Zoning District: Sky Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: November 7, 2012

PUBLIC USE PERMIT NO. 915
Environmental Assessment No. 42496
Applicant: Anka Behavioral Health, Inc.
Engineer: Phillip Fomotor, P.E.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Public Use Permit proposes a 10-bedroom facility to be licensed by the California Department of Social Services and certified by the California Department of Health Care Services within an existing 4,750 square foot residential building to be operated in partnership with the Riverside County Department of Mental Health for up to 15 adults (men and women) ages 18-59 that are experiencing a mental illness. The facility will offer temporary placement for up to 18 months and include support services to the residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year with a maximum of up to four (4) employees per shift and a maximum of three (3) shifts per day. The project includes the use of two (2) vans and the existing building contains six (6) single patient bedrooms, four (4) two patient bedrooms, and optional single patient bedroom. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

The project is located in the Western Coachella Valley Area Plan; more specifically, northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane, and westerly of Wide Canyon Road in Sky Valley.

ISSUES OF POTENTIAL CONCERN:

Issues of potential concern include requirements for road dedications, road improvements, and prohibition of adult parolees and probationers. The project has been conditioned for 45-foot part width right-of-way dedications along Wide Canyon Road and Paradise Avenue, plus 32-foot half width improvement along Wide Canyon Road. The project will prohibit any parolees or probationers from occupying the premises.

BACKGROUND:

The subject property contains a residential building of 4,750 square feet which has been used in the past as a care facility. Anka Behavioral Health, Inc. purchased the subject property in 2008 and continued to lease the property to a prior operator known as "Desert Hacienda". According to the applicant, "Desert Hacienda" terminated their lease in 2011. Anka Behavioral Health, Inc now wishes to re-open the care facility under a public use permit which will be licensed by the California Department of Social Services and be certified by the California Department of Health Care Services. Based on a records search, no prior zoning permits have existed on the subject land.

Additionally, the proposed facility meets the definition of a "State Licensed Residential Care Facility" in Zoning Ordinance No. 348. Section 21.64a of Ordinance No. 348 (Land Use and Zoning Ordinance) defines a "State-Licensed Residential Care Facility" as "a facility licensed by the State of California to provide residential care services, including those facilities described in Health & Safety Code sections 1250 et. Seq., 1500 et seq, 1568.01 et seq, 1569 et seq, 1760 et seq, and 11834.20 et. Seq, and those facilities described in Welfare and Institutions Code section 5116."

Section 18.29a (4) (Public Use Permits) of Ordinance No. 348 (Land use and Zoning Ordinance) provides that "any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene (now incorporated into the California Department of Social Services and the California Department of Health Care Services), 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.

The applicant has provided a letter from the California Department of Social Services dated January 31, 2012 acknowledging receipt of the application for a license to operate a residential care facility referenced by Health and Safety Code 1520.5, and has determined that the proposed site is greater than 300 feet from any other licensed residential care facility.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Residential (R-R) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Residential (R-R) (5 Acre Minimum) |
| 3. Existing Zoning (Ex. #2): | One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) |
| 4. Surrounding Zoning (Ex. #2): | One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) |
| 5. Existing Land Use (Ex. #1): | One Family Dwelling |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land; One Family Dwellings |
| 7. Project Data: | Total Acreage: 5 Gross Acres
Existing Building Sq. Ft.: 4,750 Sq. Ft.
Existing Building Height: Up to 20 feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42496**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PUBLIC USE PERMIT NO. 915**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Residential (R-R) (5 Acre Minimum) on the Western Coachella Valley Area Plan.
2. The project site is surrounded by properties which are designated Rural Residential (R-R) (5 Acre Minimum).
3. The existing and surrounding zoning for the subject site is One Family Dwellings – 1¼ Acre Minimum (R-1-1¼).

4. The proposed facility licensed by the California Department of Social Services and certified by the California Department of Health Care Services is conditionally permitted in the One Family Dwellings – 1¼ Acre Minimum Zone (R-1-1¼) zone based on County Ordinance No. 348, Section 18.29a (4), which states that “other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene (now incorporated into the California Department of Social Services and the California Department of Health Care Services), 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.
5. The proposed facility would be conditionally consistent with Zoning Ordinance No. 348, Section 18.29a (4) since “other facility” is conditionally allowed by public use permit that is licensed by the California Department of Mental Hygiene, which no longer exists, but is now incorporated into the California Department of Social Services and the California Department of Health Care Services.
6. Surrounding land uses consists of vacant land and single family dwellings. The project is consistent with existing surrounding land uses in that the project will buffer surrounding land uses by providing perimeter chain link fencing, new desert landscaping, and new parking lot improvements.
7. The proposed project meets the definition of a State Licensed Residential Care Facility as provided in Section 21.64a of Ordinance No. 348.
8. The project shall prohibit any parolees or probationers from residing at the facility.
9. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area. This project fulfills the requirements of that plan through conformance with Ordinance No. 875.
10. Access to the site is from Wide Canyon Road and Paradise Avenue with requirements for 45-foot part width right-of-ways and standard corner cutback. The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan.
11. The project is approximately one mile from a fire station. The project will provide appropriate fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
12. Domestic water is provided by the Coachella Valley Water District and sanitation is provided by existing septic systems. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.
13. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Sky Valley Community Council which held a meeting with the applicant in February 2012 to present the project.

14. The housing element has identified housing needs for "special needs groups". The Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of "special needs groups" such as persons with mental disabilities.
15. Environmental Assessment No. 42496 identified the following potentially significant impacts:

- a) Biological Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (5 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) 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 conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing (10/9/12), two (2) comment letters have been received from the general public.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A FEMA 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A high fire area;
3. The project site is located within:
 - a. The Sky Valley #104 County Service Area;
 - b. Moderate Liquefaction Area.
4. The subject site is currently designated as Assessor's Parcel Number 645-120-019.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00915
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 9/10/12
 Vicinity Map



Zoning District: Sky Valley
 Township/Range: T3SR6E
 Section: 7

Assessors Bk. Pg. 645-12
 Thomas Bros. Pg. 728 D1
 Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

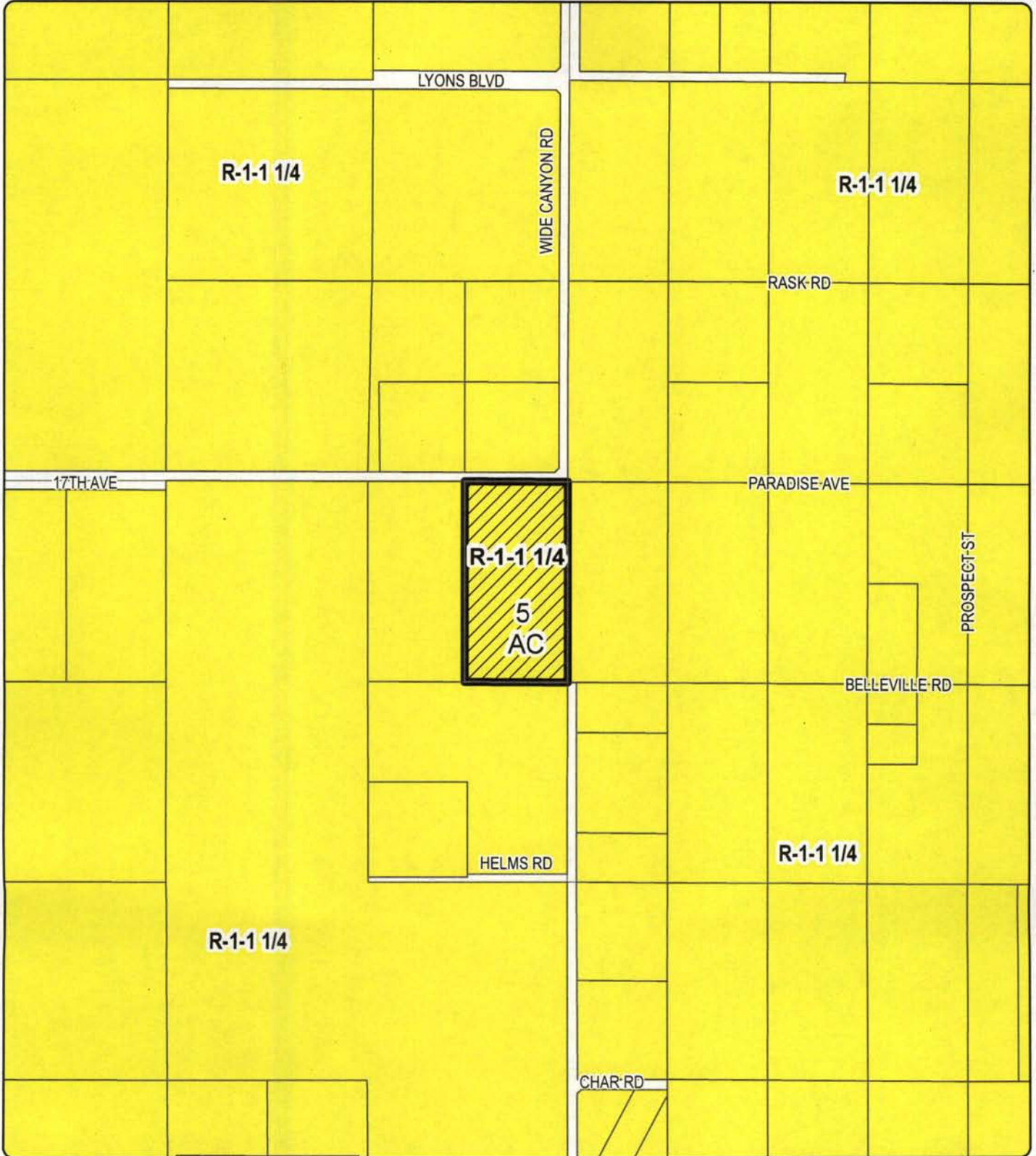
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00915

EXISTING ZONING

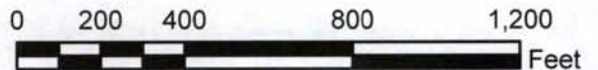
Supervisor Benoit
District 4

Date Drawn: 9/10/12
Exhibit 2



Zoning District: Sky Valley
Township/Range: T3SR6E
Section: 7

Assessors Bk. Pg. 645-12
Thomas Bros. Pg. 728 D1
Edition 2009



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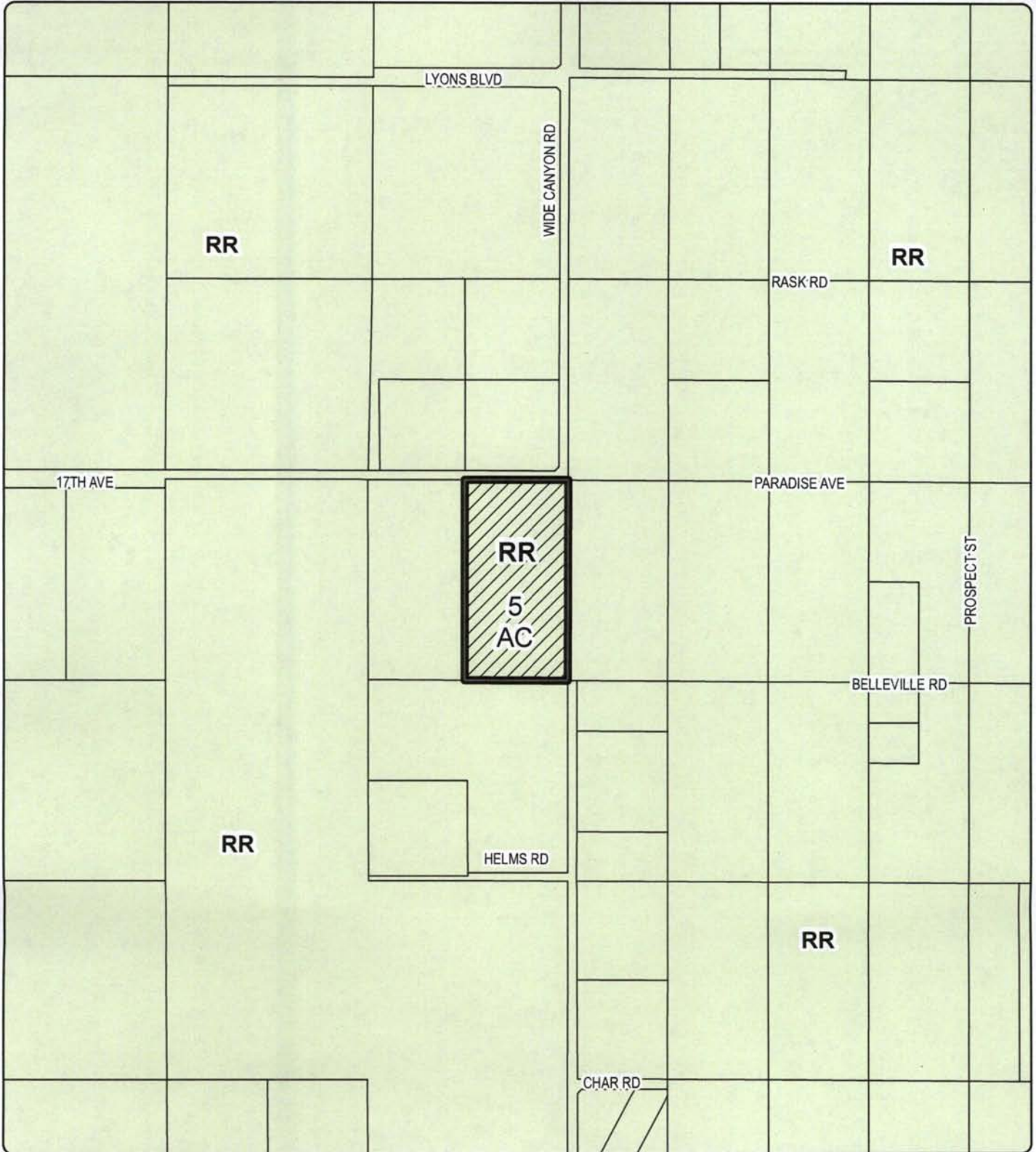
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00915

EXISTING GENERAL PLAN

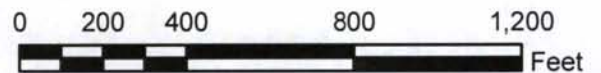
Supervisor Benoit
District 4

Date Drawn: 9/10/12
Exhibit 5



Zoning District: Sky Valley
Township/Range: T3SR6E
Section: 7

Assessors Bk. Pg. 645-12
Thomas Bros. Pg. 728 D1
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

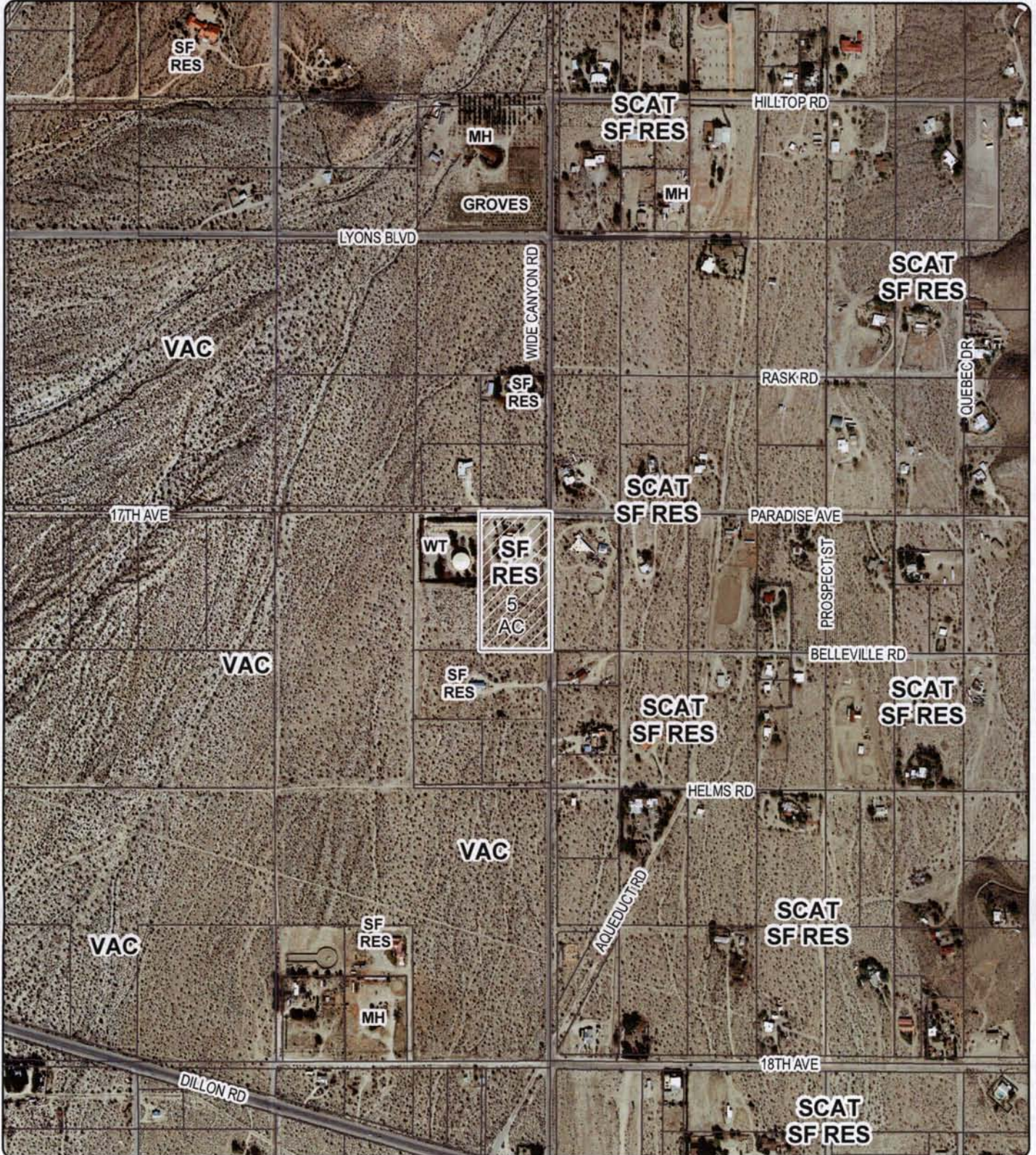
PUP00915

LAND USE

Supervisor Benoit
District 4

Date Drawn: 9/10/12

Exhibit 1



Zoning District: Sky Valley
Township/Range: T3SR6E
Section: 7



Assessors Bk. Pg. 645-12
Thomas Bros. Pg. 728 D1
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rima.co.riverside.ca.us/index.html>

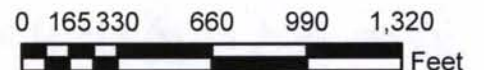
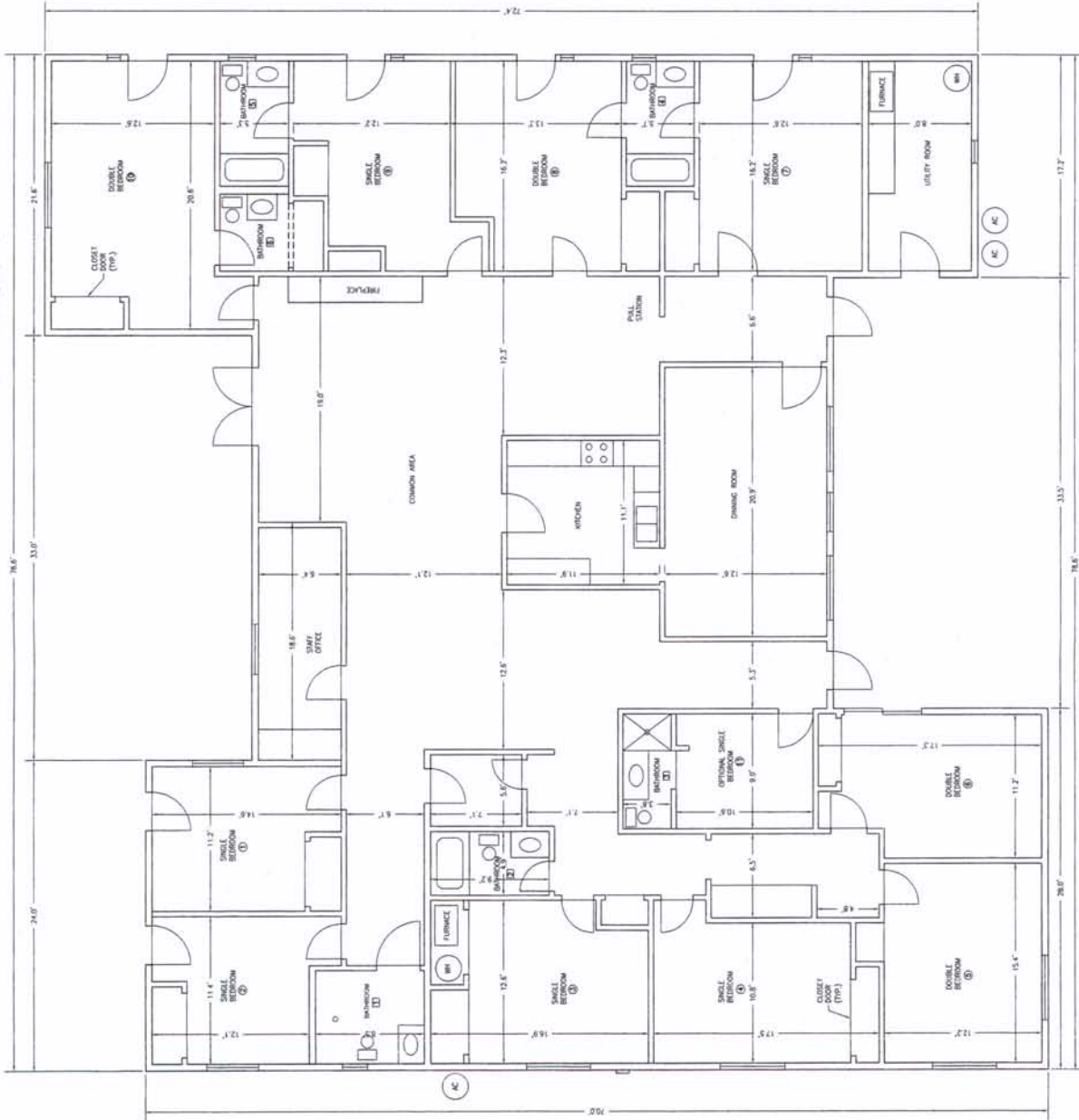


EXHIBIT "C"
EXISTING BUILDING PLAN



- NOTES:
1. BEDROOMS 1,2,3,4,7 AND 9 ARE SINGLE PATIENT.(ONE CLIENT PER ROOM)
 2. BEDROOMS 5,6,8 AND 10 ARE DOUBLE PATIENT.(TWO CLIENTS PER ROOM)
 3. OPTIONAL BEDROOM 11 IS SINGLE PATIENT.
 4. THE INTERIOR OF THE BUILDING IS TO COMPLY WITH ALL ACCESSIBILITY REQUIREMENTS AND RESIDENTIAL CARE FACILITY REQUIREMENTS PER THE 2010 CALIFORNIA BUILDING CODE.
 5. BATHROOMS 1 AND 2 ARE TO BE UPGRADED AS NECESSARY TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS.
 6. THERE ARE TO BE NO RESTRAINTS ON INDIVIDUAL BEDROOM DOORS OR MAIN DOORS.
 7. THIS PROGRAM IS NOT FOR 'NON-AMBULATORY CLIENTS'.



APPLICANT INFORMATION:
SHARLINE KACON, HEALTH INC.
P.O. BOX 315
DUNSMUIR, CA 94505
PHONE: 925-852-8700

LAND OWNER INFORMATION:
SHARLINE KACON, HEALTH INC.
P.O. BOX 315
DUNSMUIR, CA 94505
PHONE: 925-852-8700

ASSESSOR'S PARCEL NUMBER:
845-192-019-2

NOTE:
DOOR SWING DIRECTIONS AND LOCATIONS, PRECISE TOILET LOCATIONS, AND PRECISE SINK LOCATIONS ARE SHOWN FOR CONCEPTUAL USE ONLY.

FOMOTOR ENGINEERING

205 S. STATE BLVD., SUITE 1-5
PALM SPRINGS, CA 92262
(760) 323-1842 FAX (760) 323-1742

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

EXISTING BUILDING PLAN
FOR
17105 WIDE CANYON ROAD
MIRAMAR, CALIFORNIA 92457
REVISED AUGUST 16, 2012

SHEET 1
OF 1 SHEETS
FILE NO.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42496
Project Case Type (s) and Number(s): Public Use Permit No. 915
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas
Telephone Number: (951) 955-1195
Applicant's Name: Anka behavioral Health, Inc.
Applicant's Address: 1850 Gateway Boulevard #900 Concord, CA 94520
Engineer's Name: Fomotor Engineering
Engineer's Address: 225 S. Civic Drive, Ste. 1-5 Palm Springs, CA 92262

I. PROJECT INFORMATION

A. Project Description: The Public Use Permit proposes a 10-bedroom State-Licensed Residential Care Facility within an existing 4,750 square foot building to be operated in partnership with the Riverside County Department of Mental Health for up to 15 adults (men and women) ages 18-59 that are experiencing a mental illness. The State-Licensed Residential Care Facility will offer temporary placement for up to 18 months and include support services to the residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year with a maximum of up to four (4) employees per shift with a maximum of three (3) shifts per day. The project includes the use of two (vans) and contains six (6) single bedrooms and four (4) two bedrooms. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 5.0 Gross Acres

Residential Acres: 5.0	Lots: 1	Units: 1	Projected No. of Residents: 15
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 645-120-019

E. Street References: The project is located northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane, at 17105 Wide Canyon Road in Sky Valley.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 6 East, Section 7

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is located on an existing 5.0 gross acre site containing an existing 4,750 square foot residential building. Surrounding land consists of vacant land and existing single family dwellings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is located within the Rural Residential (5 AC) land use designation and would meet applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site, but includes requirements for half width dedications and improvements along adjoining streets (Paradise Avenue and Wide Canyon Road), and therefore, is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** Flooding concerns are addressed since existing residential structure was constructed under prior building permit with permanent foundation. The proposed project is not located in a fault zone, high fire hazard area, dam inundation zone, or area with high liquefaction potential. The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities for any future re-modeling. The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Western Coachella Valley

C. **Foundation Component(s):** Rural

D. **Land Use Designation(s):** Rural Residential (5 AC)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Rural Residential (5 AC).

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: One Family Dwellings – 1¼ Acre Minimum (R-1-1¼)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned One Family Dwellings – 1 ¼ Acre Minimum (R-1-1¼)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

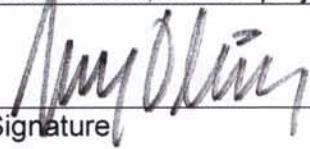
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

October 9, 2012
Date

Jay Olivas, Project Planner
Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The project site is located in Sky Valley along Wide Canyon Road and Paradise Avenue which are not designated as scenic highway corridors. Therefore, there would be no impact.
- b) The proposed project consisting of an existing 4,750 square foot residential building does not propose additional buildings, and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project was conditioned to incorporate landscaping as shown on approved conceptual planting plan, Exhibit L. Therefore, there is no impact to scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to GIS database, the project site is located 47.75 miles away from Mt. Palomar Observatory and is not subject to Ordinance 655. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The proposed project consisting of an existing residential building could create a new source of light when it re-opens as a State Licensed Residential Care Facility, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Additionally, any existing or new lighting is conditioned to be hooded thereby reducing any lighting impacts to less than significant (Condition of Approval (COA) 10.PLANNING.5) Impacts are less than significant.
- b) Surrounding land uses include vacant lots and single family homes. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance" or "urban-built land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 7). This is a standard condition of approval and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a three lot subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a-g) The project may be influenced by wildlife and vegetation issues as identified in the General Plan. The project site is partially developed and there is potential for biological impacts with burrowing owl and nesting birds. The project is located in the fee area of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP becomes effective on October 1, 2008; payment of mitigation fees will be pursuant to Ordinance No. 875. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is partially developed and there is potential for biological impacts which can be addressed with burrowing owl survey and nesting bird survey prior to grading permit issuance.

Mitigation: Compliance with the measures set forth by the above referenced Habitat Conservation Plan, as required, and so contained in the conditions of approval on file in the LMS, including COA 10.PLANNING.19 – Ordinance 875 CVMSHCP Fee, and required burrowing owl survey and nesting bird survey prior to grading permit issuance as indicted in the LMS by COA 60.EPD.1 and 60.EPD.2.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Environmental Programs Division and Building Department through Ordinance Nos. 460, 457 and 875.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is partially disturbed. The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred with an existing residential facility building. The project site does not contain any known archaeological site. Therefore, the project will not alter or destroy any known archaeological site and there will be no impact.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site. Due to existing residential structure on-site constructed with building permit, no impacts from liquefaction are anticipated.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The project would have less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking of the existing building foundation, therefore impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. Therefore, the project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project proposes contains relatively flat topography, minimal project grading is proposed as a result of the proposed State-Licensed Residential Care Facility which will include improved parking lot. The proposed project will not substantially alter ground surface relief features. Therefore, impacts are less than significant.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the public use permit. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1st to May 31st (COA 10.BS GRADE.7). Therefore, the impact is considered less than significant.
- b) The expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The area does not feature a sewer system, the existing building and proposed facility uses a septic system. The parcel size is a minimum of five gross acres which supports existing septic tanks. Therefore, there is no impact since soils are adequate for the existing septic tanks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.
- b) The proposed project is not anticipated to result in any increase in water erosion either on or off site due to existing building with minor parking and transportation improvements proposed. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.TRANS.9). Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project site lies within a high to moderate wind erosion susceptibility area. The project could be influenced by wind erosion and blowsand issues during project construction of any parking and/or transportation improvements. Blowsand can create drifting sand dunes and can act as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. The project has been conditioned to prevent dust and blowsand (COA 10.PLANNING.20). With the incorporation of this condition, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the State Licensed Residential Care Facility. Therefore, less than significant impacts are expected.

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within an Airport Influence Area and the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within the vicinity of a private airport and will not require review by the Airport Land Use Commission. Therefore, there is no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The topography of the area consists of disturbed desert land. The project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project will not violate any water quality standards or waste discharge requirements. BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Less than significant impacts are anticipated.
- c) Water service is provided by the Coachella Valley Water District. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) During any future construction such as for additional parking area, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (COA 10. TRANS.9). Therefore, the impact is considered less than significant.
- e) The proposed project is not located within a FEMA 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a FEMA 100-year flood zone. The project will not place within a FEMA 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) The proposed project is not anticipated to substantially degrade water quality County Flood has determined that a Water Quality Management Plan is not required. Therefore, there is no impact.
- h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area. Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing Wide Canyon Dam one mile north of the project site. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing Wide Canyon Dam one mile north of the project site. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.
- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Project Application Materials

Findings of Fact:

- a) The Public Use Permit (PUP) proposes a "State Licensed Residential Care Facility" within an existing 4,750 square foot building. This PUP is consistent with the Rural Residential (5 AC) land use designation. The proposed project will not result in a substantial alteration of the present or planned land use of this area since the care facility will be operating within an existing 4,750 residential building and be licensed by the State of California Department of Social Services, Adult Residential Program. Therefore, impacts are less than significant.
- b) According to RCLIS (GIS Database), the proposed project is not located within the sphere of influence of any city. However, the project was reviewed by the Sky Valley Community Council and there were no objections. Therefore, no impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The proposed project site is currently zoned One Family Dwellings – 1¼ Acre minimum (R-1-1¼). While the R-1-1¼ zone does not specifically list State-Licensed Residential Care Facility as an permitted or conditional use, this use is specifically defined under Section 21.64a of Ordinance 348 and is allowed under Section 18.29 of Ordinance No. 348, which states that "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.
- b) The site is surrounded by land which is zoned One-Family Dwellings – 1 ¼ Acre Minimum (R-1-1¼) and the project is compatible with the existing surrounding zoning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project is surrounded mostly five acre rural lots with vacant lots and single family dwellings. The project will be compatible with existing and future land uses in the area since the site contains an existing 4,750 square foot residential building which will contain parking improvements, chain link fencing, and desert landscaping.
- d) The land use designation for the proposed project site is Rural Residential (5 Acre Minimum). This project is consistent with the Rural Residential land use designation and policies of the General Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are single family homes and vacant desert lots. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts are expected.

b) The project is not located within the vicinity of a private airport and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located in the vicinity of any highways. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the re-open a State Licensed Residential Care Facility for up to 15 adults. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during any remodeling and/or construction. Construction hours would be limited due to the proximity of the project site to occupied residences in accordance with the Building and Safety Department guidelines. The project will be consistent with the County Noise Ordinance No. 847, therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project site contains an existing residential building on a five acre lot. The proposed project will not displace any existing residences since the existing on-site residence proposes to re-open as a State Licensed Residential Care Facility. Therefore, there is no impact.
- b) The proposed project create a State Licensed Residential Care Facility may create a demand for additional housing as the existing building will be occupied with up to 15 new residents. Therefore, the impact would be less than significant.
- c) The proposed project site contains an existing residential building and will add up to 15 residents; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes an increase of up to 15 additional persons. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

The proposed project will have a less than significant impacts on the demand for Fire services since project is required to provide adequate fire access including along Wide Canyon Road and Paradise Avenue.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: GIS database

The Palm Springs Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of any future building permits (Condition of Approval 80.PLANNING.8). Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

The use of the proposed project area would not cause a significant impact on health services since the project proposes a State Licensed Adult Residential Care Facility which will increase health services in the area. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities except for some remodeling of the existing structure. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, there is no impact.
- b) Future residents of the project site under supervision could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of persons to the area, it is not anticipated that the project could generate sizable impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facilities. The project site is located within a Community Service Area (CSA). The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail in this area, therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project will increase vehicular traffic with its re-opening as a State Licensed Residential Care Facility with 3-4 employees per shift and maximum of two (2) vans. The project is also required to provide 45 foot half width dedications/improvements along Wide Canyon Road and Paradise Avenue. However, the Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Nor will the project conflict with an applicable congestion management plan.
- c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's tenant improvement. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail, therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District and may result in the construction of new water treatment facilities or expansion of existing facilities as the result of the adult care facility. Impacts would be less than significant.
- b) The proposed project will be served by the Coachella Valley Water District (CVWD). Based on review by CVWD, it is anticipated that the project will have sufficient water supplies available for existing development. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

- a-b) The proposed project will include continued use of existing or upgraded septic systems. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

The project is relatively small and will not generate significant amounts of construction or demolition waste. Some construction is planned at this time such as street widening and parking improvements, plus interior remodeling. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: EA.PUP00915

PUBLIC USE PERMIT Case #: PUP00915

Parcel: 645-120-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a 10-bedroom facility to be licensed by the California Department of Social Services and certified by the California Department of Health Care Services, within an existing 4,750 square foot building, to be operated in partnership with the Riverside County Department of Mental Health for up to 15 adults (men and women) from ages 18-59 who are experiencing a mental illness. The facility will offer temporary placement for up to a maximum of 18 months and include support services to residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours per day, 365 days per year. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

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 or its agents, officers, and employees (COUNTY) from the following:

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee

PUBLIC USE PERMIT Case #: PUP00915

Parcel: 645-120-019

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 915 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (Sheets 1-2), Amended No. 1, by Fomotor Engineering dated November 5, 2012, Exhibits B & C by Fomotor Engineering dated August 16, 2012, Exhibit L by RGA dated June 1, 2012, and Exhibit P (Business Plan) dated March 21, 2012 by Anka Behavioral, Inc.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

PUBLIC USE PERMIT Case #: PUP00915

Parcel: 645-120-019

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

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

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

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

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

PUBLIC USE PERMIT Case #: PUP00915

Parcel: 645-120-019

10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

PUBLIC USE PERMIT Case #: PUP00915

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10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETRY PLNCK RECOMMND

The applicant shall submit building plans to the building department for the review, approval and permit issuance of the existing structure to be used as a residential care facility prior to the use or occupancy of the building.

All building plans shall comply with all curent adopted California Building Codes and Riverside County ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD POTABLE WATER SERVICE RECOMMND

Public Use Permit#915 (PUP915) is proposing Coachella Valley Water District (CVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with CVWD as well as all other applicable agencies.

10.E HEALTH. 2 PUP#915 - COMMENTS RECOMMND

Public Use Permit#915 is proposing a 10 bedroom adult residential facility which can serve as many as 15 adults. This facility will be staffed 24 hours a day (approximately 5 persons) 365 days a year.

ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) - COMMENTS

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10. GENERAL CONDITIONS

10.E HEALTH. 2 PUP#915 - COMMENTS (cont.)

RECOMMND

1. AM/PAC SOILS PERCOLATION REPORT

The Department of Environmental Health (DEH) shall accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for this facility based on AM/PAC Soils Percolation Report (Project#12-11066) dated 3/22/12. Further soils percolation testing and/or engineering shall be required if the parameters delineated in this report cannot be met.

2. DEH SITE EVALUATION

A site evaluation conducted by DEH staff of the proposed OWTS area shall be required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. In addition, the applicant must ensure that the job property is clearly identified with a durable placard specifying the the site address or APN# as well as ensure that all property corners are clearly staked or marked.

3. OWTS PLANS & FLOOR PLANS

The applicant shall submit to the DEH for review at least three copies of detailed & contoured OWTS plot plans wet stamped and signed by AM/PAC and Associates (Professional of Record) and drawn to an appropriate scale. These plans must show the location of all required information as specified in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures shall be submitted to DEH for review to ensure proper OWTS sizing.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 MEDICAL WASTE - CONTACT LEA RECOMMND

The applicant shall contact the County of Riverside, Local Enforcement Agency (LEA) to address any issues related to medical waste.

County of Riverside, Department of Environmental Health
County of Riverside
Local Enforcement Agency
47950 Arabia Street, Suite "A"
Indio, CA 92201
(760) 863-7570

10.E HEALTH. 4 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

Based on the information provided to the Department of Environmental Health, Industrial Hygiene (DEH-IH) section, no noise study shall be required. However, DEH-IH reserves the right to regulate in accordance with local and state regulations should further information indicate the requirements.

10.E HEALTH. 5 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

The Environmental Cleanups Program has reviewed and accepted the Phase 1 Environmental Site Assessment submitted for this project.

Please note that if a previously unidentified release or threatened release of hazardous materials or the presence of naturally occurring hazardous material is discovered at any time during construction at the Site, all construction activities at the Site shall cease and the Environmental Cleanups Program shall be notified. Additional assessment, investigation or cleanup may be required.

FIRE DEPARTMENT

10.FIRE. 1 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#84-TANK PERMITS (cont.) RECOMMND

Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

ny 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. 3 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) can be manual and/or automatic operation.

Manual gates shall have a rapid entry lock.

If automatic operation, minimum 20 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT RECOMMND

PUP 915 proposes to convert an existing home into 10-bedroom adult residential facility, to serve adults experiencing mental illness, which will be operated in partnership with the Riverside County Department of Mental Health on approximately 5-acre site. The site is located in the Coachella Valley area easterly of Cozy Lane, northerly of Belleville Road, westerly of Wide Canyon Road and southerly of Paradise Avenue.

The site is located on broad alluvial cones that originate from the surrounding mountains. The site is not within the FEMA floodplain but is within the floodplain identified by ordinance 458. The District's Wide Canyon Dam (Project No. 6-0-0130), located approximately 1 mile north of the site

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.) RECOMMND

that provides some protection to the site, but the existing buildings may still be damaged in major storm event. No new buildings are proposed with this proposal but the Transportation Department is requiring road improvements to Wide Canyon Road. If the improvements are more than 5000 sq. ft, the District will require a Final Water Quality Management Plan prior to grading or prior to building, whichever comes first.

10.FLOOD RI. 7 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 8 USE FINAL WQMP ONLY RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify

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10. GENERAL CONDITIONS

10.FLOOD RI. 8 USE FINAL WQMP ONLY (cont.)

RECOMMND

potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer shall submit a report that meets the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

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.

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10. GENERAL CONDITIONS

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.

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 - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be 24 hours per day, seven days a week, 365 days per year. The facility will be staffed 24 hours per day, however, there will be no live-in staff (staff will operate in a maximum of three shifts per day).

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 8 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 California Department of Social Services and maintain certification by the California Department of Health Care Services, or equivalent agency(ies), as provided by law. Should such licensing or certification be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 9 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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 65 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. 10 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. 11 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 12 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

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10. GENERAL CONDITIONS

10.PLANNING. 13 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. 14 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - MAXIMUM RESIDENTS RECOMMND

A maximum of 15 residents shall be permitted to reside in the facility (excluding employees who may not reside on premises).

10.PLANNING. 16 USE - MAXIMUM EMPLOYEES RECOMMND

A maximum of up to four (4) employees shall be on premises per shift per day with a maximum of three (3) shifts per day.

10.PLANNING. 17 USE - OCCUPANCY LIMITS RECOMMND

The program will not admit any of the following:

- 1) Clients who need to be involuntarily detained, who are in danger to self or others.
- 2) Clients whose medical problems that require supervision in a medical program in a hospital.
- 3) Clients, who by virtue of severe psychiatric symptoms, are judged to be incapable of basic functioning within the milieu.
- 4) Clients whose history of violent behavior would place the community of clients, and staff, at the facility in danger.
- 5) No current parolees or probationers shall be allowed on-site for treatment.

10.PLANNING. 18 USE - MAXIMUM OF TWO (2) VANS RECOMMND

A maximum of two (2) vans in good working order shall be used on premises for the residents and staff.

10.PLANNING. 19 USE - ORD 875 CVMSHCP FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

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

10.TRANS. 10 USE - ACQUIRE R-O-W RECOMMND

Prior to the issuance of any permit the right-of-way necessary to facilitate the construction of Wide Canyon Road and 17th Avenue (Paradise Avenue) shall be acquired as approved by the Transportation Department.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 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. 2 USE - LIFE OF THE PERMIT

RECOMMND

The life of Public Use Permit No. 915 shall terminate on July 1, 2023. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 3 USE - EXISITING STRUCTURE CHEC

RECOMMND

WITHIN 180 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 exisiting 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 - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

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

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

01/16/13
13:40

Riverside County LMS
CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE - CONSTR. NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 1 EPD - PRECON BURROWIN OWL SURV RECOMMND

Prior to issuance of any grading permit for PUP00915 a preconstruction survey for burrowing owls must be conducted within 30 days prior to ground disturbance. This survey must be conducted by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

If grading permit is to be issued during the avian breeding season (February 1 - August 31) for PUP00915 a preconstruction survey for nesting birds must be completed within 30 days prior to ground disturbance. This survey must be completed by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

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

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

60.TRANS. 3 USE - ACQUIRE R-O-W RECOMMND

Prior to the issuance of any permit the right-of-way necessary to facilitate the construction of Wide Canyon Road and 17th Avenue (Paradise Avenue) shall be acquired as approved by the Transportation Department.

60.TRANS. 4 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 5 USE - TUMF RECOMMND

Prior to the issuance of a grading permit, the project proponent shall pay the Transportation Uniform Mitigation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - TUMF (cont.) RECOMMND

Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

60.TRANS. 6 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along Wide Canyon Road shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

Sufficient public street right-of-way along 17th Avenue (Paradise Avenue) shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

60.TRANS. 7 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

60.TRANS. 8 USE -LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Wide Canyon Road and 17th Avenue and submitted to the Transportation Department. Landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 9 USE - ACQUIRE R-O-W RECOMMND

Prior to the issuance of any permit the right-of-way necessary to facilitate the construction of Wide Canyon Road and 17th Avenue (Paradise Avenue) shall be acquired as approved by the Transportation Department.

60.TRANS. 10 USE - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - PART-WIDTH RECOMMND

Wide Canyon Road shall be improved with 32-feet of asphalt concrete pavement within a 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "B". (36'/56') and per site plan Exhibit "A".

70.TRANS. 2 USE - ROADS APP. ANNEX RECOMMND

Assurance of continuing maintenance is required by filing an application for annexation into County Service Area, 104.

70.TRANS. 3 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 4 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Wide Canyon Road and 17th Avenue (Paradise Avenue).

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1 Consolidated by contacting the Transportation Department at (951) 955-6767.

70.TRANS. 5 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Wide Canyon Road shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

Sufficient public street right-of-way along 17th Avenue (Paradise Avenue) shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP* - BUILD & SAFETY PLANCK

RECOMMND

The applicant shall provide records from the building & safety department verifying building permit(s) for all existing construction, additions, alterations, change of occupancy, and the installation or placement of equipment on the property at the time of building plans submittal.

Where approved building permit(s) are not on record, the items in question shall be deemed constructed without permit (CWP), and shall comply with all building department procedures and requirements regarding CWP installations and construction.

The applicant shall submit building plans and obtain the required building permit(s) for all proposed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.B&S. 1 BP* - BUILD & SAFETY PLANCK (cont.) RECOMMND

construction, additions, alterations, and change of occupancy prior to the construction and/or use of any building, structure or equipment on the property.

All building plans and supporting documents shall comply with current adopted California Building Codes, and Riverside County Ordinances. All building department plan submittal and fee requirements shall apply.

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

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

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

FIRE DEPARTMENT

80.FIRE. 1 USE* - #51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 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 A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 4 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated February 21, 2012, summarized as follows: A Waste Recycling Plan shall be submitted to the Riverside County Waste Management Department for approval.

80.PLANNING. 5 USE - FEE BALANCE RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 7 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 8 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 10 USE - SHERIFF'S LETTER RECOMMND

A clearance letter from Riverside County Sheriff's Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 2, 2012, a copy of which is attached to these condtions.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 7 USE - BUSINESS REGISTRATION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 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. 3 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

90.FIRE. 4 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system, per NFPA 13R 2010 edition, in all buildings designated as R-4 occupancy. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 5 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.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of six (6) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. 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:

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

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. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 4 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - CURBS ALONG PLANTERS (cont.) RECOMMND

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. 7 USE - FEE STATUS RECOMMND

Prior to final building inspection for Public Use Permit No. 915, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 8 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 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 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. 915 has been calculated to be .15 net acres (concrete/paver area).

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. 11 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 12 USE - SHERIFF'S CLEARANCE

RECOMMND

A clearance letter from the Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated November 2, 2012, a copy of which is attached to these conditions.

RIVERSIDE COUNTY

STANLEY SNIFF, SHERIFF-CORONER



Sheriff

73-705 Gerald Ford Drive • PALM DESERT, CA 92211
(760) 836-1600

November 2, 2012

Jay Olivas, Project Planner
Riverside County Planning Department - Riverside
PO Box 1409
Riverside, California 92502-1409

RE: Sheriff Comments on PUP No. 915, Amended No. 3 – EA42496

Proposal Summary: To establish a 10-bedroom adult residential facility, which will be operated in partnership with the Riverside County Department of Mental Health. The facility can serve as many as 15 adults from ages 18-59 who are experiencing mental illness, will offer temporary residential placement (up to 18 months) and include support services to residents. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers. (APN 645-120-191).

Dear Mr. Olivas,

Thank you for the opportunity to comment on the above described plan. The following issues of concern related to public safety and law enforcement are presented.

In an effort to assist you in making this facility safer, we recommend the implementation of current Crime Prevention Through Environmental Design (CPTED) principles in all aspects of the planning for this project.

These principles are:

Natural Surveillance: The placement of physical features, activities, and people in ways that maximize the ability to see what is occurring in a given space.

Territorial Reinforcement: The use of buildings, fences, signs and pavement to express ownership.

Access Control: The physical guidance of people coming and going from a space by the placement of entrances, exits, fencing, landscaping, locks, and other barriers.

Maintenance of the Environment: The maintenance and the "image" of an area can have a major impact on whether it will become victimized because it indicates that someone cares and is watching.

ADDRESSING:

An address monument should be erected. The monument should be illuminated during the hours of darkness and positioned so as to be readable from main vehicular or pedestrian access points. Positioning the address numbers at a strategic and elevated section of the building will facilitate unhampered views of the address from vehicular and pedestrian vantage points.

Roof-top addressing, (for use by the police helicopter), should be applied in a contrasting color. A minimum lettering size of 1' X 4' should be utilized.

In the event of a critical incident at the location, the use of roof-top addressing accelerates a pinpoint response from law enforcement air support and the accurate mobilization of ground units.

LIGHTING:

Parking lots and associated driveways, circulation areas, aisles, passageways, recesses and grounds contiguous to building shall have adequate security lighting. The lighting shall be of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises from at least 25 feet away during the hours of darkness and provide a safe & secure environment for all persons, property, and vehicles on site.

Security lighting should be installed in such a manner as to prevent tampering or damage. All exterior doors should have their own light source which will adequately illuminate entry / exit areas at all hours in order to make any person on the premises clearly visible and to provide adequate illumination for persons entering and exiting the building.

All lighting shall also comply with existing county ordinances regarding light pollution.

LANDSCAPING:

Landscaping shall be of the appropriate type and situated in locations to maximize observation while providing the desired degree of aesthetics. Defensive landscaping materials are encouraged along fence and property lines and under vulnerable windows. It is recommended that all trees be "trimmed up"

to a minimum height of five feet and all groundcover be maintained to a height of thirty-six inches or lower.

FENCING / ACCESS CONTROL:

When applicable, perimeter fencing of open design, such as wrought iron, tubular steel, or densely meshed and heavy-posted chain link should be installed in order to establish territoriality and defensible space, while maintaining natural surveillance.

ROOF TOP OPENINGS:

All hatchway openings on the roof of any building are to be properly secured from the building interior. Roof top ladders are to be incorporated into the interior design. All roof top openings are to be incorporated into the building security system. Outside pin-type hinges on all hatchway openings shall have non-removable pins.

LINE OF SIGHT / NATURAL SURVEILLANCE:

Wide-angled peepholes should be incorporated into all solid doors where visual scrutiny to the door from public or private space is compromised.

Trash enclosures should be located away from the buildings/garages and not hinder needed surveillance.

Other line of sight obstructions including recessed doorways, alcoves, etc., should be avoided on building exterior walls.

SECURITY SYSTEMS:

Comprehensive security systems, silent or audible, should be provided, including digital security cameras. Since the location located in a remote area and staffed 24 hours a day and 365 days a year, the addition of a means to manually activate the alarm is also recommended.

PARKING ISSUES:

Have exterior visitor parking spaces located close to the structure as possible to allow in-line sight from occupants. Make sure trees do not block views to the parking areas.

GRAFFITI REDUCTION TIPS:

Prior to occupancy, the surface walls, fences, building, logo monuments, etc. should be graffiti resistant either via surface composition, applied paint types

and/or planned shielding by landscaping or plants. Wrought iron fencing has proven to be effective in reducing graffiti.

OCCUPANTS:

Individuals receiving services at this project shall not change in scope beyond what is specified in this document nor include persons prohibited by existing county ordinances (probationers and parolees) without prior approval of the Board of Supervisors.

Should the Planning Department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Sergeant Larry Sherman at 760-836-1742.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Vest', written over a faint horizontal line.

Kevin Vest, Captain
Commander Palm Desert Sheriff Station

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

DATE: October 25, 2012

TO:

Riv. Co. Sheriff Dept.-Palm Desert
Riv. Co. Probation Dept.
Riv. Co. Department of Mental Health

PUBLIC USE PERMIT NO. 915, AMENDED NO. 3 – EA42496 – Applicant: Anka Behavioral Health, Inc. – Engineer/Representative: Phillip Fomotor - Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (5 Acre Minimum) – Location: Northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane, westerly of Wide Canyon Road – 5 Gross Acres - Zoning: One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) - **REQUEST:** The Public Use Permit proposes a 10-bedroom adult residential facility, which will be operated in partnership with the Riverside County Department of Mental Health. The facility can serve as many as 15 adults from ages 18-59 who are experiencing mental illness, will offer temporary residential placement (up to 18 months) and include support services to residents. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers. – APN: 645-120-019

Please review the attached map(s) and/or exhibit(s) for the above-described project ASAP as the project is currently scheduled for the November 7, 2012 Planning Commission Hearing. All LDC Members please have draft conditions in the Land Management System ASAP. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at JOLIVAS@rctlma.org / MAILSTOP# 1070.

COMMENTS: The Riverside County Department of Mental Health (RCDMH) acknowledges receipt of this transmittal, and confirms that Anka Behavioral Health, Inc. was the successful, qualified bidder for the RCDMH's recent Request for Proposal (MHARC 081) for Adult Residential Treatment services to be provided in the desert region of Riverside County. The RCDMH intends to contract with Anka Behavioral Health, Inc. for the 15 bed, Adult Residential Treatment services location in Sky Valley upon approval by the Sky Valley Zoning District and successful, suitable completion of the facility.

DATE: November 6, 2012

SIGNATURE: _____



PLEASE PRINT NAME AND TITLE: Shyra T. Lowe, Administrative Services Supervisor, RCDMH

TELEPHONE: 951-358-4739-Office, 951-358-4792-Fax

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.

February 21, 2012

Wendell Bugtai, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Public Use Permit (PUP) No. 915
Proposal: The PUP proposes a 10 Bedroom Adult Residential Facility.
APN: 645-120-019

Dear Mr. Bugtai:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Belleville Road, south of Paradise Avenue, and east of Cozy Lane, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a grading and/or building permit,** A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- 2. Prior to final building inspection,** evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 3. Hazardous materials are not accepted at Riverside County landfills.** In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Wendell Bugtai, Project Planner
PUP No. 915
February 21, 2012
Page 2

4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized flourish at the end.

Ryan Ross
Planner IV

PD88468v50



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

February 14, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1

Wendell Bugati
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Bugati:

Subject: Public Use Permit No. 915

This area is not within the boundaries of the stormwater unit of CVWD.

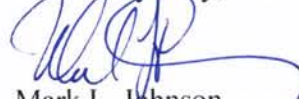
The Coachella Valley Water District (CVWD) will provide domestic water service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County Dept of Transportation
Palm Desert, CA 92211

Alan French
Riverside County Dept of Transportation
Riverside, CA 92501

Mike Mistica
County of Riverside, Dept of Environmental Health
Riverside, CA 92502

Sharene Kacyar
ANKA Behavioral Health, Inc.
P.O. Box 315
Concord, CA 94520

JC:cheng/sw\12\FEB\POPUP 915
030607-4

Mailed
on
02/15/12
F.

Sky Valley Community Council Meeting

February 14, 2012

Sky Valley Chamber and Community Center
20-905 Hot Springs Road, Sky Valley, CA 92241

Anka Attendees:

Marty Giffin – Sr. Vice President – Southern California Operations

Wanda Street – Vice President- Clinical Services

Marty Giffin presented Agenda Item No. 9 (b)

Public Notice/Agenda – Attached

Under New Business: Please see No. 9 (b) Public Use Permit No 915-EA42496

Applicant: Anka Behavioral Health, Inc.

- Project History and Description of Anka Behavioral Health - Attached
- Program Location: Wide Canyon ART – 17105 Wide Canyon Road, Desert Hot Springs, CA.
- Formerly: Desert Hacienda B & C
- Purchased 2008 and leased back to a provider
- Awarded Contract by Riverside Co. to run an ART (Adult Residential Transition) Facility

- Population and Program:
 - 18 to 59 years of age
 - Male and Female
 - 15 clients who struggle with Mental Health issues and are a risk of hospitalization; Institutionalization and/or homelessness.
 - Average length of stay- 90 days

- Start up:
 - Will be looking for a caretaker to protect the property and maintain safety.

- Questions:
 - Lighting still does not protect the dark skies (Since fixed- By end of February).
 - Renovations will not be major, nor obstruct neighbors view.
 - Primary Diagnosis with Mental Health
 - Non-Violent
 - Non-Sex Offender
 - Non-Serious

Olivas, Jay

From: Olivas, Jay
Sent: Thursday, November 01, 2012 5:12 PM
To: Sharene Kacyra; Lundquist, David
Subject: FW: CUP # 915 ANKA Support Letter

From: Barbara Hall [<mailto:whall233@aol.com>]
Sent: Wednesday, October 31, 2012 5:17 PM
To: Olivas, Jay
Subject: CUP # 915 ANKA

Riverside County Planning

Regarding: CUP # 915

Hearing date November 07, 2012

Dear Sirs,

I will be out of the valley on this hearing date and wish to have my opinion considered on the proposed mental-health facility.

When I bought here in Sky Valley in 1985 there was already a multiple dwelling residence at the corner of Wide Canyon Road and Paradise Ave. I have been active in Sky Valley for nearly three decades and I have never seen or heard of problems coming from this location. Most parcels within a half mile or less of this parcel never seemed to have no issue with it's use as an elder care facility or the assortment of other multiple residence uses there.

As far as ANKA representatives sat down with Sky Valley Community Council members and Sky Valley Chamber members early on in 2009 when they first purchased the property. They have been very transparent in what they planned for this parcel and what ANKA is and does. ANKA has answered the communities every question and also addresses a night light issue that a neighboring parcel had.

I believe Sky Valley and Riverside County will benefit from approval of the Conditional Use Permit # 915.

Sincerely,

Barbara Hall
SV Community Council member 2006 - 2009
SV Chamber board member since 1989
Current SV Chamber treasurer 2011 - 2013

21800 Hot Springs Road
Sky Valley, CA 92241
760-329-9593

Wednesday

Jay Oliver, project planner

This is to protest public use permit
No. 915 - 10-bed care facility
17105 Wide Canyon Road.

While sympathetic to the mentally
ill, this is a very isolated area
where many of us walk + jog
dirt paths and roads.

At 82, living alone, I would
feel unsafe with mentally
unstable people so close.

It would be easy for anyone
to walk away from this home.
It is on the edge of the open
desert and would even pose a
hazard to those living there.

Sincerely,

Rita Harris

Jay Olivas, (10-25-12)

I was just informed that a group in Desert Hot Springs that is similar to the group that's being proposed for Wide Canyon Road in Sky Valley may be one and the same and the Desert Hot Springs group has caused theft and intimidation in Desert Hot Springs with the police (having their hands tied) doing nothing ! Desert Hot Springs citizens complaints about theft and intimidation seem to have gone no where !

Desert Hot Springs citizens don't want this group and neither do I or anyone else out here in Sky Valley, I guarantee you that I will defend my home, my possessions and my life by any means necessary. I swear to God, if you send them out here to our quiet, peaceful community I'll do what I have to do, Police or no police !

I'm mad as hell concerning the greedy people that own the property at 73105 Wide Canyon Road that are willing to take taxpayers money and throw their neighbors under the bus !

I've put up with people like these scum long enough and I will never tolerate people like this ever again as long as I live. I'll stay here and fight you till the day I die.

YOU being the "Planning Department" are trying to drive us homeowners out of Sky Valley "obviously" and you want to do it "cheaply" so you can take this area over and convert it into the same cookie cutter apartments, condo's, businesses and dinky yards of the rest of this Coachella Valley. You planners are just a bunch of greedy, money hungry, unfeeling rich slobs that don't give a damn about anyone out here !

I've live here since 1991 and I've put up with a lot out here and I'm willing to fight onward if I have to do so.

"My neighbors feel the same way," just let them read this letter and then talk to them and you'll find this out !

Sincerely, Stan Ayers

Riverside County Planning Department
Attn: Jay Olivas

RECEIVED
OCT 23 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

My name is Stan Ayers, I live at 73-150 Paradise Ave., two houses away from the declared residence at 17105 Wide Canyon Road in Sky Valley being proposed as a facility to serve 15 adults, ages 18-59, who are experiencing mental illness.

I live across the street from 73-105 Paradise Ave. where the people that used to live there were drug dealers. They walked around the neighborhood threatening neighbors with rifles and pistols in hand and they threatened to kill me during one of their walks. I was living in fear every day, wondering how long I was going to live.

While I was at work one day my front door was pried open and the house was broken into and my T.V., DVD player, Camera's, a small cross bow and God only knows what else was stolen and everything else in the house was broken and torn apart. I came home to a demolished house! It took me weeks to get the house back in order. I was afraid to call the police in fear that these neighbors would kill me.

The garage was then broken into while I was at work and a lot of my tools were stolen plus wood, nuts, screws and bolts and again, God only knows what else.

A year or so later my house was again broken into. Someone kicked in the back door in that event and the framework surrounding the door was torn all up. I glued it all back together with limited results and that is the way it is still today. I stopped trying to figure out what else was gone and just said to hell with it.

Page 2

Several years ago the drug dealers burned down part of their house and somehow they were thrown out of what was left of their place but they came back and tore the A/C off the roof, clogged the sewer at the house, damaged the swimming pool and I don't know what else.

An Architect purchased the damaged house and still is in the process of repairing it.

There finally was a little peace and quiet for a while until the house at 17-105 Wide Canyon Road was renovated to be a retirement home of a sort with some young people running it. Those youths were encouraging this one retarded fellow to steal mail out of everyone's mail boxes. I caught the old fella doing it.

That is when I got a P.O. box at the Post Office in Desert Hot Springs. Guess What, the post office was broken into and guess who's P.O. box was broken into, YOURS TRULY !

Since then, some people moved into the rental across the street from my house and they started having cock fights over there and the noise and cars over there were enough to drive you insane.

They finally moved after a few years of walking around that place, shooting anything that moved and walking in the field next to my place and putting a bullet hole through the window of my garage.

After they moved out of the rental, your Planning Department put a convicted rapist into the rental home across the street from my house.

Page 3

Women were always riding horses down Paradise Ave. (a gravel road) and that S.O.B. started intensely watching the ladies very closely so I worried that the S.O.B. would attempt to rape them so I went out and warned the ladies of the threat and they stopped riding their horses down Paradise Ave.. I went to a Sky Valley Chamber meeting and complained about that sick S.O.B. and finally they moved him elsewhere.

I was told that the guy had raped two women or more and again attempted to rape a woman prison guard while in jail !

And NOW your Planning Department wants to give our finally QUIET and PEACEFUL community another PAIN IN THE ASS !

Can't you people leave us ALONE for just a few years, for God sake !

LEAVE US ALONE, PLEASE !

I'm 73 years old and want at least a few years of "PEACE" before I die.

Can you believe this, I moved out here and away from L.A. County in 1991 to get away from all the hell going on there and just stepped into another HELL here. Finally it's PEACEFUL here.

LEAVE US ALONE, PLEASE !

Sincerely Stan Ayers

Olivas, Jay

From: connie murdica [cmurdica@gmail.com]
Sent: Wednesday, November 07, 2012 5:45 AM
To: jbenoit@rcbos.org; Olivas, Jay; Loughrin, Noel; Kbaez@rcbos.org; Gialdini, Michael; DeLara, Leticia
Subject: Anka Behavioral Facility

John J. Benoit, Riverside County Fourth District Supervisor
Noel Loughrin, Liaison to Supervisor Benoit
Jay Olivas, Planning
Michael Gialdini, Legislative Assistant to John Benoit
Ken Baez
Leticia De Lara, District Director

To Whom It May Concern:

I am writing you with regard to the proposed Anka Behavioral Facility on Wide Cyn. in Sky Valley. Due to a mix up on my calendar I will be unable to attend the meeting today in Riverside.

However, I wanted to address comments made regarding this facility. It has been said that this proposed facility is the same type of facility that has been there for years. In my opinion, this couldn't be further from the truth. When we moved here this home was an Elderly Care Facility. If you click on this link you will be able to confirm that. http://ourparentscom.s3.amazonaws.com/care_providers/121410_desert_hacienda.pdf And when it was sold we were led to believe it would remain the same elder care facility. This 15 patient Mental Health Facility, which could include patients with "severe mental disabilities" is certainly on the other end of the spectrum of the health care system.

Once again, I want to reiterate that this is a rural residential area without the rapid response police protection we feel is needed for this type of mental health care facility. Also, this geographically means that it lacks any type of community service that logically should be utilized in the rehabilitation of mental health patients being transitioned back into society.

Due to the fact that most of the residents of this small community have not been made aware of the change in this facility and the lack of advertising of the vote that will take place this morning i.e.(no posted signs with regard to the hearing today), we are requesting a delay in the hearing until after we meet for the neighborhood hearing at our community center on November 13th.

We hope you take our concerns for our neighborhood into consideration before proceeding with this decision.

Thank you,

Louis & Connie Murdica
73200 Hilltop Rd.
cmurdica@gmail.com

Olivas, Jay

From: Olivas, Jay
Sent: Thursday, November 01, 2012 5:34 PM
To: 'Samuel and Lisa Tosti'
Subject: FW: Anka Confirmation/Request - PUP 915

Hi Jay,

To answer the questions that Phillip did not address (below), the home was previously leased to a couple who ran their program, Desert Hacienda, there. It was licensed through Community Care Licensing as a Board and Care. The program had been there several years before our company, Anka Behavioral Health, purchased the property. We continued to lease it to the couple running the program, however Anka was not involved in any aspect with the the program itself, Anka was only the lessor.

Our program will be licensed through Community Care Licensing, as well as the Department of Health Care Services, also as an adult residential facility but rather than a Board and Care, it will be an 'Adult Residential Transitional' (ART) facility. What this boils down to is that the type of clients that reside there will be experiencing the same diagnosis as the clients at Desert Hacienda were, however there will be a structured therapeutic program that the clients are participating in to get well and transition back to the community, whereas with a board and care you are not required to provide any program or therapy, just care-taking. Also, at the Desert Hacienda Board and Care the residents were there long term, some had been there as long as 15 years. Our program is not meant to be a permanent residence. Additionally, we will provide more structure and have a larger professional mental health staff.

Please let me know if you have any additional questions.

THANKS
Sharene Kacyra

From: Samuel and Lisa Tosti [<mailto:sammytks@hotmail.com>]
Sent: Tuesday, October 30, 2012 8:26 AM
To: Olivas, Jay
Subject: Anka Confirmation/Request - PUP 915

Mr. Olivas,

Thank you for speaking with me yesterday morning about the Anka proposal in Sky Valley, and confirming the date, time and location of the upcoming November 7, 2012 hearing.

As the meeting is imminent, I am anxious to receive your data on the supporting ordinance defining the requirement for a PUP, as opposed to the CUP condition outlined in the new Ordinance #348.4744. Additionally I understand that you are continuing research into the alleged 20 year history of licensure at this property. The previous Desert Hacienda Board & Care was not licensed as a 15 room Transitional Mental Health Facility (alternative to a mental hospital) that is currently being proposed. I believe that the structure has "morphed" into its present state and should not be "sanctioned" as allowed simply because it exists. Even a cursory look at the submitted floor plan shows a restricted exit hallway (closet placed in the middle) and an implied doorway further restricting clearance in an emergency from the bedrooms at the southeast corner.

This latest revised floor plan seems to reflect substantial change over either the existing layout of the house or the applicant's previous floor plan submittal from last January. (Note the provisions for new/expanded septic lateral fields as an example.) Has the Building department done an inspection to confirm the amount of change that has occurred and is being proposed? When was a building permit last issued? I note that the floor plans for this care facility do not have an architects stamp, but are produced by the Civil Engineer/Land Surveyor. Can the engineer function in this capacity as well?

Statements in the Staff Report implying that Anka will "continue" operating the facility seem inaccurate. The organization, by their own admission, has never operated at this location.

Finally, as I stated over the phone, the submitted plans to widen Wide Canyon Road reflect removal of the earthen berm, 6' fencing and long established oleander hedge that run the full length of my property along this road with no conditions for replacement. This would put my tract at serious risk of flooding, and leave me without security or screening. I believe that this deficiency should be reflected in the environmental report and that conditions should be added for replacement and repair.

Respectfully,

Samuel R. Tosti

Olivas, Jay

From: Samuel and Lisa Tosti [sammytks@hotmail.com]
Sent: Tuesday, November 06, 2012 7:28 PM
To: Olivas, Jay
Subject: Letter - Anka PUP

From: sammytks@hotmail.com
To: sammytks@hotmail.com
Subject: Letter
Date: Tue, 6 Nov 2012 09:09:23 -0600

To: Riverside Planning Commission

From: Lisa A Tosti

Re: Proposed Facility at 17105 Paradise Ave
As I cannot attend the meeting in person, I am submitting my comments in writing.

I am concerned with the accuracy of the Staff Report and thus with the conclusions they have drawn from this inaccurate information.

1. Proposed Facility has not been issued a License from CA Dept of Social Services Community Care Licensing, however Staff Report states that it has been licensed. When asked to provide the licensing document, Jay Olivas referred to the January 31 2012 letter.
This is a form letter which states that there are no similar facilities within 300 feet.

Rosalind Newsom, signer of the letter at Community Care Licensing, told me on the phone that the application for the Proposed Facility has been received, but has not been reviewed. I asked who was the analyst assigned and she said that no analyst had yet been assigned, the file is pending. She estimated 4-7 months or longer for current applications to be reviewed.

When I called Jay Olivas with this information, I was surprised that he still insisted that the January 31 letter was a complete licensing approval and was not interested in getting more complete data.

2. Proposed Facility is repeatedly referred to in Staff Report and ANKA documents as a re-opening of a similar facility.
1/29/07 - 2/1/12 Desert Hacienda Licensed Adult Residential Home for Mentally Disabled
5/10/99 - ? EidlWise Ranch Retirement Home for Elderly

Rosalind Newsom informed me that from 1/29/07 to 2/1/12 Desert Hacienda operated a Licensed Adult Residential Home at this location. This was Long Term Residential care for 2-3 years or longer providing "Assisted Care and Supervision" to Mentally Disabled.

I asked Rosalind if this was similar to a Transitional Facility. She was quite definitive that this was not a Transitional Facility. She considered them quite different.

I asked if the proposed Anka facility was Transitional, she stated that it was not. I told her I have documents from Anka stating it is a Transitional Facility. She stated "We don't license those."

Rosalind pulled the Anka application and briefly read the beginning. She stated that she did see the references to Transitional Care.

She spoke with her Supervisor and told me when the application gets reviewed they will have to determine if this is the proper type of license. "Community Care does not normally license Transitional Facilities."

This is a different type of care: originally Retirement Home for Elderly, then Residential Home for Mentally Disabled but Anka

proposes Transitional Care for Severely Mentally Ill.

This is a different type of License: perhaps from a totally different Department of the State.

This is a different length of stay: from Permanent Residential to Transitional 90 day average. With a constantly changing group of

patients and interactions

3. Staff Report Conclusions state "project is consistent with One Family Dwellings". A building with 11 bedrooms and 15 unrelated adults

staying an average of 90 days, is not consistent with single family homes, just because it is all in one building.

4. Anka business plan specifies staffing of 2 direct care staff per shift.

shows a sample daily schedule with 2-4 staff per shift

lists job titles and FTE counts which match the daily schedule, totaling 12 FTE

The plan then states a ratio of 2.5 patients to 1 staff, this requires 6 staff per shift at full census, totaling 25.2 FTE

The Planning Dept Staff Report (in Project Description) states no more than 4 staff per shift.

It is very difficult to understand how they are proposing to staff this facility. And they even seem unclear about staffing ratios. In the

end State Licensing is who mandates staffing levels and it is difficult to know which regulations apply, as the type of License may be in question.

From: Barton, Gail
Sent: Thursday, March 15, 2012 7:38 AM
To: Bugtai, Wendell
Subject: FW: Anka Behavioral Health, Inc. Sky Valley location

For you, Wendell

Gail Barton
Principal Planner
Riverside County Habitat Conservation Agency
4080 Lemon Street-12th Floor, Riverside, CA 92501 Phone 951.955.6637 ~
Fax
951.955.1811

-----Original Message-----

From: cmurdica@gmail.com [mailto:cmurdica@gmail.com]
Sent: Thursday, March 15, 2012 7:07 AM
To: Barton, Gail
Subject: Anka Behavioral Health, Inc. Sky Valley location

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

To Whom It May Concern:

We live on Hilltop Rd. in Sky Valley and have been very happy and content to live here for the last 12 years. Most of the time we have been in agreement with the "no growth" and close watch attitude the Chamber has with regard to Sky Valley.

However, having said that, we are perplexed by the article and presumed encouragement of this huge company, Anka Behavioral Health, Inc., buying and using the facility on Wide Canyon to house people who possibly have a drug addiction problem or have severe behavioral difficulties, as was noted in the article in the last Echoes.

First let me say that I and my whole family live less than 1/4 mile from this facility and the last residents scared us on numerous occasions with their late night (10:00pm and later) walks...in dark clothes with only flashlights.

That was unnerving enough without the rash of burglaries that we experienced all around us.

While we are not accusing anyone, it was very strange to say the least. Secondly, the grounds of the facility were not kept up and it has become a real eyesore. They rarely watered and there was never anyone trimming the

shrubs, etc. Then, the sign fell down and was not fixed. If Anka wanted to gain the respect of our neighborhood, they could have at least kept the facility up. We have not been impressed by this very large company, to say the least. Nor would anyone who had taken the time to check out the facility that they had let move into our neighborhood. Thirdly, we have heard and witnessed the markings on the street of the proposed widening of Wide Canyon. Why, when there are so many streets in Sky Valley that are not even paved, are they widening this street? Does it have anything to do with this facility? Lastly, let me say that though we do not attend the regular meetings of the chamber, we care very much about our community. Our grandchildren are growing up here and we want nothing more than a safe, peaceful, beautiful community for them and our elderly parents, who also live on Hilltop Rd. to thrive in. I am sure that everyone living in this area would want the same for themselves and their families.

Thank You and I look forward to hearing back from someone who may have more information or a better understanding than we have with regard to this proposed facility.

Connie & Louis Murdica
73200 Hilltop Rd.
Sky Valley
760 329-1972

Subject: PUP #00915 -Lack of Sufficient Right of Way along Wide Canyon Road

Mr. Bugtai and Mr. Farshad,

The existing right of way along Wide Canyon is missing from the applicant's submittal drawing. I understand, according to the project engineer, that conveyance is unsubstantiated. It appears the applicant has submitted a road plan that substantially encroaches upon my property.

Further, parking requirements defined in Section 18.2 of the Riverside Zoning Ordinance, Section 3 of 4, indicates 1 parking space/3 employees AND 1 space/3 beds and 1 space per vehicle owned and operated by the institution. Given that the applicant is proposing a 15 person facility with additional staff, and has used a daily shuttle van extensively in the past, the proposed parking plan appears too small.

Although the drawing indicates existing zoning, it does not reference the existing use permit(s) that have been issued. Could you please provide that data?



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

JAN 19 2012

Riverside County
Planning Department
Desert Office

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PL1000915 DATE SUBMITTED: 1/19/2012

APPLICATION INFORMATION EA 42496 CFG 05868

Applicant's Name: SHARONE KACYRA FOR ANKA BEHAVIORAL HEALTH, INC. E-Mail: SKACYRA@ANKABHI.ORG

Mailing Address: 1850 GATEWAY BLVD. # 900
CONCORD CA 94520
City State ZIP

Daytime Phone No: (925) 825-4700 x6417 Fax No: (925) 429-6467

Engineer/Representative's Name: PHILLIP FOMOTOR E-Mail: Phillip@fomotor.com

Mailing Address: 225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS CA 92262
City State ZIP

Daytime Phone No: (760) 413-0114 Fax No: (760) 323-1742

Property Owner's Name: ANKA BEHAVIORAL HEALTH INC. E-Mail: SKACYRA@ANKABHI.ORG

Mailing Address: 1850 GATEWAY BLVD. # 900
CONCORD CA 94520
City State ZIP

Daytime Phone No: (925) 825-4700 Fax No: (925) 429-6467

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Sharene Kacyra for Anka Behavioral Health Sharene Kacyra
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Rebecca Hardberger for Anka Behavioral Health Rebecca Hardberger
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 645-120-019

Section: 7 Township: 3 S. Range: 6 E.

Approximate Gross Acreage: 5 ACRES

General location (nearby or cross streets): North of BELLEVILLE ROAD, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

PARADISE AVE., East of COZY LANE, West of WIDE CANYON ROAD.

Thomas Brothers map, edition year, page number, and coordinates: 728, 2008, D1

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

See attached description.

Related cases filed in conjunction with this request:

NONE

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) > 6 miles

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import _____ Export _____ Neither ✓

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

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

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

Does the development project area exceed more than one acre in area? Yes No

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

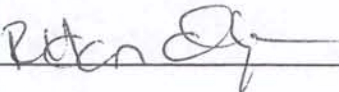
- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 1/13/12

Owner/Representative (2) _____ Date _____



RESOLUTION OF THE BOARD OF DIRECTORS
ANKA BEHAVIORAL HEALTH, INC.

WHEREAS, Anka Behavioral Health Incorporated's Bylaws provide that:

“With prior authorization of the Board of Directors, all notes and contracts shall be executed on behalf of the Corporation by one or more of the following: President, Vice-President, Secretary/Treasurer, Chief Executive Office (Assistant Secretary), or any other Board member/staff member designated by the Board”;

WHEREAS, Chris Withrow, President and Chief Executive Officer, and Rebecca Hardberger, Corporate Counsel (Assistant Secretary) are the Anka staff members currently designated by the Board of Directors to execute notes and contracts on behalf of the corporation;

WHEREAS, Chris Withrow has identified the need for a third (3rd) signatory for contracts and notes;

WHEREAS, Chris Withrow recommended, and the Board of Directors approved at the November 3, 2011 Board meeting, that Naja W. Boyd, Psy.D., Chief Operating Officer, be named as an additional signatory for contracts and notes;

THEREFORE:

RESOLVED, that the Board of Directors reaffirms that Chris Withrow, President and Chief Executive Officer, Rebecca Hardberger, Corporate Counsel (Assistant Secretary), and Naja W. Boyd, Psy.D, Chief Operating Officer, are hereby authorized and designated by the Board of Directors of this corporation as signatories and are hereby authorized and designated by the Board of Directors to execute any and all notes and contracts on behalf of the corporation. Such authority and designation will continue until revoked by further resolution of the corporation.

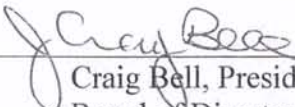
CERTIFICATE OF PRESIDENT

I certify that:

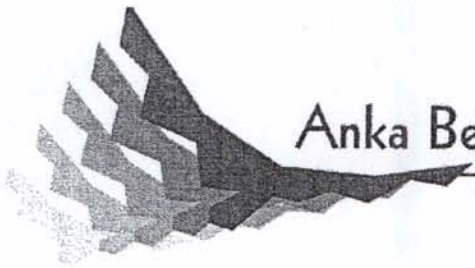
I am the duly qualified and acting president of the Board of Directors of Anka Behavioral Health, Inc., a California nonprofit corporation.

The resolution is in conformity with the Articles of Incorporation and Bylaws of the corporation and is now in full force and effect.

Dated: January 12, 2012



Craig Bell, President
Board of Directors



Anka Behavioral Health, Inc

May 14, 2012


Karen Schneider
State Department of Mental Health
Division of Community Programs
1600 9th Street, Room 410
Sacramento, CA95814

Dear Ms. Schneider:

Attached you will find additional information regarding the certification of Anka Sky Valley Adult Transitional Residential Treatment Program.

According to our conversation on 4/7/2012, the following items needed to be revised and/or included in the application:

- 1) Staffing ratio, page 24, has been updated to include staffing ratio of at least one 1 full-time equivalent direct service staff for each 2.5 clients served.
- 2) Length of stay for clients, page 24, has been updated to stay from six months to one year and not to exceed 18 months.
- 3) Written Discharge Summary, page 42, has been updated to include staff and client working together to prepare the client for discharge. Discharge Summary to include staff and clients signature, see example Discharge Summary Form.
- 4) All pages have been numbered as requested.
- 5) "Consumer" has been replaced with "clients".
- 6) "Program Administrator" has been changed to "Program Director"
- 7) "Treatment Plan" has been changed to "Service Plan"
- 8) Age range of clients has been removed.
- 9) Original Agreement to Provide Psychiatric Services will be provided closer to opening date.
- 10) ART has been removed as requested.
- 11) Red Book has been removed and replaced with Emergency Procedure Binder, page 43.
- 12) Job Description for LVN has been included.
- 13) Psychiatrist will conduct the 30 day screening for medical complications, page 1.



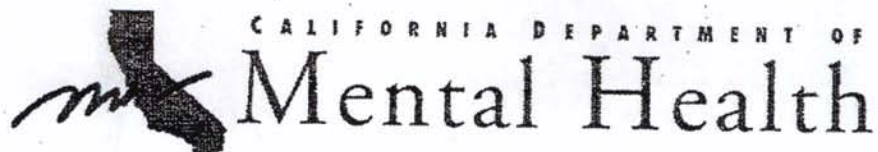
Anka Behavioral Health, Inc

- 14) Staffing schedule/curriculum, page 28, program shall document a specific plan of supervision and in-service training for Anka Sky Valley employee who do not have one year experience.
- 15) Individual Service Plan review has been corrected to take place monthly vs. quarterly, page 59.
- 16) Individual Service Plan, signature line has been added for Program Director, page 61.
- 17) Sample Group Schedule, Menu, Partnership Plan, Admission Agreement and Discharge Summary has been included in this packet.

Please feel free to contact me if additional documentation is required. I look forward to working with you in obtaining licensure for this program.

Sincerely,

Ava Phillips
Project Manager
Anka Behavioral Health, Inc.
925-825-4700
aphillips@ankabhi.org



1600 9th Street, Room 410, Sacramento, CA 95814
(916) 651-3907 (916) 651-3925 Fax

March 2, 2012

Sherene Kacyra, Project Management Director
Anka Behavioral Health, Inc.
1850 Gateway Blvd, Suite 900
Concord, CA 94520

RE: Anka Sky Valley ART

Dear Ms. Kacyra:

The Community Residential Treatment System (CRTS) Program application for Anka Sky Valley ART has been received and reviewed by the Department of Mental Health (DMH), Licensing & Certification Branch (L&C). During the course of reviewing your CRTS application, several questions arose within the DMH. Those questions are addressed below:

- In a description of your program, program staff requirements are not thoroughly addressed. Specifically, your application does not include the staffing ratio. Title 9, Article 3.5, Section 531 (a) (2) requires a staffing ratio of at least one 1 full-time equivalent direct service staff for each 2.5 clients served.

DMH requires that you describe the method by which the facility will meet the staffing program requirements specified in Section 531(a) (2).

- In a description of your program it is stated that the length of stay for clients will be "six months to one year". (Per Title 9, Article 3.5, Section 531(a)(1): The planned length of stay in the program shall be in accordance with the client's assessed needs, but not to exceed one (1) year, however, a length of stay not exceeding a maximum total of 18 months is permitted to ensure successful completion of the treatment plan and appropriate referral. *The reasons for the length of stay beyond one (1) year shall be documented in the client's case record.*)
- Please provide a description of how the criteria of this regulation will be met, including policies and procedures addressing this requirement.

Sherene Kacyra, Project Management Director
Page 2

- Title 9, Section 531 (f) *requires a written discharge summary prepared by staff and client*, which includes an outline of services provided, goals accomplished, reason and plan for discharge, and referral follow-up plans. Your application did not address the method by which the facility will meet the requirements of clients' participation in preparing their discharge summary.

Please provide a program description, including policies and procedures addressing regulations specified in Section 531(f). DMH suggests that as an evidence of participation in preparing discharge summary, staff may require clients to sign their discharge summary. As a consequence, the facility may modify their discharge summary form to include client's signature line.

Please feel free to contact me at (916) 651-3756 if you have any questions regarding the contents of this letter or if I can be of any assistance.

Sincerely,



KAREN SCHNEIDER
Associate Mental Health Specialist
Licensing and Certification Branch

cc: Guillermina Tomero, Licensing Program Manager, Riverside Local Unit, CCL
Henry Omoregie, Chief, Licensing & Certification Branch
Lonnie King, Staff Services Manager I, Certification Unit

State of California
Department of Social Services
Community Care Licensing
PACIFIC INLAND CR District Office
3737 MAIN ST., SUITE 600
RIVERSIDE CA 92501
(951) 782-4207

Health and Human Services

Date: 02/06/12

ANKA BEHAVIORAL HEALTH, INC.
1850 GATEWAY BLVD, STE. 900
CONCORD CA 94520

Your application for a community care license has been received and accepted. The facility number assigned to you is *** 336425623 ***. Please use this number on all correspondence.

This letter only confirms that your application has been accepted and is not an approval of your application. You may NOT provide care and supervision to children/clients until you are licensed. If you have any questions regarding your application, please contact the licensing regional office at the above telephone number.

The next step in the application process is for you to submit fingerprints to the Department of Justice. The Community Care Licensing Division currently uses Livescan, an electronic method of submitting fingerprints.

You may obtain a Livescan application (LIC9163), instructions (LIC9194) and any other licensing forms you may need by logging on to the Department's on-line forms page at:

http://www.dss.ca.gov/cdssweb/on-linefor_293.html

You may also obtain these documents through your licensing regional office.

Please check the Internet frequently to ensure that you are using the latest version of the forms. If you do not have a personal computer, you may access the Internet at any public library or at a copy service center.

To find out more about the Livescan method of fingerprinting, or any other aspect of the licensing program, visit our home page at:

<http://ccld.ca.gov/>

Duty Clerk -

Project History and Description: 17105 Wide Canyon Road, Desert Hot Springs

The home at 17105 Wide Canyon Road in Desert Hot Springs, California, has been an adult residential facility for more than twenty years. Formerly known as Desert Hacienda, the facility was operated as a board and care for individuals with severe mental illness.

Anka Behavioral Health, Inc. purchased the property in 2008 and continued to lease the premises to the operator of Desert Hacienda. In December 2011, Desert Hacienda gave notice that they would be terminating their lease with Anka. The property is now vacant.

Anka is now working in partnership with Riverside County Department of Mental Health to open a new Adult Residential Transitional Facility (ART) at the 17105 Wide Canyon Road property. The program will offer more supervision and support than the previous board and care, to clients who would typically be at risk for hospitalization or other institutional placement if they were not participating in an ART program. The program will serve up to 15 clients at one time, both men and women between the ages of 18-59. The average length of stay for clients is 90 days.

Anka will offer services in a supportive, caring, home-like setting, and clients will be encouraged to become partners in their own care and treatment.

The ART will be staffed 24-hours a day, 365 days a year by skilled professionals. This interdisciplinary team will work closely with each client who is viewed as a vital member of the team. Services offered include daily assessments, community functioning evaluation, rehabilitative counseling, and linkages to community support services, including providing clients transportation for appointments with the County Psychiatrist.

Residents will use the therapeutic community and group living experience to begin to develop the needed support and skills to deal with their current life situations and stressors. Each client will be offered numerous learning opportunities through exposure to group and individual services, peer support services, and an Independent Living Skills program. All services and activities will be tailored to meet each individual client's needs, and will give each client an opportunity to work on their mental health stabilization, social functioning objectives, and rehabilitation back into independent living and the larger community.

History of Anka Behavioral Health

For almost 40 years, Anka Behavioral Health, Inc. (formerly Phoenix Programs, Inc.) has provided comprehensive rehabilitation services to some of California's most vulnerable populations. What began as a small organization serving children with disabilities has expanded into a large, multi-site agency. Wishing to stay true to its roots, it has kept its corporate offices in Concord, CA, but its mission now embraces a broader spectrum of behavioral health problems. With almost 1,000 employees and more than seventy locations in California, Michigan, and New Mexico, Anka is recognized in the healthcare industry as a premier provider.

All of Anka's programs and services share the same mission: "*to eliminate the impact of behavioral health problems for all people.*" In furtherance of this mission, Anka provides a multitude of services with its own unique, propriety models, including specialized crisis residential services, day treatment, board and care, socialization and dual diagnosis programs, case management services (intensive, targeted, and community-based), as well as a

comprehensive array of job preparation/search and housing options (emergency, transitional, shared living, and supportive living) to consumers with a host of behavioral health challenges.

High quality standards and measured outcomes are primarily obtained through a Quality Systems Department utilizing electronic healthcare records and the use of licensed professionals: Psychiatrists, Psychologists, Licensed Clinical Social Workers, Marriage & Family Therapists, Registered Nurses and Licensed Psychiatric Technicians.

Anka's unique ability to design, implement and operate new, quality programs anywhere in the USA, quickly and efficiently, typically within 150 days, has brought much recognition including nomination as a top 100 Provider by HUD, a feature on the Discovery Channel, listed in Forbes Magazine, and the recipient of numerous national and local awards.

ANKA SKY VALLEY BUSINESS OPERATION PLAN

SITE LOCATION

The facility is located at 17105 Wide Canyon Road, Riverside, CA in the Desert Region of Riverside County.

HOURS OF OPERATION

Anka Sky Valley will operate 24-hours a day, seven days a week, 365-days a year. The facility will be staffed 24-hours a day, however there will be no live-in staff (staff will operate in shifts).

PROJECT NARRATIVE

Anka Behavioral Health, Inc. will provide Adult Residential Treatment (ART) services to both men and women suffering from psychological disorders with or without co-occurring disorders. These are clients who would typically be at risk for hospitalization or other institutional placement if they were not participating in an ART program. All participants referred to Anka's ART program for services will be ambulatory adults aged 18-59 who have a severe and persistent mental illness.

Anka will operate the proposed ART program from our facility located at 17105 Wide Canyon Rd., Riverside, CA in the Desert Region of Riverside County. Treatment services will be provided to a maximum of fifteen (15) clients at any given time.

The primary goal of Anka's ART program is to act as a transitional placement, eliminate the need for inpatient hospitalization and to encourage reintegration into the community. Anka's strength lies in its ability to effectively serve difficult to treat populations, such as those individuals with severe and persistent mental illnesses and those individuals suffering from co-occurring mental health disorders. Anka's ART programs will provide alternatives to expensive and traumatic hospitalization in a psychiatric hospital. Anka will offer services in supportive, caring, home-like settings and clients will be encouraged to become partners in their own care and treatment.

ANKA SKY VALLEY BUSINESS OPERATION PLAN

Anka's ART program will be transitional-type programs, with stays averaging 90 days. Services will be oriented towards adults with severe and persistent mental illnesses, which impairs their daily functioning and who are currently unable to live independently, but whose needs do not rise to the level of crisis residential care or hospitalization. The ART programs will offer rehabilitative services based on the Recovery Model of Care. An effective combination of individual and group counseling, peer support, social rehabilitation programs, and supportive services will assist clients to develop their inner strength, social skills, and personal support networks in order to maintain their ongoing stability once they leave the program.

The role of Anka's ART programs is to serve as transitional residential treatment along a continuum of psychiatric/psychological care provided in conjunction with the Riverside County Department of Mental Health (RCDMH). All ART services will be provided by an inter-disciplinary team of skilled professionals which include the following:

- Regional Clinical Director, Stephen Bellinger, LCSW - 0.10 FTE
- Program Administrator - 1.00 FTE
- Licensed Clinician (LCSW/Psy.D/MFT) – 1.00 FTE
- Licensed Vocational Nurse/Psychiatric Technician (LVN/LPT) - 2.00 FTE
- Peer Support Specialist - 2.00 FTE
- Mental Health Rehabilitation Worker II (MHRW II) – 6.20 FTE
- Register Nurse (RN) Consultant – 24 hours of nursing consultation per month

This inter-disciplinary team will work closely with each client who is viewed as a vital member of the team. Services offered in support of Anka ART programs' goals include daily assessments, community functioning evaluation, rehabilitative counseling, and linkages to community support services, including providing clients transportation for appointments with the County Psychiatrist.

All interventions will focus on symptom reduction. Residents will use the therapeutic community and group living experience to begin to develop the needed support and skills to deal with their current life situations and stressors that may trigger a crisis. Each client will be offered numerous learning opportunities through exposure to group and individual services, peer support services,

ANKA SKY VALLEY BUSINESS OPERATION PLAN

and an Independent Living Skills program. All services and activities will be tailored to meet each individual client's needs, and will be sufficiently comprehensive so as to give each client an opportunity to work on their mental health stabilization, social functioning objectives, and rehabilitation back into independent living and the larger community.

WORK PLAN

The activities in the Scope of Services include admission, assessment, medication services, therapeutic services, case management, transportation, and discharge planning provided by a team of specialized service providers with core support provided by a primary counselor. The following is a description of each of the activities and the actions necessary to complete each.

- Admission. The Adult Residential Treatment Services facility will serve adult men and women, aged 18-59, who have a severe and persistent mental illness, are on an Lanterman Petris Short (LPS) Act conservatorship (as granted by the court), and who have been residing in a locked treatment setting, but are now ready for a lower level of care (but not yet ready to live independently or in a board and care setting). Only ambulatory clients who meet the definition of "ambulatory" which is consistent with the State of California Department of Social Services Community Care Licensing (CCL) regulations will be admitted into the program.

Staff will accept referrals from the Riverside County Department of Mental Health (RCDMH) during regular work hours—typically 8:00 a.m. to 5:00 p.m. Monday through Friday. Staff may admit clients afterhours on an emergency basis. Nearly all referrals and admissions, however, will occur during regular business hours.

The program will ensure that only clients with a primary psychiatric diagnosis meeting the RCDMH eligibility criteria are admitted to the program. ART program staff will work with RCDMH staff will ensure that referred clients are not those who:

- Need to be involuntarily detained because they pose an imminent danger to themselves or others.

**ANKA SKY VALLEY
BUSINESS OPERATION PLAN**

- Require a locked setting due to a grave disability.
 - Are in crisis solely because of substance abuse and do not have a co-occurring mental disorder requiring the use of psychotropic medication.
 - Have physical health problems that require skilled nursing care.
- Assessment. Upon entry into the ART facility, clients will receive a mental health assessment and psychiatric evaluation. This assessment will typically occur within 24 hours following admission, but in no case more than 72 hours after admission. As per State Department of Social Services Community Care Licensing (CCL) Division requirements, a medical assessment will be performed on all potential clients prior to admission into the ART program. Because of licensing regulations, potential clients must first be screened by a licensed physician or designee in order to determine if prospective clients meet the licensing restrictions of the ART facility. No clients will be admitted to the ART facility prior to receiving a medical examination deeming them eligible for admission.

The medical assessment which will occur prior to admission will include an examination for communicable tuberculosis and other contagious/infectious diseases, identification of the client's special problems and needs, identification of any prescribed medications currently taken by the client, a determination of the client's ambulatory status, and an identification of physical restrictions, including medically necessary dietary restrictions. The medical assessment will also include a physical examination of the person indicating any primary and secondary diagnoses, identification of any medical conditions which would preclude care of the person by under the provisions of the facility's CCL license, documentation of prior medical services and history, current medical status including height, weight, and blood pressure, and identification of client's needs as a result of any medical information contained in the report.

As part of the assessment process, within 24-72 hours of the client's admission, Anka ART staff will also complete a Community Functioning Evaluation of community living needs and will identify the client's barriers to discharge into the community. The Community Functioning Evaluation will assess the client's level of functioning and support upon

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BUSINESS OPERATION PLAN**

admission and will also look for impairment in the areas of living arrangement, daily activities, social relationships, and health.

During this 24-72 hour assessment period, ART staff will also develop a Wellness and Recovery Service Plan for the client. The Wellness and Recovery Service Plan will establish goals to be accomplished during the client's stay, identify client's strengths, articulate the client's responsibilities, and articulate the family/support persons' role and responsibilities (if such family/support persons are available and if the client consents to their participation). The client's service plan will be updated as needed according to Medi-Cal requirements during the client's stay in the ART program. The ART staff, in conjunction with the RCDMH and the client, will also create a discharge plan.

Whenever possible, the client's treatment will involve family and support persons who are integral in helping the client maintain their mental health stabilization after leaving the program. During the 24-72 hour assessment period, if the client consents, ART staff will contact family and support persons and will try to include them in the treatment process. If the client refuses to include their family, significant other, or support person in their treatment and discharge planning, the ART staff will make a note of that in the client's file. The ART staff will make daily efforts to acquire consent and will continue trying until such consent is obtained or until the client is discharged from the program.

- Medication Services. Medication plays a crucial role in helping clients return to normal levels of functioning, lead productive lives, and reintegrate into the community. One of the major goals of the ART program is to help clients understand the role and importance of medication in their recovery plan. Staff will provide ART clients' transportation to appointments with the County Psychiatrist. Staff will establish on-going communication and collaboration with the County Psychiatrist regarding all aspects of a client's psychiatric assessment and evaluation and medication history and needs, including providing medication education and support (choice, administration and dosage, potential side effects and how to manage them, etc.) The ART staff will obtain clients' informed consent before administering medication to them. In an effort to increase clients' self-responsibility for medication management, clients

**ANKA SKY VALLEY
BUSINESS OPERATION PLAN**

will be encouraged to ask questions and raise concerns about their medication, which will be quickly addressed and resolved by either the licensed clinician, Program Administrator, RN Consultant, LVN/LPTs, and other staff members, as appropriate. The ART program will provide medication to all clients who have given informed consent, including Medi-Cal clients. Nursing staff will work with the County Psychiatrist to take verbal and written medication orders and fill prescriptions with local pharmacies, including working with the pharmacies to ensure that Medi-Cal will be billed directly for medication costs related to Medi-Cal eligible clients.

The administration of medication will follow strict procedures. A licensed physician will be the only person capable of prescribing medication. Only clients who have given informed consent will receive medication and the administration of medication will be closely observed by the ART staff. If a physician calls with a prescription or orders, only licensed nursing personnel will receive these calls and carefully log them on the client's chart. Both the person who took the call and the County Psychiatrist will sign the client's chart within seven (7) days from the time the telephone orders were issued.

Prior to the administration of medication, the licensed ART staff will review the psychiatrist/physician's orders carefully to ensure that the client is receiving the correct medication in the correct dosage, and that the time and method of administration is consistent with the medication orders. Licensed staff that dispenses the medication (RN consultant, LVN/LPTs) will carefully document the administration on the client's chart including the name of the medication, dosage, route of administration and the time the client received the medication. Response to medication will also be documented, including any adverse side effects that the client experiences. If such negative side effects occur, the County Psychiatrist shall be notified immediately about the client's reaction. This will give the Psychiatrist an opportunity to reevaluate the client and determine any necessary changes to the client's medication or treatment plan.

The storage of medication will also follow strict procedures. All medication will be securely locked in a designated storage area, located near a sink. This medication storage area will

ANKA SKY VALLEY BUSINESS OPERATION PLAN

remain locked when not in use by staff members. As practicable, all medications will be stored in single unit doses and a two (2) week supply of medication will be available for each client. Clients will also receive a two (2) week dosage of medication upon discharge from the program (unless discharged medications are contra-indicated).

The Schedule II–V medications—controlled substances which can be highly addictive—will be securely stored under a double lock to prevent any unauthorized personnel from accessing it. This medication will be counted at the end of each shift and at least two (2) staff, one from each shift, will sign a log verifying the accuracy of this count. Strict policies and procedures will be developed in order to prevent and address any misuse of these highly addictive medications. Anka will notify the RCDMH within 24 hours if any Schedule II-V medications are misused or missing.

- *Therapeutic Services.* Anka will staff the ART program with qualified and trained staff members who meet the standards of a certified and licensed Social Rehabilitation Adult Residential Treatment Program. These staff members will provide clients with a variety of therapeutic services using a social rehabilitation and recovery model. Therapeutic services will include, but not be limited to:
 - *Development of an individualized service plan* for each new client within 72 hours of admission.
 - *Medication management* and follow-up by the County Psychiatrist at least once every seven (7) days.
 - *Provision of Medi-Cal reimbursable services* to assist clients in developing skills that will allow them to move towards self-sufficiency. These services will focus on deescalating crises and crisis intervention with the goal of helping clients move towards less intensive levels of care, including independent living or board and care.
 - *Provision of crisis de-escalation, crisis intervention, and supportive services* all designed to prevent inpatient hospitalizations. These services will be made available to clients 24/7.
 - *Therapeutic counseling* and individual and/or groups interventions, which use a social rehabilitation model.

**ANKA SKY VALLEY
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- *Assistance with Activities of Daily Living (ADLs).* Clients will be supported in performing basic living activities, including grooming, hygiene, care of personal belongings, laundry, and maintenance of personal and community rooms.
- *Group and individual sessions focusing on symptom monitoring.* ART staff will work closely with each client to determine each client's specific signs on decomposition and methods and services needed to implement a recovery plan which will help to minimize relapse. The primary counselor and client will work together to create a relapse prevention plan which will focus on recognizing early signs of relapse and methods to prevent crisis escalation. Clients will be trained on appropriate coping mechanisms and will be encouraged to avoid and find substitutes for drugs and alcohol use.
- *Client safety.* ART staff will carefully monitor client's mental and physical well-being and will have a plan in place to manage clients who express self-destructive and self-harming thoughts and behavior.
- *Reassurance and structure.* Staff will provide support, reassurance, and redirection as needed. An emphasis will be placed on positive reinforcement of good behaviors and improvement with the program, which is found to be an effective way of encouraging positive actions.
- *Money management and budgeting assistance.* Anka ART staff will train clients on money management and budget creation. While staying at the ART facility, clients' personal property and finances will also be safeguarded and monitored by Program staff.
- *Activities to enhance clients' well-being.* Clients will have the opportunity to engage in a variety of physical fitness programs including yoga, walking, and other exercises which improve their physical well-being.
- *Health and sex education classes.* Clients will receive therapeutic services which focus on maintaining good physical health. These classes will include topics such as nutrition, weight management, disease control (diabetes, asthma, heart conditions, etc.), personal hygiene, sexual education, HIV/AIDS/STD awareness and prevention, and contraception.
- *Socialization skills.* Socialization skills will be developed through motivational interviewing and the installation of hope and social relationship/communication skills.
- *Involvement of family and support persons, as applicable and appropriate.* Clients will be encouraged to rebuild and maintain relationships with family members,

ANKA SKY VALLEY BUSINESS OPERATION PLAN

support persons, and individuals within the community and include family and support persons in their treatment planning, classes, therapy, and discharge planning. Family and support persons will only be involved in the therapeutic treatment process with the clients' consent, with the goal being that these individuals be included at least once per week. All contact with family and support persons will be documented by ART staff and if family and support are not included, staff will document why contact is not possible or advisable.

- *Community living skills.* All clients will work with their primary counselor to develop plans for self-care and (if applicable) substance abuse prevention upon discharge from the program. Clients will also receive group and individual therapeutic services which focus on personal responsibility, goal setting, access to and cooperation with physical and psychiatric healthcare providers, effective communication skills with service providers and family/friends, and effective and supportive family and peer relationships. Clients will also develop pre-vocational and vocational plans to achieve gainful employment and/or perform volunteer work, if such vocational plans are a goal of the client's ART treatment plan. In furtherance of the vocational training, clients will be connected with a variety of community resources including the Department of Rehabilitation and job training programs available within the County.
- Case Management Services. One of the major components of the Adult Residential Treatment Programs will be comprehensive case management services for all clients receiving treatment. The purpose of case management is to enhance access to care and improve the continuity and efficiency of services. Case management helps coordinate all necessary medical, mental healthcare, and supportive services. Case management services will reflect the "wrap around" philosophy, including a "whatever it takes" attitude and a commitment to the recovery model. Anka's ART staff will help reduce barriers to discharge including helping clients resolve any social or legal obligations that may impede recovery. The ART program's case management services will assist clients in a variety of ways including, but not limited to:
 - Providing clients with transportation to AA and NA Meetings, medical appointments, and other off-site services as necessary and required by the client's individualized ART treatment plan.
 - Assisting clients with completing and filing applications for a host of government assistance programs such as Medi-Cal, Social Security, Medical Indigent Services, food stamps and other public assistance clients may be eligible for. Typically, ART

ANKA SKY VALLEY BUSINESS OPERATION PLAN

- program staff will ensure that clients have applied for these benefits within the first seven (7) days following admission to the program.
- Helping clients gain access to medical and dental services for clients, including finding services for those clients who are indigent.
 - Obtaining housing for clients discharging from the ART or arranging for appropriate placement as approved by RCDMH staff. Housing can include board and care facilities, group homes, placement with relatives, or independent living.
- Discharges. Clients will normally be discharged in a planned, coordinated manner, agreed upon in advance and in conjunction with RCDMH staff. The discharge date are established when the ART staff, the client, the client's family/support system (when available and appropriate), and RCDMH staff determine that the client is capable of moving to a less intensive level of care, including independent living or placement in a board and care facility.

Discharge of clients will vary, but the average length of stay is estimated to be around 90 days, but in any event, will not exceed 365 days. In anticipation of the discharge date, ART staff will take clients to visit potential residential placements and upon discharge, will transport the client to this placement. Clients will leave the ART program with a discharge plan which will help them maintain stability and recovery. Upon discharge from the program, the client will receive two (2) weeks of medication, unless discharge medications are contra-indicated.

In certain instances, discharges may be unplanned. If a resident, at any time, poses a serious danger to themselves or others, or is seriously and repetitively non-compliant with the program, then the Program Administrator at the respective facility may discharge the client from the program. In such circumstances, staff will assess the safety needs of all those concerned and take appropriate action. Unplanned discharges will be a last resort and will occur after all other available actions have failed.

If a client presents an imminent risk of harm to self or others and leaves the facility without notifying staff, the ART staff will immediately notify local law enforcement so that a 5150 (involuntary commitment) assessment can be done. The ART staff will also notify the

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client's family, the Community Care Licensing Division, and RCDMH within twelve (12) hours or the next business day, depending on the circumstances.

- Performance Reporting. Anka will work closely with the RCDMH program monitor to provide all the necessary reports to the RCDMH. Monthly reports submitted by the ART program will include information such as: average length of stay for residents, discharge disposition, sources of referral, daily facility census, services units, and forwarding addresses of all clients (if applicable). Other internal reports, including program outcomes and progress reports, will be made available to RCDMH upon request. Finally, staff will provide clients with a Client Satisfaction Questionnaire, the results of which will be summarized and submitted to RCDMH at least semi-annually.

DESCRIPTION OF STAFF & RESPONSIBILITIES

The inter-disciplinary ART staff will work closely together to provide treatment services to the clients residing in the ART facility. Certain staff members, however, will have tasks that are specifically assigned to them. The following is a list of individuals and their responsibilities:

- Program Administrator: Manage all admission procedures including verifying client eligibility and working with RCDMH staff on client placement. Oversee billing and reporting, including Medi-Cal and RCDMH requirements. Ensure that clients have received a test for drug and alcohol use. Oversee the development of individual treatment plans. Create a client safety plan and train staff on the components of such plan. Manage performance and contract reporting. Handle and manage all unplanned discharges.
- Licensed Clinician (Psy.D/LCSW/MFT): Conduct mental health assessments. Review all client plans and evaluations. Perform case review on all clients. Provide therapeutic services to clients (for a description of therapeutic services, see Section 3(a) above). Provide individual therapy as necessary. Review Individualized Service Plans and document services provided. Attend client appointments with County Psychiatrist and other health/medical appointments and collaborate with Psychiatrist/Physician with client medications and treatments.

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BUSINESS OPERATION PLAN**

- *Licensed Vocational Nurse/Psychiatric Technician (LVN/LPT)*: Assist with the explanation of medication and monitoring of side effects. Distribute medication to clients. Receive Psychiatrist's orders over phone. Update and manage client's chart with regards to medication administration and usage. Count medications and monitor the storage of medications. Attend client appointments with County Psychiatrist and other health/medical appointments and collaborate with Psychiatrist/Physician with client medications and treatments.
- *Registered Nurse (RN) Consultant*: Provide nursing consultation 24 hours/month. Duties may include conducting physical healthcare exams, monitoring and providing treatment plans that manage the physical side effects of medications, provide training and supervision to LVN/LPTs, distributing medications to clients, and receive Psychiatrist/Physician orders over the phone.
- *Mental Health Rehabilitation Worker II (MHRW II)/Primary Counselor*: Perform a Community Functioning Evaluation of community living needs. Develop a Wellness and Recovery Services Plan in conjunction with the client. Develop, maintain, and reevaluate an Individualized Service Plan for each client. With client's consent, contact family members and support persons for involvement in the treatment process. Create a relapse prevention plan for the client. Provide therapeutic services to clients (for a description of therapeutic services, see Section 3(a) above). Provide case management services. Assist with benefit applications. Document services provided. Work with client to create a self-care plan. Create a discharge plan for each client. Assist clients with securing housing upon leaving the program.
- *Peer Support Specialist*: Transport clients to and from off-site medical and dental appointments, potential housing placements, community meetings, AA and NA appointments, etc. Act as a role model for clients and help mentor clients in their recovery process. Aid clients in meeting goals of Wellness and Recovery Services Plan. Assist with case management services. Assist clients with Activities of Daily Living. Document services provided.

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- Regional Clinical Director: Provide clinical oversight and training to Program Administrator, Licensed Clinician, and other supervisory staff. Review client files, treatment plans, and discharge plans for all clients.

STAFFING PLAN & SCHEDULE

New staff members will have their backgrounds and references checked by Anka's Human Resources Department and the Program Administrator will ensure that new staff members' licenses (if applicable) are current and up to date.

Procedures for Conducting Employee Background Checks. For all licensed facilities such as this ART facility, new employees must undergo Live Scan fingerprinting with the results used as part of Department of Justice (DOJ) and Federal Bureau of Investigations (FBI) background checks. A satisfactory DOJ/FBI background check is defined as an absence of criminal history, no record of registration on the 50-state sex offender registry, and other relevant issues. Anka's Human Resources Department will be notified with the results of the Live Scan background check. The Human Resources Department will also check at least three (3) references for potential candidates. The Program Administrator and Human Resources Department will research each candidate's background to ensure that relevant licenses are valid and up-to date. Finally, candidates must provide evidence of their driving record to ensure that they do not have a record marred by many accidents or tickets.

Caseload of Direct Service Staff. There will be at least one staff member for every 2.5 clients, and at least one direct service staff person will be on duty at the premises any time clients are in the facility. A direct service staff person is defined as an employee whose duties include the treatment, training, care and/or supervision of the program clients. There will also be at least one direct care staff member on-call at any given time.

Plan for Supervision and Assignment of Workload. The Anka ART programs will utilize a multi-disciplinary care management system in order to provide comprehensive, coordinated treatment

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BUSINESS OPERATION PLAN**

to the clients. Each member of the multi-disciplinary team will work closely together and will meet on a regular basis to assess the needs and progress of each client. When a client enters the Anka ART, that client will be assigned a primary counselor. The primary counselor will be charged with facilitating communication between all the members of the multi-disciplinary team who are working with the client. All members of the multi-disciplinary team will communicate in a timely manner via telephone, visits at the facility, and in group meetings. Documentation of all communication will be included in the client's clinical record on a Progress Note and Inter-Disciplinary Team Summary Form. The primary counselor will keep track of changes to the file and incorporate such changes into the client's treatment plan. Additionally, the primary counselor will be responsible for cooperative treatment planning to assure that the goals, actions, and services are not duplicated by multiple team members. The client's treatment plan will be regularly reviewed with the team and in meetings between the primary counselor and the supervisory staff members.

All staff members working with the clients will be supervised by the Program Administrator and the Regional Clinical Director, both of whom will take an active role in the coordination of treatment activities. The Program Administrator will conduct a brief, mandatory "touch base" team meeting on a daily basis. During this meeting, a daily staff assignment log will be completed, clients needing crisis services will be evaluated, special assignments will be allocated, and client contact logs from the previous day will be submitted for review. The Program Administrator will also facilitate case management review sessions which provide a team approach to reviewing problems and concerns regarding each client's treatment. Finally, weekly one-on-one mentoring meetings will be schedule between the clinical supervisor and staff member.

See following page for a sample staffing schedule.

**Anka Sky Valley Floor Plan
Public Use Permit 915**

Attached is the revised floor plan for Anka Sky Valley, which will house up to 15 adults (age 18 to 59). Seven of the bedrooms will be singles and the other four bedrooms will accommodate two clients each (doubles). This program will not house non-ambulatory clients. The interior of the building, including the bathrooms, will comply with all accessibility requirements and residential care facility requirements per the 2010 California Building Code. This will be an unlocked facility as the program is voluntary, and there will not be restraints on individual bedroom doors or on the residence main doors. Therefore, the program will not admit any of the following:

- Clients who need to be involuntarily detained; who are a danger to self or others.
- Clients whose medical problems require supervision in a medical program in a hospital;
- Clients, who by virtue of severe psychiatric symptoms, are judged to be incapable of basic functioning within the milieu.
- Clients whose history of violent behavior would place the community of clients, and staff, at Anka Sky Valley in danger.



CDSS

WILL LIGHTBOURNE
DIRECTOR

STATE OF CALIFORNIA—HEALTH AND HUMAN SERVICES AGENCY
DEPARTMENT OF SOCIAL SERVICES



EDMUND G. BROWN JR.
GOVERNOR

Community Care Licensing Division
3737 Main Street, #600
Riverside, CA 92501

January 31, 2012

RECEIVED
FEB 08 2012

Riverside County Planning Dept.
P.O. Box 1409
Riverside, CA 92502

Facility Name: Anka Sky Valley Home
Facility Address: 17105 Wide Canyon Road
Desert Hot Springs, CA 92240
Facility Type: Adult Residential Program
Facility No.: 336425623
Requested Capacity: 15

Dear Planning Department:

This office has received an application for a license to operate a residential care facility referenced by Health and Safety Code, Section 1520.5.

This code section sets forth the State's policy and requirements regarding the over concentration of residential care facilities. It defines over concentration as "facilities which are separated by a distance of 300 feet or less, as measured from any point upon the outside walls of the structures housing such facilities." The law requires the Director of the Department of Social Services to deny an application for license if the proposed facility is 300 feet or less from another residential facility unless approval is obtained from the city or county in which the facility will be located. The law also requires the Department of Social Services to notify the local agency 45 days in advance of approving an application for license. The local agency may request denial based upon over concentration.

X We have determined that the proposed facility is more than 300 feet from any other licensed residential home as defined by the Health and Safety Code. Therefore, should the referenced applicant meet other requirements for licensure, we will approve the application. Should your agency's review determine that the proposed facility is 300 feet or less from another residential facility, please notify us within 45 days.

_____ We have determined that the proposed facility is 300 feet or less from an existing facility. We remind you of your option to approve an exemption from the existing requirement based upon local needs and conditions. If you do not approve this exemption within 45 days, we will deny the application without further review.

Please include the above facility identifying information in any correspondence regarding this subject. Thank you for your attention to this matter.

Sincerely,

(RNF) Rosalind Newsome

Rosalind Newsom
Licensing Program Analyst

1 Section 6. A new subsection (5) is added to Section 10.1.b. of Article X of Ordinance
2 No. 348 to read as follows:

3 “(5) Parolee-Probationer Home developed in accordance with the standards set
4 forth in Section 18.52 of this ordinance.”

5 Section 7. A new subsection (20) is added to Section 11.2.c. of Article XI of
6 Ordinance No. 348 to read as follows:

7 “(20) Parolee-Probationer Home developed in accordance with the standards set
8 forth in Section 18.52 of this ordinance.”

9 Section 8. Section 18.52 of Article XVIII of Ordinance No. 348 is added to read as
10 follows:

11 “Section 18.52.PAROLEE-PROBATIONER HOMES.

12 a. APPLICATION. In addition to the application requirements of Section 18.28
13 of this ordinance, an application for a conditional use permit for a parolee-
14 probationer home shall include the following information:

15 (1) Client profile (the subgroup of the population the parolee-probationer
16 home is intended to serve).).

17 (2) Maximum number of occupants and hours of parolee-probationer home
18 operation.

19 (3) Term of client stay.

20 (4) Support services to be provided on-site and projected staffing levels.

21 (5) Business Operations Plan, including, but not limited to the rules of
22 conduct.

23 (6) Such additional information as shall be required by the Planning Director.

24 b. DEVELOPMENT STANDARDS. Where a parolee-probationer home is
25 conditionally permitted in a zone, the parolee-probationer home shall be
26 subject to the following requirements. These requirements are in addition to
27 the development standards and requirements of the applicable zone.

28 (1) The use shall be compatible with neighboring uses.

- 1 (2) The use shall not result in harm to the health, safety or general welfare of
2 the surrounding neighborhood and substantial adverse impacts on
3 adjoining properties or land uses will not result.
- 4 (3) Any parolee-probationer homes shall be located near ready access to public
5 transportation, such as bus, light rail transit, bicycle and carpool programs,
6 and shall be accessible to necessary support services.
- 7 (4) To avoid over-concentration of parolee-probationer homes, there shall be a
8 two thousand five hundred (2,500) feet separation requirement between
9 parolee-probationer homes.
- 10 (5) A parolee-probationer home shall not be located within two thousand five
11 hundred (2,500) feet of any of the following: a child day care center, a
12 public or private school, a public or private school bus stop, a park, a
13 public library, a public swimming or wading pool, a commercial
14 establishment that has an on-site or adjacent children's playground, or a
15 place where classes or group activities for children are held, any other
16 group housing, assisted living facility, business licensed for off-site sales
17 of alcoholic beverages, emergency shelter, supportive housing or
18 transitional housing development.
- 19 (6) The parolee-probationer home shall be compatible with the character of the
20 surrounding neighborhood.
- 21 (7) Sufficient on-site parking shall be provided. The precise number of
22 parking spaces required will be determined based upon the operating
23 characteristics of the specific parolee-probationer home.
- 24 (8) Both indoor and outdoor common areas shall be provided on site.
- 25 (9) On-site staff supervision shall be required during all hours of the parolee-
26 probationer home operation.
- 27 (10) Individual client stays shall not exceed 180 days.
- 28

- c. SPECIAL NOTICING REQUIREMENTS. In addition to any other requirements of Section 18.28 of this ordinance, all owners of real property which is located within one thousand (1,000) feet of the exterior boundaries of the subject property on which the parolee-probationer home is proposed, as such owners are shown on the last equalized assessment roll and any update, shall be notified of the proposed conditional use permit and any public hearing on the proposed parolee-probationer home.
- d. EXISTING PAROLEE-PROBATIONER HOMES REQUIRE A PERMIT. Any existing parolee-probationer home that has not complied with these requirements is in violation of this ordinance and is subject to appropriate enforcement, legal procedures and penalties.
- e. ABANDONMENT OF USE. An existing parolee-probationer home established pursuant to any permit discontinued or that discontinues operations for one year or more is deemed abandoned. Any subsequent establishment of a parolee-probationer home at the same location shall be required to first obtain a new conditional use permit.”

Section 9. Section 21.37 of Article XXI of Ordinance No. 348 is amended to read as follows:

“Section 21.37. Half Way House. A rehabilitation center for treatment, counseling, rooming and boarding of persons, not including parolees, probationers, or persons released from state prison to post release community supervision under the “Postrelease Community Supervision Act of 2011” (Penal Code section 3450 et seq.).”

Section 10. A new section 21.56c. of Article XXI of Ordinance No. 348 is added to read as follows:

“Section 21.56c. Parolee. A person convicted of a federal crime and sentenced to a United States federal prison who has received conditional and revocable release in the community under the supervision of a federal parole officer; a person serving a period of supervised community custody as defined by Penal Code

1 section 3000, following a term of imprisonment in a state prison, who is under the
2 supervision of the California Department of Corrections and Rehabilitation,
3 Division of Adult Parole Operations; or an adult or juvenile sentenced to a term in
4 the California Department of Corrections and Rehabilitation, Division of Juvenile
5 Facilities (formerly known as the "California Youth Authority") who has received
6 conditional and revocable release in the community under the supervision of the
7 California Department of Corrections and Rehabilitation, Division of Juvenile
8 Parole Operations."

9 Section 11. A new section 21.56d. of Article XXI of Ordinance No. 348 is added to
10 read as follows:

11 "Section 21.56d. Parolee-Probationer Home. Any residential building, or
12 portion thereof, owned or operated by any person which houses two (2) or
13 more parolee-probationers unrelated by blood, marriage, or legal adoption,
14 in exchange for monetary or non-monetary consideration given or paid by
15 the parolee-probationers, or given or paid by any person on behalf of the
16 parolee-probationers, excluding any state-licensed residential care facility
17 serving six (6) or fewer persons. As used herein, the term parolee-
18 probationers includes parolees, probationers, and/or persons released from
19 state prison to postrelease community supervision under the "Postrelease
20 Community Supervision Act of 2011" (Penal Code section 3450 et seq.).
21 In determining whether a state-licensed residential care facility serves six
22 (6) or fewer persons, the licensee, members of the licensee's family and
23 persons employed as facility staff shall not be counted."

24 Section 12. A new section 21.59f. of Article XXI of Ordinance No. 348 is added to
25 read as follows:

26 "Section 21.59f. Probationer. A person convicted of a felony who has received a
27 suspension of the imposition or execution of a sentence and an order of conditional and revocable
28 release in the community under the supervision of a probation officer."

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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. 915 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anka Behavioral Health, Inc. – Engineer/Representative: Phillip Fomotor - Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (5 Acre Minimum) – Location: Northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane located at 17105 Wide Canyon Road in Sky Valley – 5 Gross Acres - Zoning: One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) - **REQUEST:** The Public Use Permit proposes a 10-bedroom State Licensed Residential Care Facility, which will be operated in partnership with the Riverside County Department of Mental Health. The facility will serve as many as 15 adults ages 18-59 who are experiencing mental illness. The program will offer temporary residential placement for up to 18 months and include support services to residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
November 7, 2012
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jay Olivas, at 951-955-1195 or email jolivas@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

PUP00915

APN: 645-120-019

I, Stella Spadafora, certify that on
(Print Name)

9/6/2012 the attached property owners list
(Date)

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

Distance Buffered: 1500 feet

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 300 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: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

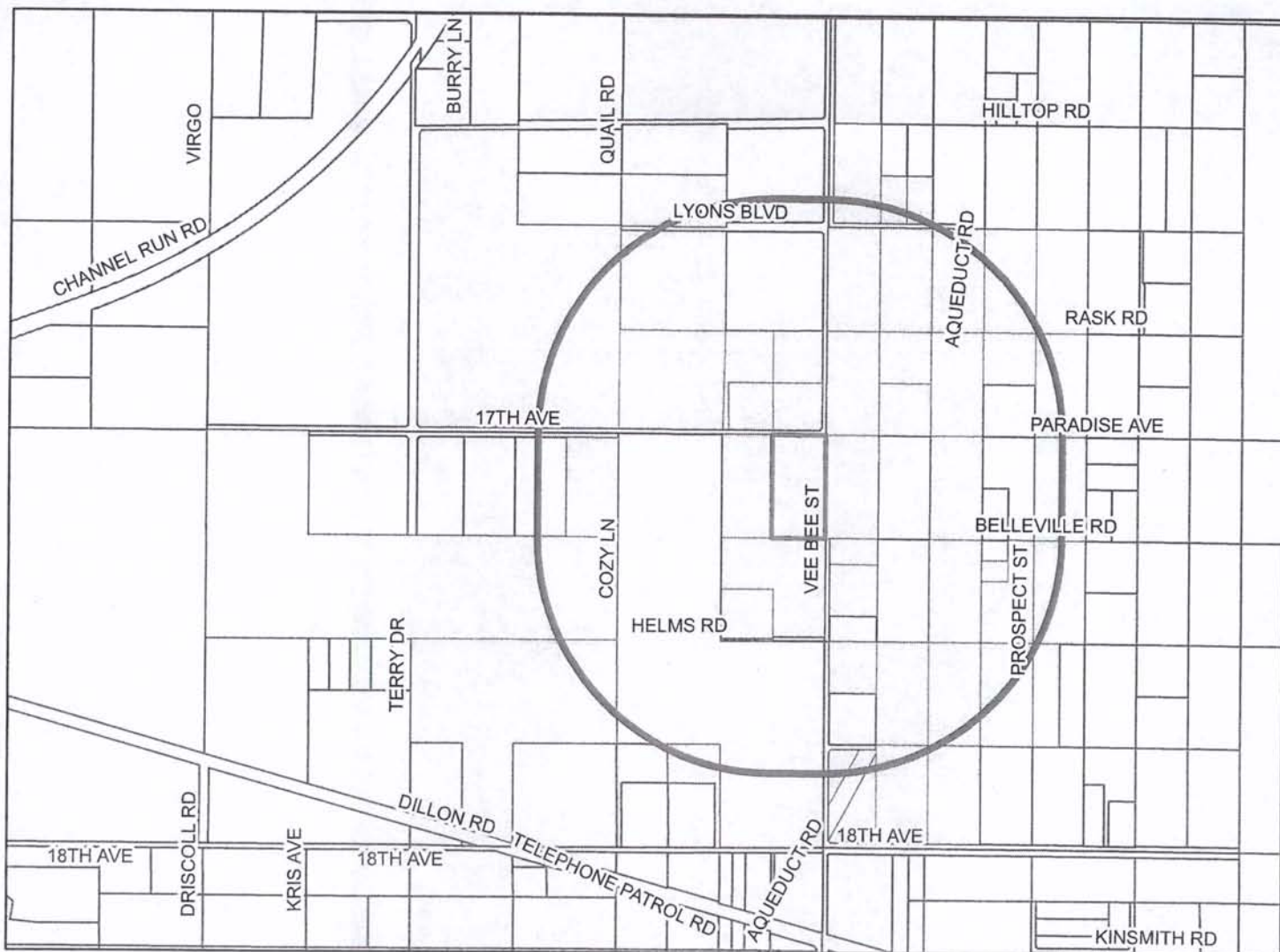
ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

PUP00915

APN 645-120-019



Selected Parcels

645-120-019	645-170-028	645-130-034	645-170-029	645-170-002	645-140-004	645-120-027	645-110-059	645-160-016	645-170-005
645-120-004	645-110-050	645-160-038	645-160-006	645-140-003	645-110-048	645-170-004	645-110-049	645-130-032	645-110-060
645-170-030	645-160-014	645-170-027	645-140-002	645-170-022	645-140-009	645-160-003	645-110-016	645-120-036	645-120-024
645-160-037	645-170-003	645-140-010	645-170-026	645-140-020	645-120-012	645-130-035	645-160-035	645-140-005	645-110-038
645-160-017	645-160-001	645-140-011	645-120-035	645-140-014	645-140-001	645-120-034	645-140-016	645-110-051	



1,000 500 0 1,000 Feet

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

ASMT: 645110016, APN: 645110016
JOYCE TEAGUE, ETAL
24342 EUCALYPTUS AVE
MORENO VALLEY CA 92553

ASMT: 645110060, APN: 645110060
INTERNATIONAL TRADING ZONE
255 N EL CIELO NO 622
PALM SPRINGS CA 92262

ASMT: 645110038, APN: 645110038
CHRISTINE HANICH, ETAL
4650 SANTA RITA RANCH RD
TEMPLETON CA 93465

ASMT: 645120004, APN: 645120004
DFI PROP
PMB 521
4120 DOUGLAS BLV STE 306
GRANITE BAY CA 95746

ASMT: 645110048, APN: 645110048
KEVIN LUCK, ETAL
16955 WIDE CANYON RD
DSRT HOT SPG, CA. 92241

ASMT: 645120012, APN: 645120012
STEVE PSAROUDIS, ETAL
2340 S EL CAMINO REAL 9
SAN CLEMENTE CA 92672

ASMT: 645110049, APN: 645110049
GRETCHEN MCBRIDE
C/O PATRICK MCBRIDE
25211 HUGO RD
LAGUNA NIGUEL CA 92677

ASMT: 645120019, APN: 645120019
ANKA BEHAVIORAL HEALTH INC
1850 GABE WAY STE 900
CONCORD CA 94520

ASMT: 645110050, APN: 645110050
DIANE SMITH
2562 SW BUCKINGHAM AVE
PORTLAND OR 97201

ASMT: 645120024, APN: 645120024
CECELIA ALMANZA, ETAL
72900 18TH AVE
DSRT HOT SPG, CA. 92241

ASMT: 645110051, APN: 645110051
ZAROUG DERDERIAN
1966 PEPPER DR
ALTADENA CA 91001

ASMT: 645120027, APN: 645120027
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 645110059, APN: 645110059
RUTH FOUNTAINE, ETAL
16445 WIDE CANYON RD
DSRT HOT SPG CA 92240

ASMT: 645120034, APN: 645120034
ONEAUA MIHAJ, ETAL
42510 MAY PEN RD
INDIO CA 92201

ASMT: 645120035, APN: 645120035
KRISTEN SEFTEL, ETAL
17355 WIDE CANYON RD
DSRT HOT SPG, CA. 92240

ASMT: 645140003, APN: 645140003
FRANCES NOCHE
16755 AQUEDUCT RD
DSRT HOT SPG, CA. 92241

ASMT: 645120036, APN: 645120036
JOHN SCHOOLEY
1200 LOMA VISTA WAY
VISTA CA 92084

ASMT: 645140004, APN: 645140004
WHITNEY JACOBS, ETAL
321 1/2 EL DORADO
ARCADIA CA 91006

ASMT: 645130032, APN: 645130032
LINDA LEVENTHAL, ETAL
73100 LYONS BLV
DSRT HOT SPG, CA. 92241

ASMT: 645140005, APN: 645140005
RAMIRO VILLALOBOS, ETAL
73300 RASK RD
DSRT HOT SPG, CA. 92241

ASMT: 645130034, APN: 645130034
ARTEMIO MORALES
73200 LYONS BLV
DSRT HOT SPG, CA. 92240

ASMT: 645140009, APN: 645140009
JERRY JAYCOCKS
P O BOX 24
PALM SPRINGS CA 92263

ASMT: 645130035, APN: 645130035
SANDRA CANTU, ETAL
73250 LYONS BLV
DSRT HOT SPG, CA. 92241

ASMT: 645140010, APN: 645140010
MICHAEL OSBURN
9488 GARDEN KNOLL WAY
LAKESIDE CA 92040

ASMT: 645140001, APN: 645140001
MARGARET WINSLOW, ETAL
C/O MARGARET WINSLOW
P O BOX 1384
AVALON CA 90704

ASMT: 645140011, APN: 645140011
STANLEY AYERS
P O BOX 1306
DESERT HOT SPRINGS CA 92240

ASMT: 645140002, APN: 645140002
LORI GLASS, ETAL
12832 COUNTRY PL
YUCAIPA CA 92399

ASMT: 645140014, APN: 645140014
JACQUELINE CARROLL, ETAL
74711 DILLON RD SPC 9102
DSRT HOT SPGS CA 92241

ASMT: 645140016, APN: 645140016
WILFRIED MEYER
138 N STEVENS
ORANGE CA 92868

ASMT: 645160017, APN: 645160017
PHILIP LEWIS, ETAL
73240 HELMS RD
DESERT HOT SPRINGS CA 92240

ASMT: 645140020, APN: 645140020
PAT DOYLE
305 GREEN BRIAR ST APT 18
DERIDDER LA 70634

ASMT: 645160035, APN: 645160035
BARBARA CRUZ, ETAL
73275 BELLEVILLE RD
DSRT HOT SPG, CA. 92241

ASMT: 645160001, APN: 645160001
LISA TOSTI, ETAL
1207 W 18TH AVE
EMPORIA KS 66801

ASMT: 645160037, APN: 645160037
LEONARD ZAMBEL
17300 WIDE CANYON RD
DSRT HOT SPG, CA. 92241

ASMT: 645160003, APN: 645160003
JODY CAP
17050 AQUEDUCT RD
DSRT HOT SPG, CA. 92241

ASMT: 645160038, APN: 645160038
COLETTE BRACKEN, ETAL
P O BOX 183
THOUSAND PLMS CA 92276

ASMT: 645160006, APN: 645160006
JOHN WILLIAMS, ETAL
C/O WILLIAMS JOHN T
P O BOX 7028
VENTURA CA 93006

ASMT: 645170002, APN: 645170002
BART ATKINSON
17600 AQUEDUCT RD
DSRT HOT SPG, CA. 92241

ASMT: 645160014, APN: 645160014
BETTY TARAS, ETAL
1143 N FAIRVALE AVE
COVINA CA 91722

ASMT: 645170003, APN: 645170003
LAWRENCE HAMLIN, ETAL
C/O LEORA HAMLIN
227 STEDMAN PL
MONROVIA CA 91016

ASMT: 645160016, APN: 645160016
MARILYN FIDDAMENT, ETAL
73325 PARADISE AVE
DSRT HOT SPG CA 92241

ASMT: 645170004, APN: 645170004
GEORGE MARLINGA
73277 HELMS RD
DSRT HOT SPG, CA. 92241

ASMT: 645170005, APN: 645170005
WILLIAM ERSKINE, ETAL
C/O WILLIAM N ERSKINE
12920 VIA DEL VALEDOR
SAN DIEGO CA 92129

ASMT: 645170022, APN: 645170022
A MARKS, ETAL
2521 MOUNT BEACON TER
LOS ANGELES CA 90068

ASMT: 645170026, APN: 645170026
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 645170027, APN: 645170027
CINDY WAGNER, ETAL
34858 COUNTY LINE RD
YUCAIPA CA 92399

ASMT: 645170028, APN: 645170028
KEVIN JOHNSON, ETAL
13009 LAKESHORE DR
LAKESIDE CA 92040

ASMT: 645170029, APN: 645170029
REGINA LOGAN, ETAL
73200 18TH ST
DSRT HOT SPG, CA. 92241

ASMT: 645170030, APN: 645170030
J DIETRICH
3448 LONDONDERRY CT
ROANOKE VA 24018

PUP00915 10/18/2012 3:45:41 PM

Applicant:
Sharene Kacyra
1850 Gateway Blvd. #900
Concord, CA
94520

Owner:
Anka Behavioral Health, Inc.
1850 Gateway Blvd. #900
Concord, CA 94520

Eng-Rep:
Fomotor Engineering
225 S. Civic Drive Ste. I-5
Palm Springs, CA 92262



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42496, Public Use Permit No. 915

Project Title/Case Numbers

Jay Olivas
County Contact Person

(951) 955-1195
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Anka Behavioral Health, Inc.
Project Applicant

1850 Gateway Boulevard Concord, CA 94520
Address

17105 Wide Canyon Road in Sky Valley, CA.
Project Location

State Licensed Residential Care Facility for up to 15 adults.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 7, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2101.50 + \$64)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\SMP00162R5INOD Form.docx

Please charge deposit fee case#: ZEA42496 ZCFG05868 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Public Use Permit No. 915

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: October 9, 2012

Applicant/Project Sponsor: Anka Behavioral Health, Inc. Date Submitted: January 19, 2012

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at (951) 955-1195.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\smp00162r5\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42496 ZCFG05868

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1200128

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

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

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

Received from: ANKA BEHAVIORAL HEALTH INC \$64.00
paid by: CK 005005
paid towards: CFG05868 CALIF FISH & GAME: DOC FEE
CFG FOR EA42496 & PUP00915
at parcel #: 17105 WIDE CANYON RD DHSP
appl type: CFG3

By _____ Jan 19, 2012 15:48
JCMITCHE posting date Jan 19, 2012

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

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

Additional info at www.rctlma.org