

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

302B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**

July 5, 2016

**SUBJECT: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE PUBLIC USE PERMIT NO. 930** – CEQA Exempt – Applicant: Cynthia Hinds – Engineer/Representative: Cynthia Hinds – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) – Location: North of Dawes Street, south of Hicks Street, east of Brown Street, and west of Haines Street – 0.75 acres – Zoning: Rural Residential (half-acre minimum) (R-R-1/2) – **REQUEST:** Public Use Permit No. 930 is a renewal for expired Public Use Case No. 315-W, which previously established a State licensed residential elderly care facility, for a maximum of 15 residents. APNs: 345-070-037 and 345-070-038. Deposit Based Funds 100%.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on June 1, 2016.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A 5-0 VOTE:**

  
Steve Weiss, AICP  
Planning Director

(Continued on next page)

  
Juan C. Perez  
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> Deposit Based Funds 100%				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:**

APPROVE

County Executive Office Signature

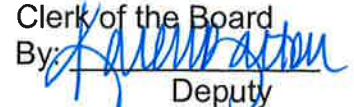
BY:

  
Tina Grande

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None  
Date: July 26, 2016  
xc: Planning

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.:

District: 1st

Agenda Number:

1-3

Departmental Concurrence

☐ A-30 ☐ Positions Added

☐ 4/5 Vote ☐ Change Order

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

**FORM 11: Public Use Permit No. 930**

**DATE:** July 5, 2016

**PAGE:** Page 2 of 2

**FOUND** the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15301 based on the findings and conclusions incorporated in the staff report; and,

**APPROVED PUBLIC USE PERMIT NO. 930**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

The project site includes a single-family detached home and is located north of Dawes Street, south of Hicks Street, east of Brown Street, west of Haines Street, at 21222 Dawes Street, east of the City of Perris. The home has been in continuous operation as a Residential Care Facility for the Elderly ("RCFE") since 1969, currently under the management of Perris Oases, Inc. At the time of establishment in 1969, the facility was licensed for 6 residents and pursuant to Riverside County code at that time, the use was permitted by right. In 1975, the operator of the facility decided to expand the house and the license type to allow for 15 residents. As a result, the operator was required to obtain entitlement approval and Public Use Case No. 315-W was approved in October 1975, allowing for 15 residents. The approval also allowed for the physical expansion of the house and required certain health and safety upgrades to be installed, such as a fire suppression system and fire hydrant. Each of the requirements imposed under the original approval have since been completed.

The conditions of approval for Public Use Case No. 315-W contain a provision for a 10-year life-span of the use. The project was approved in 1975 and expired in 1985. Although the facility has been in continuous operation since the expiration, without the benefit of entitlement, the RCFE State license (Facility Number 330907269) has been renewed annually. Operational reports, prepared by the Department of Social Services, show the facility is in good standing, with no major violations.

This project is a request to approve a new Public Use Permit for the continued use of an existing RCFE, for a maximum of 15 residents. There is no new construction or expansion of the use proposed under this application. Standard Conditions of Approval associated with a Public Use Permit have been imposed; however, there is no new future expiration date for this use. The operator is required to continue obtaining an annual State license renewal, as well as remain in compliance with all State requirements for operating a RCFE.

This project was heard before the Planning Commission on June 1, 2016. Staff provided a brief presentation to the Planning Commission. The project was approved unanimously with no public testimony.

**Board Action**

The Planning Commission's decision is final, and no action by the Board of Supervisors is required, unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission Hearing.

**ATTACHMENTS**

- A. PLANNING COMMISSION MINUTES**
- B. INDEMNIFICATION AGREEMENT**
- C. PLANNING COMMISSION STAFF REPORT PACKAGE**



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**ORIGINAL**

Steve Weiss, AICP  
Planning Director

**DATE:** June 30, 2016

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT: PUBLIC USE PERMIT NO. 930**

(Charge your time to these case numbers)

3023  
7/26/2016

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

- |                                                                                                 |                                                                                                 |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Place on Administrative Action                              | <input type="checkbox"/> Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA)        |
| <input checked="" type="checkbox"/> Receive & File                                              |                                                                                                 |
| <input type="checkbox"/> EOT                                                                    |                                                                                                 |
| <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 checked="" type="checkbox"/> CEQA Exempt                                                 |
| <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)   |

**Request for August 23 BOS Hearing**

**3 Extra sets were taken to:  
Clerk of the Board**

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



Agenda Item No.: 4.2  
Area Plan: Mead Valley  
Zoning District: Mead Valley  
Supervisory District: First  
Project Planner: John Earle Hildebrand III  
Planning Commission: June 1, 2016

PUBLIC USE PERMIT NO. 930  
CEQA Exempt: Section 15301  
Applicant: Cynthia Hinds

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The project site includes a single-family detached home and is located north of Dawes Street, south of Hicks Street, east of Brown Street, west of Haines Street, at 21222 Dawes Street, east of the City of Perris. The home has been in continuous operation as a Residential Care Facility for the Elderly ("RCFE") since 1969, currently under the management of Perris Oases, Inc. At the time of establishment in 1969, the facility was licensed for 6 residents and pursuant to Riverside County code at that time, the use was permitted by right. In 1975, the operator of the facility decided to expand the house and the license type to allow for 15 residents. As a result, the operator was required to obtain entitlement approval and Public Use Case No. 315-W was approved in October 1975, allowing for 15 residents. The approval also allowed for the physical expansion of the house and required certain health and safety upgrades to be installed, such as a fire suppression system and fire hydrant. Each of the requirements imposed under the original approval have since been completed.

The conditions of approval for Public Use Case No. 315-W contain a provision for a 10-year life-span of the use. The project was approved in 1975 and expired in 1985. Although the facility has been in continuous operation since the expiration, without the benefit of entitlement, the RCFE State license (Facility Number 330907269) has been renewed annually. Operational reports, prepared by the Department of Social Services, show the facility is in good standing, with no major violations.

This project is a request to approve a new Public Use Permit for the continued use of an existing RCFE, for a maximum of 15 residents. There is no new construction or expansion of the use proposed under this application. Standard Conditions of Approval associated with a Public Use Permit have been imposed; however, there is no new future expiration date for this use. The operator is required to continue obtaining an annual State license renewal, as well as remain in compliance with all State requirements for operating RCFE.

Pursuant to the California Department of Social Services ("CDSS"), who issues and maintains this type of license, they have provided the following definition and operational provisions:

A Residential Care Facility for the Elderly ("RCFE"), sometimes called "Assisted Living" or "Board and Care", is a residential home for seniors aged 60 and over who require or prefer assistance with care and supervision. They are non-medical facilities that provide room, meals, housekeeping, supervision, storage and distribution of medication, and personal care assistance with basic activities like hygiene, dressing, eating, bathing and transferring.



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California )  
 County of Los Angeles )  
 On June 16, 2016 before me, MIKE KOOK LEE (NOTARY PUBLIC)  
 Date Here Insert Name and Title of the Officer  
 personally appeared CYNTHIA V. HINDS  
 Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]  
 Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

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

### Description of Attached Document

Title or Type of Document: ADJUDICATION AGREEMENT Document Date: 6-16-16  
 Number of Pages: FIVE Signer(s) Other Than Named Above: STEVEN HINDS

### Capacity(ies) Claimed by Signer(s)

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

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



An RCFE must meet the care and safety standards set by the State and are licensed and inspected by the Department of Social Services, Community Care Licensing (CCL) on an annual basis. There is not a specific staff to resident ratio for a licensed RCFE. California law requires that facility personnel shall at all times be sufficient in numbers, qualifications, and competency to provide the services necessary to meet resident needs, and to ensure their health, safety, comfort, and supervision. (California Health and Safety Code, Sections 1569.269(a)(6), 1569.618(c); CCR, Title 22, Section 87411.)

The County of Riverside is proposing a substantial revision to Zoning Ordinance No. 348.4818, Article XIXe – Congregate Care Residential Facilities. The revision will update the County's Zoning Code to include a more complete listing of all types of residential care facilities as defined by the State, and address the entitlement process more clearly. This use, as proposed, complies with both the existing Zoning Ordinance and the proposed revision, as it relates to land use and development standards. However, the revision will require all future proposed residential care facilities to be approved under a Conditional Use Permit, rather than a Public Use Permit. Given that this project is being proposed for approval under a "Use Permit" and complies with both the existing Zoning Ordinance and proposed revised Ordinance, the project will still be in conformance upon adoption of the new code.

**SUMMARY OF FINDINGS:**

- |                                                |                                                                                   |
|------------------------------------------------|-----------------------------------------------------------------------------------|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Low Density Residential (RC-LDR) (1/2 Acre minimum)              |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC-LDR) (1/2 Acre minimum) on all sides |
| 3. Existing Zoning (Ex. #2):                   | Rural Residential – ½ Acre minimum (R-R-1/2)                                      |
| 4. Surrounding Zoning (Ex. #2):                | Rural Residential – ½ Acre minimum (R-R-1/2)                                      |
| 5. Existing Land Use (Ex. #1):                 | Residential elderly care facility                                                 |
| 6. Surrounding Land Use (Ex. #1):              | Single-family homes on all sides                                                  |
| 7. Project Data:                               | Total Acreage: 0.75                                                               |
| 8. Environmental Concerns:                     | CEQA Exempt per Section 15301                                                     |

**RECOMMENDATIONS:**

**FIND** the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

**APPROVE** PUBLIC USE PERMIT NO. 930, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Low Density Residential (RC: LDR) within the Mead Valley Area Plan.
2. The existing use, a Residential Care Facility for the Elderly, is consistent with the Rural Community: Low Density Residential (RC: LDR) General Plan Land Use Designation.



3. The project site is surrounded by properties which are Designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre minimum) to the north, south, east, and west.
4. The Zoning Classification for the project site is Rural Residential – ½ acre minimum (R-R-1/2).
5. The existing use, a Residential Care Facility for the Elderly, is permitted in the Rural Residential – ½ Acre minimum zone(s), based on County Ordinance No. 348, Section 18.29.A.5, which states that any home or other facility for the aged or children that is licensed by the California Department of Social Services, or by the Riverside County Department of Public Social Services, not including a home or facility that serves six or fewer children or aged persons, nor a large family day care home that serves seven to twelve children. Said facilities shall be developed in accordance with the standards set forth in Sections 19.102 and 19.103 of this ordinance.
6. Pursuant to Zoning Ordinance 348, Section 19.102, this project meets the following Congregate Care Residential Facilities development standards:
  - A. Density – The project site contains one existing single-family home, consistent with the underlying Rural Residential Zoning Classification of one dwelling unit per ½ acre minimum, which meets this development standard.
  - B. Location – The project site lies within an urbanized area. All necessary infrastructure to support the use, including roads, utilities, and services are existing, meeting this development standard.
  - C. Elevators – The facility is a single-story dwelling unit. As a result, an elevator is not required and this development standard does not apply.
  - D. Dwelling Units – The project site includes a single family home, which has been previously expanded under County building permits, for the purpose of establishing a 15 bed maximum, Residential Care Facility for the Elderly. Room sizes, implementation of accessibility standards, kitchen and bathroom facilities, have all been constructed pursuant to State building code and in conjunction with the State license for the facility. This development standard has been met.
  - E. Hallways and Walkways – The project site includes an existing single family home, previously modified under County building permits, to support an elderly care facility. All hallways and walkways have been constructed in support of this use to minimize length and grade for easy access, which meets this development standard.
  - F. Open Space and Recreation Facilities – The project site includes an existing single family home whereby 40% of the site is undeveloped open space. Furthermore, 25% of the site includes recreational facilities such as outside seating, BBQ area, front patio, and a garden area, meeting the minimum open space requirements of this development standard.
  - G. Yard Setbacks – The project site includes an existing single family home, meeting the required building setback per the Rural Residential Zoning Classification. Furthermore the site includes additional parking spaces in support of the Residential Care Facility for



the Elderly which are located 10 feet from the front property line, meeting this development standard.

- H. Building Height – The project site includes an existing one-story, single-family home and does not exceed a structure height of 40-feet, meeting this development standard.
  - I. Trash Areas – Solid waste disposal is easily accommodated and regularly serviced, as the project site includes an existing single family home. Trash service to the site is conducted on a weekly basis, meeting this requirement.
  - J. Screening – There is a six foot high solid wall running along the internal property lines, providing privacy from the surrounding properties, which meets this development standard.
  - K. Parking – The project site includes a single family home, however, 20 additional parking spaces and a central drive-aisle have been previously added in support of the existing Residential Care Facility for the Elderly. This project meets this development standard as well as the provisions under Section 18.12 Off-Street Vehicle Parking, which requires 1 parking space per 3 beds and 1 space per 3 employees. The facility can support a maximum of 15 persons, which requires 5 parking spaces. The balance of the parking spaces are provided for employees and visitors.
  - L. Access – A single access point to the facility is provided along Haines Street, which is a fully improved local street. Access to the site can be made by all public services, which meets this development standard.
  - M. Supportive Services – the project site includes the following services, meeting this development standard: One washing machine and dryer set, weekly housekeeping, communication system, and a centralized dining area.
  - N. Public Transit Access – The front drive-aisle and parking area is large enough to accommodate public transit vehicles, which meets this development standard.
7. The existing use, a Residential Care Facility for the Elderly, is consistent with the development standards set forth in the Rural Residential – ½ Acre minimum (R-R-1/2) zone, based on County Ordinance No. 348, Section 5.2, which allows for a maximum structure height of 40 feet, which the existing house does not exceed, requires a minimum half-acre lot size with minimum width of 80-feet, which the site complies with, and requires adequate automobile storage space, which the site provides for and includes approximately 20 onsite parking spaces.
8. The project site is surrounded by properties which have a Zoning Classification of Rural Residential – ½ Acre minimum (R-R-1/2).
9. Single-family residential uses have been constructed and are operating in the project vicinity.
10. This project site is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).



11. This project site is located within the City of Perris Sphere of Influence. A project description was transmitted to the City of Perris on March 30, 2016 with a request for comments. No comments have been received from the City regarding this project.
12. The proposed project has been determined to be categorically exempt from CEQA, as set forth per section 15301 (Existing Facilities) of the CEQA Guidelines. This section includes the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion beyond that existing at the time of the lead agency's determination. The project scope involves the renewal of a previously expired Public Use Case for the continued operation of a State licensed Residential Care Facility for the Elderly. No new construction or other expansion is being proposed. Because all aspects of the project are exempt under Section 15301, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15301 exemption applies.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC: LDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R-1/2) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The California Department of Social Services maintains licensing and oversight of the use and shall continue to issue annual license renewals and conduct regular inspections of the facility.
4. The public's health, safety, and general welfare are protected through project design and the proposed use will not be detrimental to the health, safety, or general welfare of the community.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project is exempt from the provisions of CEQA.
7. The proposed project will not preclude reserve design for the WRCMSHCP.

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. A High Fire Area; or
  - c. A Liquefaction Area.
3. The project site is located within:
  - a. The City of Perris sphere of influence; and

b. CSA Mead Valley, No. 117.

4. The project site is currently designated as Assessor's Parcel Numbers 318-052-014 and 318-052-015.



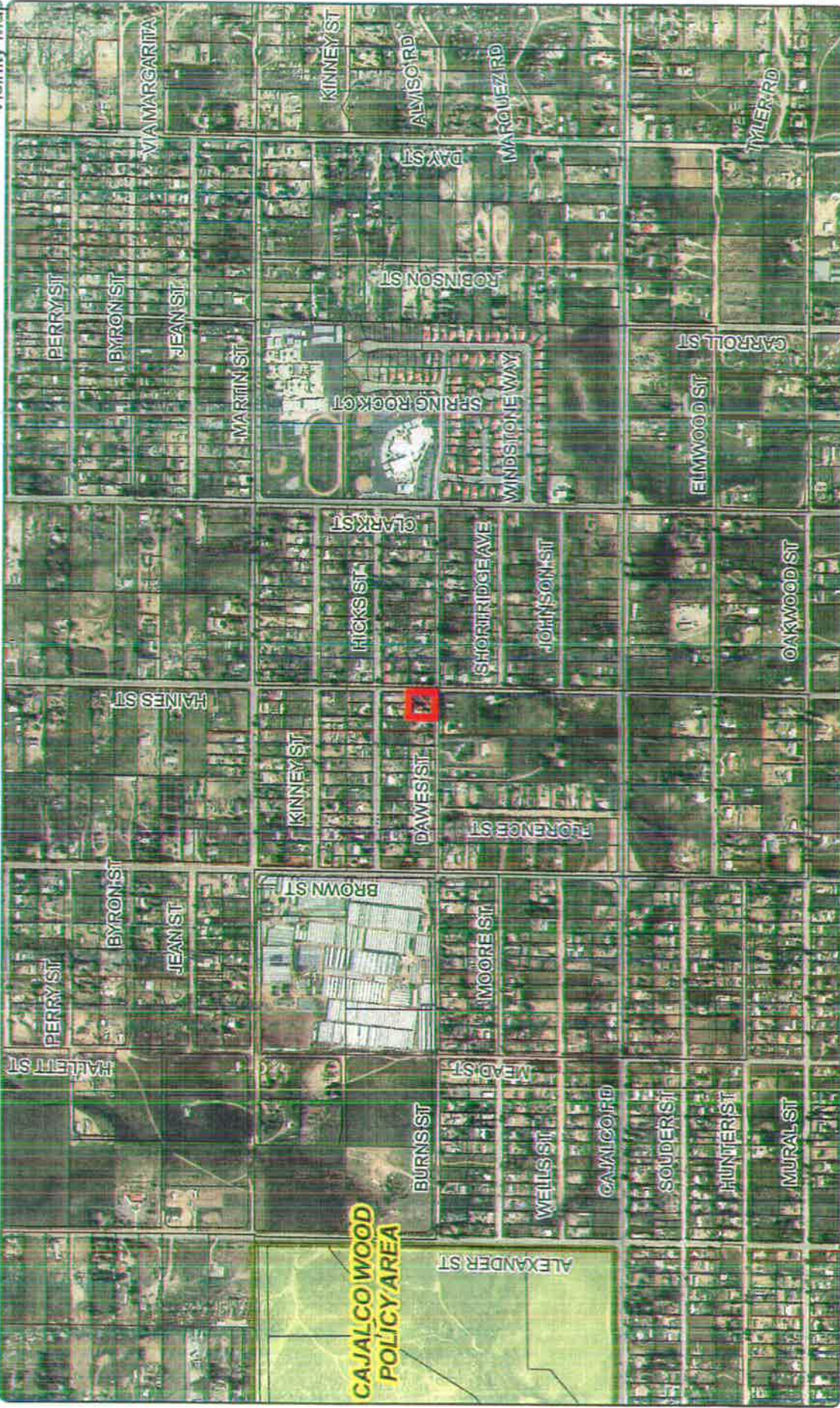
# RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00930

## VICINITY/POLICY AREAS

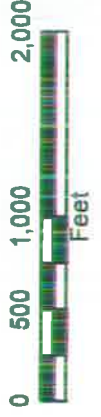
Supervisor: Jeffries  
District 1

Date Drawn: 03/30/2016  
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: The County of Riverside, its Board of Supervisors, and its Planning Department are not responsible for the accuracy of the information provided in this map. The user of this map is advised that the information is provided for informational purposes only and should not be used for any other purpose. The user of this map is advised that the information is provided for informational purposes only and should not be used for any other purpose. The user of this map is advised that the information is provided for informational purposes only and should not be used for any other purpose.





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JUNE 1, 2016**

**I. AGENDA ITEM 4.2**

**PUBLIC USE PERMIT NO. 930** – CEQA EXEMPT – Applicant: Cynthia Hinds – Engineer/  
Representative: Cynthia Hinds – First Supervisorial District – Mead Valley Zoning District – Mead  
Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) – Location: North of Dawes  
Street, south of Hicks Street, east of Brown Street, and west of Haines Street – 0.75 acres –  
Zoning: Rural Residential, half-acre minimum (R-R-1/2).

**II. PROJECT DESCRIPTION:**

Public Use Permit No. 930 is a renewal for expired Public Use Case No. 315-W, which previously  
established a State licensed residential elderly care facility, for a maximum of 15 residents.

**III. MEETING SUMMARY:**

Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

No one spoke in favor, in opposition, or in a neutral position to the proposed project.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Chairman Leach, 2<sup>nd</sup> by Commissioner Hake

A vote of 5-0

**FOUND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(CEQA); and,**

**APPROVED PUBLIC USE PERMIT NO. 930.**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please  
contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org).



## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Cynthia V. Hinds, Trustee or Her Successor in Trust, of the Hinds Trust B dated April 22, 1988 ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 318-052-015 and 318-052-014 ("PROPERTY"); and,

**WHEREAS**, on March 8, 2016, PROPERTY OWNER filed an application for Public Use Permit No. 930 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and



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

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

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

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

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



6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:  
Cynthia Hinds  
PO Box 341310  
Los Angeles, CA 90034

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL  
BY: MELISSA R. CUSHMAN 6/30/16  
DATE

Dated: 7-5-16

**PROPERTY OWNER:**  
Cynthia V. Hinds, Trustee or Her Successor in Trust, of the Hinds Trust B dated April 22, 1988

By: Cynthia V. Hinds  
Cynthia V. Hinds  
Trustee

Dated: 6/16/16

SEE ATTACHMENT  
MIKE KOOK LEE  
(NOTARY PUBLIC)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PUP00930

### LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 03/30/2016  
Exhibit 1



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00930

## EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 03/30/2016  
Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (762)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>



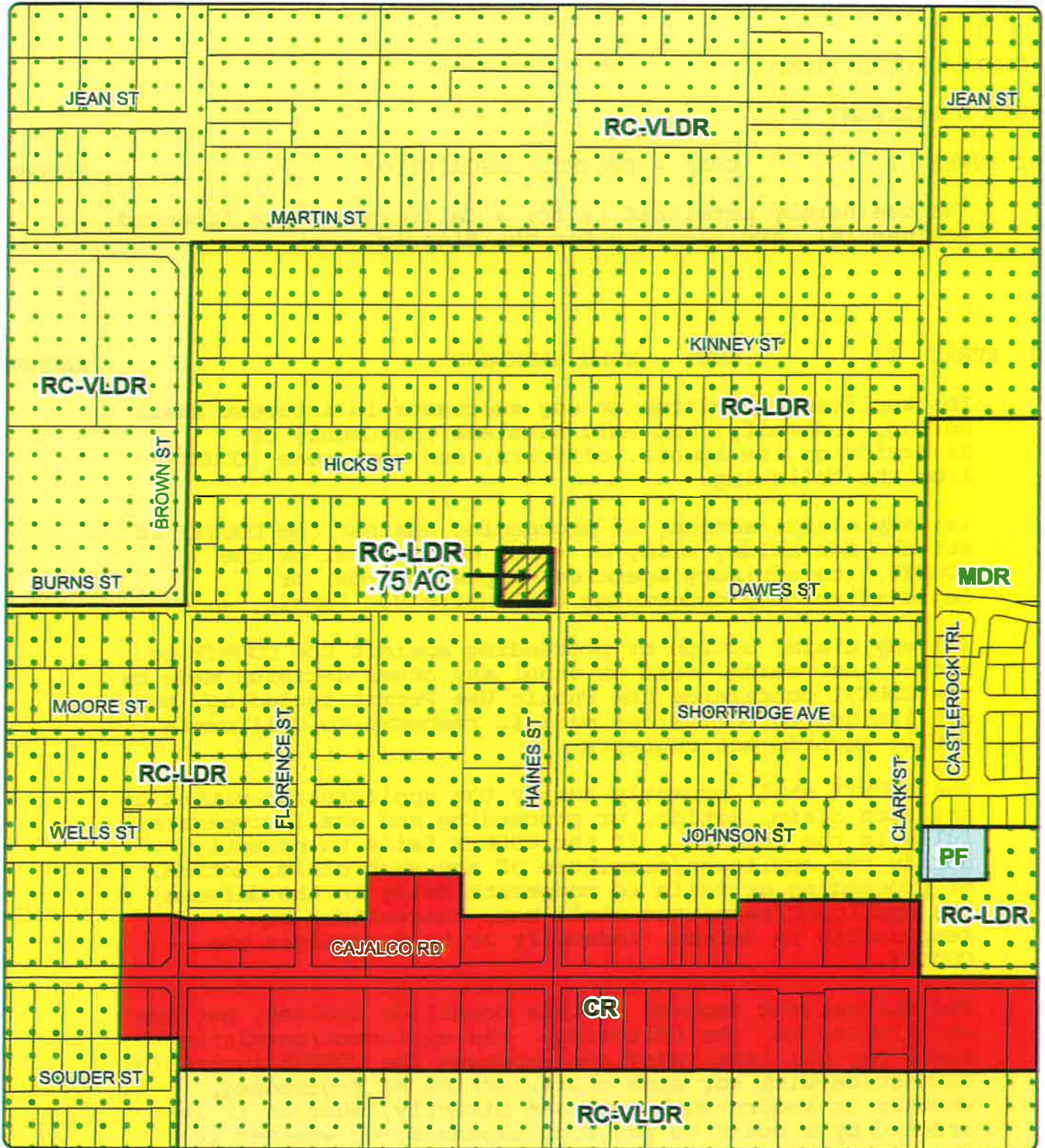
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**PUP00930**

## EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 03/30/2016  
Exhibit 5



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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



05/25/16  
13:56

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PUBLIC USE PERMIT Case #: PUP00930

Parcel: 318-052-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE\* - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a California State licensed Residential Care Facility for the Elderly.

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 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.



05/25/16  
13:56

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PIC USE PERMIT Case #: PUP00930

Parcel: 318-052-014

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 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.

10.PLANNING. 2 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. 7 USE\*- BASIS FOR PARKING

RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12.  
a.(2).b) The number of existing provided parking spaces meets the requirement. No parking spaces shall be removed and no parking spaces shall be converted for an alternate use, such as storage of materials.

10.PLANNING. 18 USE\*- MAINTAIN LICENSING

RECOMMND

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

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 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



05/25/16  
13:56

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PUBLIC USE PERMIT Case #: PUP00930

Parcel: 318-052-014

10. GENERAL CONDITIONS

10.PLANNING. 19           USE - EXTERIOR NOISE LEVELS (cont.)           RECOMMND

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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22           USE - CAUSES FOR REVOCATION           RECOMMND

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

10.PLANNING. 23           USE - CEASED OPERATIONS           RECOMMND

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

10.PLANNING. 32           USE - BUSINESS LICENSING           RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2           USE\*- LIFE OF THE PERMIT           RECOMMND

The life of this Public Use Permit shall not have an expiration date. However, should the use substantially change, a new Public Use Permit or equivalent entitlement shall be required.

05/25/16  
13:56

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

P IC USE PERMIT Case #: PUP00930

Parcel: 318-052-014

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 16

USE - EXISTING STRUCTURES

RECOMMND

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



PERL:63716

November 12, 1973

Mr. H. Thomas  
21272 Daves Road  
Perris, CA 92370

Dear Mr. Thomas:

PUBLIC USE CASE NO. 315-W

Enclosed is a copy of our letter to the Board of Supervisors reporting approval of your application for a residential board and care home in the Head Valley District.

An appeal may be filed in writing to the Board of Supervisors within seven days of the date this report first appears on the Board's agenda.

Attached, also, are extra sets of conditions pertinent to your permit. Please sign the agreement, as indicated, and return to this office in quadruplicate.

Very truly yours,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
A. E. NEWCOMB - PLANNING DIRECTOR

James L. White  
Assistant Planning Director

JLW:dla

Enclosures



7/10-20

RECEIVED  
OCT 7  
RIV. COMP.

RIVERSIDE COUNTY PLANNING COMMISSION  
4086 LEMON STREET  
RIVERSIDE, CALIFORNIA

Comprehensive Health Planning Assoc. of Riverside

PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone M-3  
Oma M. Thomas Mead Valley District  
21222 Daves Road  
Perris, CA 92370

Your comments and recommendations are requested prior to October 14, 1975  
that they may be included in our Staff Report regarding this item.

ATTENTION: E. A. 2462

Board and Care - This does not involve Comprehensive Health Planning.

RECEIVED  
OCT 17 1975

RIVERSIDE COUNTY  
PLANNING COMMISSION

Oct. 14, 1975

SIGNED

D. B. 4000

This public hearing on this matter will be held on October 31, 1975

about



RIVERSIDE COUNTY PLANNING DEPARTMENT  
STAFF REPORT

RECOMMENDATION.

APPROVAL of Public Use Case No. 315-W for a residential board and care home in accordance with District "A" and subject to the proposed conditions.  
as follows:

- 1) A family care home at this location would be compatible with the rural nature of the area.
- 2) The proposed expansion of the family care home is consistent with the General Plan designation of Open Space and Other Agricultural Lands.
- 3) The proposed board and care home is subject to conditions which will protect the residents as well as the community.

FACTS:

- |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) Applicant:               | One E. Thomas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2) Purpose of Request:      | Residential board and care home                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3) Location:                | On the north side of Down Road between Haines Street and Brown Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4) Acreal Size:             | 0.76 <sup>1</sup> acre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5) Existing Zoning:         | Down Street, Haines Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 6) Existing Land Use:       | Family care home, mobilehome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 7) Surrounding Land Use:    | Scattered single family dwellings and mobilehomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 8) Existing Zoning:         | R-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 9) Surrounding Zoning:      | R-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 10) General Plan Element:   | Land Use: Open Space and Other Agricultural Lands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (1969 Riverside Co.)        | Open Space and Conservation Element: Rural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                             | Circulation: Brown Street, 88' secondary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 11) West Pl. Description:   | Applicant's Exhibit "A"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 12) Agency Comments:        | Road Department: Included in proposed conditions.<br>Health Department: Included in proposed conditions.<br>Water Quality Control Bd. #8: Included in proposed conditions.<br>Land Use: Included in proposed conditions.<br>Eastern H&M: Water service is currently available to this property; however, we are not in a position to comment on fire flow requirements which might be established by the Dept. of Fire Protection. Once this figure is available, we would be in position to comment on the availability of fire flow.<br>Fire Protection: Included in proposed conditions.<br>EA No. 2462 was submitted and a negative declaration filed on August 19, 1975. No appeal has been filed within the specified time period. |
| 13) Environmental Impacts:  | None opposing/supporting to this date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 14) Letters For or Against: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

ANALYSIS:

1) Compatibility and Potential Effects:

The applicant has applied for a public use permit to expand an existing residential board and care home to a capacity of 14 adults. It is the understanding of staff that the residents are either mentally or physically handicapped. The home has been operating since 1969 but did not require a public use permit because the total number of residents did not exceed 6. The board and care home appears to be compatible with the scattered single family and mobilehome residences in the area, and a suitable use of the subject property.

2) Consistency with General Plans:

The proposed use is consistent with pertinent General Plan elements.



1. The development of the premises shall conform substantially with that as shown on plot plan marked Exhibit "A" on file with Public Use Case No. 315-W in the office of the Riverside County Planning Department unless otherwise amended by the following conditions.
2. Within 60 days of final approval of this permit by the Board of Supervisors, the permittee shall:
  - a. Comply with all provisions of California 546 and specifically provide the following fire protection:
    - (1) Install a \_\_\_\_\_ pump capable of delivering 1,250 GPM fire flow for a 2 hour duration in addition to domestic or other supply. The computation shall be based upon a minimum of 20 psi residual operating pressure in the supply main from which the flow is measured at the time of measurement.
    - (2) Install Riverside County super fire hydrants so that no point of any building is more than 250 feet from a fire hydrant measured along approved public right of ways.
      - (a) Hydrants shall not be located closer than 25 feet to any building.
      - (b) The end of hydrant barrels and heads shall be painted orange yellow and the caps and nozzle caps shall be painted green.
      - (c) Curb (if installed) shall be painted red 15 feet in either direction from each hydrant.
    - (3) Submit three (3) copies of a water system plan for approval by the Riverside County Department of Fire Protection, or the following certificate from the water company signed by a registered Civil Engineer: "I hereby certify that the design of the water system in Public Use Case No. 315-W is in accordance with the requirements prescribed by the Riverside County Department of Fire Protection".
  - b. Dedicate right-of-way to provide for a standard corner cut back \_\_\_\_\_ at the intersection of \_\_\_\_\_ Street and \_\_\_\_\_ Street. Said dedication shall be at no cost to any government agency.
  - c. Submit three (3) copies of a landscape and parking plan to the County Planning Department for approval delineating genus and species of all plant material. Said landscape plan shall include a sprinkler plan. Said parking plan shall provide information with regard to visitor parking and access for service and delivery vehicles. Said parking area shall be surfaced with decomposed granite to a minimum depth of 2" inches.
  - d. Provide definitive information relative to water supply and sewage disposal to the Riverside County Health Department.



- e. Plans for food preparation area(s) must be submitted to the Riverside County Health Department for review and approval.
- f. Obtain clearance for all structures from the Department of Building and Safety and comply with all the requirements as established by that department.
- g. Obtain clearance from the following public agencies:
 

County Health Department	County Department of Fire Protection
County Planning Department	Water Quality Control Board /S
County Bond Department	Department of Building and Safety

Written evidence of such clearance shall be presented to the Land Use Division of the Department of Building and Safety.

Minimum standards of space, occupancy and ventilation must be met in accordance with housing laws of the State of California.

The use permitted hereby shall terminate on November 1, 1985.

This approval shall be used within one year after final proceedings before the Board of Supervisors, otherwise it shall become null and void and of no effect whatsoever. By "use" is meant substantial construction or substantial utilization of the facilities as approved by this permit.

In the event the use permitted hereby ceases operation for a period of one year or more this permit shall become null and void.

No parking of large vehicles on the premises is prohibited by this permit.

The area around the existing mobilehome shall be landscaped and the mobilehome shall be screened from view by the front property line by shrubs or trees.

All mobilehome and building board and care home shall be removed.

The area between the ground level and the floor of the existing mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.

The number of adults permitted at the premise and by license shall be limited to 14, excluding staff.

# WARRANT

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the Office of Building and Safety will issue a Building Permit or allow occupancy on the use permitted until this signed affirmation, in quadruplicate, has been received by the Planning Commission.

Nov 15 75 Applicant's Signature Anna M. Thomas  
Nov 15 75 Owner's Signature Anna M. Thomas



OCT 31 1975

(1004 - 1236)

10:15 A.M. PUBLIC HEARING

DISTRICT USE CASE NO. 115-1

One H. Thomas

Residential Zoned and Core Area

Zone H-3

Wood Valley District

Fifth Supersectorial District

Property located on the north side of  
Bayer Road between Main Street and  
Brown Street.

(Environmental Assessment No. 2426)

(The public hearing was opened at 10:20 a.m. and was closed at 10:55 a.m.)

Mr. Connors presented the subject application with all maps pertinent thereto along with a detailed portion of the staff's report. The subject parcel size is approximately 0.75 acre, zoned H-3, with a 1963 Riverside County General Plan Land Use Designation of O, or Open and Other Agricultural Land. A family care home and child care center exist on the subject property; surrounding land uses include single family dwellings and child care. A negative declaration was issued August 11, 1975, with no special study within the specified time period. The staff's recommendation for approval based on the findings listed in the staff's report.

(1004)

In response to Councilmember's question, Mr. Connors said it was the recommendation of the staff that the home was a home and care home for physically handicapped children. Mr. Connors introduced Condition No. 10 to be added to the staff's recommendation and to read: "The area between the ground level and the first floor shall be screened from view by an opaque screen or wall or other suitable means." Council member Mahabgar asked about a condition limiting the number of people, and Mr. Connors suggested adding Condition No. 11, to read: "The number of adults permitted on the premise and by license shall be limited to 14, excluding staff."

(1050)

Mr. Connors asked for the right to all persons wishing to present testimony.

PROPOSER: One H. Thomas, 21222 Bayer Road, Perris

APPLICANT: One H. Thomas

DATE OF HEARING: October 31, 1975

(1055)

Mr. Thomas asked for the right to all persons wishing to present testimony. Mr. Connors said it was requested by the staff that the home be screened from view by an opaque screen or wall or other suitable means. Mr. Thomas said they had planned to use plywood for



and are not allowed to ~~run around~~. They do ride bikes. She said they are landscaping the trailer site at present. Mr. Thomas objected to the required blacktopping, because on warm days it could be tracked in on their rugs. She had that experience with a former home she had in Plainsboro. She asked if the 1/2" per gravel could be acceptable, instead, for parking. Her visitors usually park outside the fence.

(910)

Mr. Gommers said that he violated the property he saw evidence of service vehicles on the subject property and entering off Balboa. The traffic the subject was would create, along with the dust problem, would justify requesting blacktop for the driveway and parking area. Mr. Thomas said she was concerned because the girls ride their bikes in that area and they could be hurt if they fall. Also, they sit in that area.

Mr. Gommers said they used their request as the number of service vehicles sighted on the subject property. Mr. Thomas said two of the service vehicles are their own. They had a five alarm system and an aerial dish washer put in for a period of time. They also had a new sewer in in and by inch water piping. They had a brand new air conditioning system put in last year, and have had several other things during the year to maintain it. Council member ~~asked if she could~~ he said at the end of reporting, he still the need for extra service vehicles. Mr. Thomas said seldom do they get anyone who comes into their yard. Balboa Street is paved; Balboa Street, which the subject property fronts, is not paved. They have had no problems with dirt from Balboa Street. Council member is also concerned with the applicant because she is located in a residential area and other properties in the vicinity do not have any paving. Discussion was continued on the modification of Condition No. 2-a.

(915)

Mr. Gommers said they had a Council member agree and supported by Council member ~~asked if she could~~ he said at the end of reporting, he still the need for extra service vehicles. Mr. Thomas said seldom do they get anyone who comes into their yard. Balboa Street is paved; Balboa Street, which the subject property fronts, is not paved. They have had no problems with dirt from Balboa Street. Council member is also concerned with the applicant because she is located in a residential area and other properties in the vicinity do not have any paving. Discussion was continued on the modification of Condition No. 2-a. The words "applicant's concern" in the last sentence should be changed to the words "road gravel". Chairman Harvig asked for comments. Council member ~~asked if she could~~ he said at the end of reporting, he still the need for extra service vehicles. Mr. Thomas said seldom do they get anyone who comes into their yard. Balboa Street is paved; Balboa Street, which the subject property fronts, is not paved. They have had no problems with dirt from Balboa Street. Council member is also concerned with the applicant because she is located in a residential area and other properties in the vicinity do not have any paving. Discussion was continued on the modification of Condition No. 2-a.

1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-3013-3014-3015-3016-3017-3018-3019-3020-3021-3022-3023-3024-3025-3026-3027-3028-3029-3030-3031-3032-3033-3034-3035-3036-3037-3038-3039-3040-3041-3042-3043-3044-3045-3046-3047-3048-3049-3050-3051-3052-3053-3054-3055-3056-3057-3058-3059-3060-3061-3062-3063-3064-3065-3066-3067-3068-3069-3070-3071-3072-3073-3074-3075-3076-3077-3078-3079-3080-3081-3082-3083-3084-3085-3086-3087-3088-3089-3090-3091-3092-3093-3094-3095-3096-3097-3098-3099-3100-3101-3102-3103-3104-3105-3106-3107-3108-3109-3110-3111-3112-3113-3114-3115-3116-3117-3118-3119-3120-3121-3122-3123-3124-3125-3126-3127-3128-3129-3130-3131-3132-3133-3134-3135-3136-3137-3138-3139-3140-3141-3142-3143-3144-3145-3146-3147-3148-3149-3150-3151-3152-3153-3154-3155-3156-3157-3158-3159-3160-3161-3162-3163-3164-3165-3166-3167-3168-3169-3170-3171-3172-3173-3174-3175-3176-3177-3178-3179-3180-3181-3182-3183-3184-3185-3186-3187-3188-3189-3190-3191-3192-3193-3194-3195-3196-3197-3198-3199-3200-3201-3202-3203-3204-3205-3206-3207-3208-3209-3210-3211-3212-3213-3214-3215-3216-3217-3218-3219-3220-3221-3222-3223-3224-3225-3226-3227-3228-3229-3230-3231-3232-3233-3234-3235-3236-3237-3238-3239-3240-3241-3242-3243-3244-3245-3246-3247-3248-3249-3250-3251-3252-3253-3254-3255-3256-3257-3258-3259-3260-3261-3262-3263-3264-3265-3266-3267-3268-3269-3270-3271-3272-3273-3274-3275-3276-3277-3278-3279-3280-3281-3282-3283-3284-3285-3286-3287-3288-3289-3290-3291-3292-3293-3294-3295-3296-3297-3298-3299-3300-3301-3302-3303-3304-3305-3306-3307-3308-3309-3310-3311-3312-3313-3314-3315-3316-3317-3318-3319-3320-3321-3322-3323-3324-3325-3326-3327-3328-3329-3330-3331-3332-3333-3334-3335-3336-3337-3338-3339-3340-3341-3342-3343-3344-3345-3346-3347-3348-3349-3350-3351-3352-3353-3354-3355-3356-3357-3358-3359-3360-3361-3362-3363-3364-3365-3366-3367-3368-3369-3370-3371-3372-3373-3374-3375-3376-3377-3378-3379-3380-3381-3382-3383-3384-3385-3386-3387-3388-3389-3390-3391-3392-3393-3394-3395-3396-3397-3398-3399-3400-3401-3402-3403-3404-3405-3406-3407-3408-3409-3410-3411-3412-3413-3414-3415-3416-3417-3418-3419-3420-3421-3422-3423-3424-3425-3426-3427-3428-3429-3430-3431-3432-3433-3434-3435-3436-3437-3438-3439-3440-3441-3442-3443-3444-3445-3446-3447-3448-3449-3450-3451-3452-3453-3454-3455-3456-3457-3458-3459-3460-3461-3462-3463-3464-3465-3466-3467-3468-3469-3470-3471-3472-3473-3474-3475-3476-3477-3478-3479-3480-3481-3482-3483-3484-3485-3486-3487-3488-3489-3490-3491-3492-3493-3494-3495-3496-3497-3498-3499-3500-3501-3502-3503-3504-3505-3506-3507-3508-3509-3510-3511-3512-3513-3514-3515-3516-3517-3518-3519-3520-3521-3522-3523-3524-3525-3526-3527-3528-3529-3530-3531-3532-3533-3534-3535-3536-3537-3538-3539-3540-3541-3542-3543-3544-3545-3546-3547-3548-3549-3550-3551-3552-3553-3554-3555-3556-3557-3558-3559-3560-3561-3562-3563-3564-3565-3566-3567-3568-3569-3570-3571-3572-3573-3574-3575-3576-3577-3578-3579-3580-3581-3582-3583-3584-3585-3586-3587-3588-3589-3590-3591-3592-3593-3594-3595-3596-3597-3598-3599-3600-3601-3602-3603-3604-3605-3606-3607-3608-3609-3610-3611-3612-3613-3614-3615-3616-3617-3618-3619-3620-3621-3622-3623-3624-3625-3626-3627-3628-3629-3630-3631-3632-3633-3634-3635-3636-3637-3638-3639-3640-3641-3642-3643-3644-3645-3646-3647-3648-3649-3650-3651-3652-3653-3654-3655-3656-3657-3658-3659-3660-3661-3662-3663-3664-3665-3666-3667-3668-3669-3670-3671-3672-3673-3674-3675-3676-3677-3678-3679-3680-3681-3682-3683-3684-3685-3686-3687-3688-3689-3690-3691-3692-3693-3694-3695-3696-3697-3698-3699-3700-3701-3702-3703-3704-3705-3706-3707-3708-3709-3710-3711-3712-3713-3714-3715-3716-3717-3718-3719-3720-3721-3722-3723-3724-3725-3726-3727-3728-3729-3730-3731-3732-3733-3734-3735-3736-3737-3738-3739-3740-3741-3742-3743-3744-3745-3746-3747-3748-3749-3750-3751-3752-3753-3754-3755-3756-3757-3758-3759-3760-3761-3762-3763-3764-3765-3766-3767-3768-3769-3770-3771-3772-3773-3774-3775-3776-3777-3778-3779-3780-3781-3782-3783-3784-3785-3786-3787-3788-3789-3790-3791-3792-3793-3794-3795-3796-3797-3798-3799-3800-3801-3802-3803-3804-3805-3806-3807-3808-3809-3810-3811-3812-3813-3814-3815-3816-3817-3818-3819-3820-3821-3822-3823-3824-3825-3826-3827-3828-3829-3830-3831-3832-3833-3834-3835-3836-3837-3838-3839-3840-3841-3842-3843-3844-3845-3846-3847-3848-3849-3850-3851-3852-3853-3854-3855-3856-3857-3858-3859-3860-3861-3862-3863-3864-3865-3866-3867-3868-3869-3870-3871-3872-3873-3874-3875-3876-3877-3878-3879-3880-3881-3882-3883-3884-3885-3886-3887-3888-3889-3890-3891-3892-3893-3894-3895-3896-3897-3898-3899-3900-3901-3902-3903-3904-3905-3906-3907-3908-3909-3910-3911-3912-3913-3914-3915-3916-3917-3918-3919-3920-3921-3922-3923-3924-3925-3926-3927-3928-3929-3930-3931-3932-3933-3934-3935-3936-3937-3938-3939-3940-3941-3942-3943-3944-3945-3946-3947-3948-3949-3950-3951-3952-3953-3954-3955-3956-3957-3958-3959-3960-3961-3962-3963-3964-3965-3966-3967-3968-3969-3970-3971-3972-3973-3974-3975-3976-3977-3978-3979-3980-3981-3982-3983-3984-3985-3986-3987-3988-3989-3990-3991-3992-3993-3994-3995-3996-3997-3998-3999-4000-4001-4002-4003-4004-4005-4006-4007-4008-4009-4010-4011-4012-4013-4014-4015-4016-4017-4018-4019-4020-4021-4022-4023-4024-4025-4026-4027-4028-4029-4030-4031-4032-4033-4034-4035-4036-4037-4038-4039-4040-4041-4042-4043-4044-4045-4046-4047-4048-4049-4050-4051-4052-4053-4054-4055-4056-4057-4058-4059-4060-4061-4062-4063-4064-4065-4066-4067-4068-4069-4070-4071-4072-4073-4074-4075-4076-4077-4078-4079-4080-4081-4082-4083-4084-4085-4086-4087-4088-4089-4090-4091-4092-4093-4094-4095-4096-4097-4098-4099-4100-4101-4102-4103-4104-4105-4106-4107-4108-4109-4110-4111-4112-4113-4114-4115-4116-4117-4118-4119-4120-4121-4122-4123-4124-4125-4126-4127-4128-4129-4130-4131-4132-4133-4134-4135-4136-4137-4138-4139-4140-4141-4142-4143-4144-4145-4146-4147-4148-4149-4150-4151-4152-4153-4154-4155-4156-4157-4158-4159-4160-4161-4162-4163-4164-4165-4166-4167-4168-4169-4170-4171-4172-4173-4174-4175-4176-4177-4178-4179-4180-4181-4182-4183-4184-4185-4186-4187-4188-4189-4190-4191-4192-4193-4194-4195-4196-4197-4198-4199-4200-4201-4202-4203-4204-4205-4206-4207-4208-4209-4210-4211-4212-4213-4214-4215-4216-4217-4218-4219-4220-4221-4222-4223-4224-4225-4226-4227-4228-4229-4230-4231-4232-4233-4234-4235-4236-4237-4238-4239-4240-4241-4242-4243-4244-4245-4246-4247-4248-4249-4250-4251-4252-4253-4254-4255-4256-4257-4258-4259-4260-4261-4262-4263-4264-4265-4266-4267-4268



(1106)

Mr. TON: It was regularly moved by Council member Edmister, seconded by Council member Marks, and duly carried that Condition No. 2-c be amended by striking the words "asphaltic concrete" from the last sentence and adding instead the words "decorated granite."

ROLL CALL VOTE REQUESTED AS FOLLOWS:

AYES: Council member Marks, Edmister, Ayres, Nieburger, and Darvig

NOES: Council member VanDerVolen

ABSENT: Council member Tolson

(1120)

Mr. Thomas questioned the fire hydrant condition. E.C. said they were willing to put in the hydrant, but could it be used by others at their expense, as it would be the only hydrant in the area.

(1141)

Mr. Schultze, Department of Fire Protection, said their main concern would be for the safety of the subject property, and the fire hydrant is required to protect the home and occupants. However, should any fire occur in the area, the fire hydrant would be used. The water for the hydrant is available from an existing line on Bates Street. Mr. Schultze said the curb and gutter reference could be struck if so desired. Council decided to retain the reference.

(1176)

Mr. Thomas asked what a standard corner cutback was (Condition No. 2-b) and Mr. Ayres explained. He said it would not involve removing any of the buildings. Mr. Thomas said they have a 20-foot easement on Bates and asked whether they could landscape that area. Mr. Ayres said staff could work that out with the city.

(1181)

Mr. Thomas said that some of his clients would be using the lot. He has a 70-year-old father and an 80-year-old mother-in-law who live with him, and who will be moved into the new house with a hired help.

(1197)

After being in session for some time, the Chairman declared the public hearing closed at 10:45 a.m.

FINDINGS: 1) A facility care home at this location would be compatible with the rural character of the area. 2) The proposed expansion of the facility care home is consistent with the General Plan designation of Open Space and Other Agricultural Land. 3) The proposed facility care home is subject to conditions which will protect the residents as well as the community.

(1220)

Mr. TON: Moved on to other business. It was regularly moved by Council member Marks, seconded by Council member Nieburger and unanimously carried that the West



Area Planning Council recommended to the Board of Supervisors approval of Public Use Case No. 315-H in accordance with Exhibit "A" and subject to the conditions set forth, except for Conditions No. 1-9, 10 and 11 amended as indicated above.

\*\*\*\*\*





24164 Mobile Home

Landscaping to be done (garden)

to garden area located due to trees

3 - 100 ft back from the property

(create a new garden area)

PARKING AND LANDSCAPING  
APPROVAL

BY RSS

DATE 1-10-16 CASE NO. 24164





DEPARTMENT OF FIRE PROTECTION

IN COOPERATION WITH THE  
CALIFORNIA DIVISION OF FORESTRY

ELMER CHAMBERS  
COUNTY FIRE WARDEN

OCT 17 1975

RIVERSIDE COUNTY  
PLANNING COMMISSION

P.O. BOX 248  
C STREET & SAN JACINTO AVE.  
PERRIS, CALIFORNIA 92370  
TELEPHONE (714) 697-3183

October 15, 1975

Riverside County Planning Commission  
4080 Lemon Street  
Ninth Floor  
Riverside, California 92501

Reference: Public Use Case No. 315W

Gentlemen:

Provide the following fire protection requirements within 60 days of final approval of the Board of Supervisors, pursuant to Riverside County Ordinance #546:

1. Install a water system capable of delivering 1,250 GPM fire flow for a 2 hour duration in addition to domestic or other supply. The computation shall be based upon a minimum of 20 psi residual operating pressure in the supply main from which the flow is measured at the point of measurement.
2. Install Riverside County super fire hydrants so that no point of any building is more than 250 feet from a fire hydrant measured along approved vehicular travelways.
  - a. Hydrants shall not be located closer than 25 feet to any building.
  - b. Exterior surfaces of hydrant barrels and heads shall be painted chrome yellow and the tops and nozzle caps shall be painted green.
  - c. Curbs (if installed) shall be painted red 15 feet in either direction from each hydrant.
3. Furnish either three copies of a water system plan for approval by the Riverside County Department of Fire Protection, or the following certification from the water company signed by a registered Civil Engineer:  
"I certify that the design of the water system in Public Use Case #315W is in accordance with the requirements prescribed by the Riverside County Department of Fire Protection."
4. Prior to any increase in occupancy of the property being considered all applicable sections of Title 19, California Administrative Code will be adhered to.

*Orlen Ted Pfeiffer*  
ORLEN TED PFEIFFER  
Fire Protection Planning  
and Engineering Officer



ARLIS VILLAGE COUNTY PLANNING COMMISSION  
4000 LEMON STREET  
OVERSIDE, CALIFORNIA

County Dept. of Fire Protection

SUBJECT:

PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone M-3  
Oma M. Thomas  
21222 Dawes Road  
Ferris, CA 92370  
Mead Valley District

Your comments and recommendations are requested prior to October 14, 1975 so that they may be included in our Staff Report regarding this item.

OTHER MAILING OFFICE:

E. A. 2462

STOCKED

Meeting will be held on October 31, 1975 should

ARLIS VILLAGE COUNTY PLANNING COMMISSION, 4000 LEMON STREET, OVERSIDE, CA 92301



RIVERSIDE COUNTY PLANNING COMMISSION  
4080 LEMON STREET  
RIVERSIDE, CALIFORNIA

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County Road Department

RIVERSIDE COUNTY  
PLANNING COMMISSION

SUBJECT: PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone 1-3  
Oma M. Thomas  
21222 Dawes Road  
Perris, CA 92370

01 OCT 16 1975  
RIVERSIDE COUNTY  
PLANNING COMMISSION

It is requested that all interested parties be requested prior to October 14, 1975

that they may be included in our Staff Report regarding this item.

RECEIVED E. A. 2462

October 14, 1975

- 2a. Prior to issuance of a building permit or any use allowed by this permit, applicant shall dedicate additional right of way to provide for a standard corner cut back at the intersection of Haines Street and Dawes Street. Said dedication shall be at no cost to any government agency.
- 2b. No additional road improvements will be required at this time.

Oct 15, 1975

SIGNED

*Irvin F. Lennart*

For public hearing on

matter will be held on October 31, 1975

please

At the County of Riverside, California

County Clerk, 4080 Lemon Street, Riverside, CA 92501

By \_\_\_\_\_

Notary Public

RIVERSIDE COUNTY PLANNING COMMISSION  
4080 LEHON STREET  
RIVERSIDE, CALIFORNIA

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OCT 14 1975

RIVERSIDE COUNTY  
PLANNING COMMISSION

Health Department

SUBJECT: PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone M-3  
Oma M. Thomas Mead Valley District  
21222 Dawes Road  
Perris, CA 92370

Your comments and recommendations are requested prior to October 14, 1975 so that they may be included in our Staff Report regarding this item.

OTHER RELATED CASES: E. A. 2462

COMMENTS:

The Department of Public Health has no objection to issuance of a permit for Public Use Case No. 315-W, contingent on the proponent's fulfillment of the following requirements:

1. Standards of space, occupancy, and ventilation must be met in accordance with the housing laws of California.
2. Plans for food preparation area(s) must be submitted to this Department for approval.
3. Definitive information relative to water supply and sewage disposal shall be filed with this Department for review and approval prior to the beginning of any construction. The proponent must submit a soils data report and/or a certification of clearance from the appropriate Water Quality Control Board.

HRK:lef

DATE: October 14, 1975

SIGNED:

*Harry R. Keontz*  
Harry R. Keontz, Chief/Sanitarian

Public hearing will be held on October 31, 1975

should

PLANNING COMMISSION, 4080 LEHON STREET, RIVERSIDE, CA 92501



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OCT 14 1975

RIVERSIDE COUNTY  
PLANNING COMMISSION

RIVERSIDE COUNTY PLANNING COMMISSION  
4080 LEMON STREET  
RIVERSIDE, CALIFORNIA

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OCT 2 1975

COUNTY OF RIVERSIDE  
DEPT. OF PUBLIC WELFARE

Department of Social Services

PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone M-3  
Oma M. Thomas Mead Valley District  
21222 Dawes Road  
Ferris, CA 92370

Comments and recommendations are requested prior to October 14, 1975  
that they may be included in our Staff Report regarding this item.

THIS CASE IS E. A. 2462

DATE:

10-15-75

This is a state licensed facility.  
Should be sent to:

State Dept of Health  
Licensing Section  
28000 Center Plaza, Room 103  
Santa Ana, Ca. 92701  
714-558-9001



7/11/25  
**County of Riverside**

John Byrd, Permits  
Roger Streeter, Planning

**TO:** Bill Harvey, Land Use

**DATE:** November 24, 1975

**FROM:** Bob Mills, Road Department

**RE:** Daves Road, Public Use Case No. 315-N, Ova H. Thomas

Dedication has been acquired on Daves Road under the above public use case.

Wafk

*By*

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NOV 24 1975

RIVERSIDE COUNTY  
PLANNING COMMISSION



NOTICE OF DETERMINATION

Responsible Agency <b>COUNTY OF RIVERSIDE</b>	Department <b>BOARD OF SUPERVISOR</b>	
Address <b>4080 Lemon St., 14th Floor Co. Administrative Center</b>	City <b>Riverside, CA</b>	Zip <b>92501</b>
Project Sponsor: <b>OMA M. THOMAS, 21222 Daves Road, Perris, Ca 92370</b>		

Project Title and Description:  
**Public Use 315-W, expand existing health care facility**

Project Location:  
**North of Daves between Haines and Brown, Perris area**

The responsible agency has:

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**JUL 23 1976**

☒ Approved or authorized the project;

**RIVERSIDE COUNTY  
PLANNING COMMISSION**

☐ Disapproved the project;

☐ Determined that the project may have a significant effect on the environment and caused an environmental impact report to be prepared pursuant to the California Environmental Quality Act of 1970;

☐ Determined that the project will not have a significant effect on the environment and no environmental impact report was prepared.

DATED: 11-25-75 DONALD D. SULLIVAN, CLERK

Item No. 2.30 By *R. D. Sullivan*  
Deputy

Distribution:

County Clerk (Original)  
Clerk of the Board File (Copy)  
Department (Copy)

**FILED**  
**RIVERSIDE COUNTY**

**JUL 22 1976**

**DO NOT WRITE IN THESE SPACES**

ASSESSMENT EVALUATION REPORT

Responsible Agency: COUNTY OF RIVERSIDE  
Department: PLANNING, ENVIRONMENTAL QUALITY SECTION  
BY: Todd F. Esuler Date: 8-19-75  
Project Sponsor: Oma H. Thomas  
21222 Daves Road  
Perris, California 92370

Project Title and Description:

Public Use 315-W, Expand existing health care facility, North of Daves between  
Haines and Brown, Perris Area

The following is the evaluation of the Planning Department of the above project:

- ☐ 1. That the project is exempt from the provisions of CEQA because:

- ☐ 2. That the provisions of CEQA have previously been complied with, with respect to the project, and there has been no substantial change in either the project as originally reviewed or the circumstances under which the project is to be undertaken. A Negative Declaration or Environmental Impact Report was filed in connection with:

- ☐ 3. That a "lead agency" situation exists with respect to the project and additional time is needed to consult with the other agency or agencies involved in order to complete the evaluation. Other agencies involved include:

- ☒ 4. That the project will not have a significant effect on the environment and that a Negative Declaration has been filed.

- ☐ 5. That the project may have a significant effect on the environment and that an environmental impact report is required.

- ☐ 6. That the following additional information is needed from the project sponsor in order to complete the evaluation.



EA NO. 2462

NEGATIVE DECLARATION

Responsible Agency		Department	
RIVERSIDE COUNTY		PLANNING	
Address	City	Zip	
4080 Lemon Street	Riverside	92501	
Project Sponsor			

One M. Thomas  
21221 Daves Road  
Perris, California 92370

Project Title and Description
Public Use 115-W, Expand existing health care facility, North of Daves between Daves and Brown, Perris Area

It has been determined that the above project will not have a significant effect on the environment for the following reasons:

Review of the proposed project has entailed assessment of potential impacts associated with (1) geological, hydrologic, and soil factors, (2) ecological conditions, and (3) growth inducing aspects such as public facilities and premature development.

Evaluation of the Initial Study (EA # 2462 ) has indicated that due to the scope and nature of the project, and the existing physical conditions, the activity will not have a significant impact on the physical, biological, or socio-economic environment.

The initial study of the project was prepared by Riverside County Planning Department. A copy of the study may be obtained from the Riverside County Planning Department, 11 of Records, 4080 Lemon Street, Riverside, California.

Date: August 19, 1973 (Signature) \_\_\_\_\_  
(Title) Todd F. Seeler  
Associate Planner



# RECEIVED

AUG 11 1975

Staff Only

File No. EA 2462

Receipt No. 48/94

Received by LC

RIVERSIDE COUNTY  
PLANNING COMMISSION

ENVIRONMENTAL ASSESSMENT FORM  
RIVERSIDE COUNTY PLANNING DEPARTMENT

COMPANY APPLICATION FOR Public use permit PU-315-11  
Type of Permit & No.

LOCATION 21222 DAWES ROAD

ADDRESS

APPLICANT OMA M. THOMAS 21222 DAWES RD PERRIS CA 92370 657-7850  
(Please Print) NAME ADDRESS ZIP TELE. NO.

### Background Information

1. Briefly describe the nature of the project or activity.

Residential Board & care home for adults. (14 clients)

2. General Location. Corner of Haines and DAWES Rd. approx 2 1/2 mile  
7395 and 1 block north of Cajalco (take Haines north 1 block.)  
from Cajalco

3. Legal description of project site. Lot 144 of map 81015 pg 49 Rutherford Co. map  
LOT 145 of Rethaven Acres, in County of Riverside, State  
of California by map on file in Book 15 page 49 of maps,  
in order of Riverside Co. Calif. (2 lots.)

4. Describe the project area, including distinguishing natural and manmade characteristics.

This is a rural planned community.

5. Is the project a phase or a portion of a larger project?

If so, identify larger project.

We now have a family care home for 8 if mentally retarded  
mid-Moderately adults and wish to enlarge to (14) full time  
who may be mentally retarded, will be handicapped.

6. Has an Environmental Assessment or Environmental Impact Report previously been prepared that includes the project? If so give date submitted and title of project.

unknown. Has been a guest home since 1969.

7. List every other public agency from whom a lease, permit, license, certificate, or other entitlement for use is necessary before completion of the project?

Department of Health & Social Services, for foster persons.

Health Department

State Treasurer



## Assessment of Environmental Impact.

Answer the following questions by placing a check in the appropriate space. (The applicant should be able to explain or substantiate his response to every question.)

### Characteristics of the Natural Environment.

Yes    No    County

#### 1. Land (Topography, Soils, Geology)

- |                                                                                                                    | <u>Yes</u>               | <u>No</u>                           | <u>County</u> |
|--------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|---------------|
| a. Does the project site involve a unique landform or biological area, such as beaches, sand dunes, marshes, etc.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |               |
| b. Will the project involve construction on slopes of 25% or greater?                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |               |
| c. Is the project to be located in an area of soil instability (subsidence, landslide or severe erosion)?          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |               |
| d. Is the project site located on, or adjacent to a known earthquake fault?                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |               |

#### 2. Water

- |                                                                       |                          |                                     |  |
|-----------------------------------------------------------------------|--------------------------|-------------------------------------|--|
| a. Is the project located within a flood plain?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| b. Does the project involve a natural drainage channel or stream bed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |

#### 3. Flora and Fauna

- |                                                                                                                                                                           |                          |                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--|
| a. Are there any rare or endangered species of plant life in the project area?                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| b. Will any mature trees be removed or relocated?                                                                                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| c. Is the project site adjacent to, or does it include, a habitat, flood source, water source, nesting place or breeding place for a rare or endangered wildlife species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| d. Could the project affect fish, wildlife, reptiles, or plant life?                                                                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| e. Is the project located inside or within 200 feet of a fish or wildlife refuge or reserve?                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |

#### 4. Potential Alteration to Natural Features

- |                                                                                                                                                 |                          |                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--|
| a. Will the project result in the removal of natural resources for commercial purposes (including rock, sand, gravel, oil, trees, or minerals)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |
| b. Will the project involve grading in excess of 300 cu. yds.?                                                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |  |

# Potential Direct Impact of Project.

Yes No C

## 1. Impact on Existing physical surroundings.

### a. Pollution (Air, water, noise, land)

- (1) Will the project create dust, fumes, smoke or odors?
- (2) Will the project involve the burning of any material, including, brush, trees or construction materials?
- (3) Is the project expected to result in the generation of noise levels in excess of those currently existing in the area?
- (4) Will the project involve the application, use, or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?

### b. Applicable Pollution Controls and Standards.

- (1) Will the project require a permit or other approval from any of the following agencies?

State or Regional Water Resources Control Board

County Health Officer

Air Pollution Control District

City or County Planning Commission

U. S. Environmental Protection Agency

County Airport Land Use Commission

- (2) Does the project require variance from established environmental standards (e.g., air quality, noise, water quality)?

## 2. Impact on existing facilities and services.

### a. Circulation.

- (1) Is the project expected to cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?
- (2) Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?
- (3) Will the project involve the use of off-the-road vehicles of any kind (such as trail bikes)?

### b. Water Supply and Sewage Disposal.

- (1) Will the project entail the acquisition of water from wells or surface sources for commercial and/or non-domestic use?
- (2) Will septic tanks be utilized for sewage disposal?



Yes No Count

c. Demand for Service from Special Districts and/or Municipalities or County.

- (1) Will the project require the extension of existing public utility lines?
- (2) Will the project require public services, from an agency, district or public utility which is currently operating at or near capacity?

3. Miscellaneous

- a. Will the project employ equipment which could interfere with existing communication and/or defense systems?
- b. Is the project located within the flight path or noise impact area of an airport?

Potential Indirect Impact of Project.

1. Land Use

- a. Is the proposed project expected to result in other changes in land use either on or off the project site?
- b. Could the project serve to encourage development of presently undeveloped areas, or increase in development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
- c. Is the project adjacent to or within 500 ft. of an existing public facility or site for same?
- d. Is the project inconsistent with any adopted general plan, specific plan or present zoning?
- e. Does the project involve lands currently protected under the Williamson Act or an Open Space Easement?

2. Visual Impact

- a. Is the site for the proposed project adjacent to a designated Scenic Highway or within a Scenic Corridor?
- b. Will the project obstruct any scenic view from existing residential areas, public lands, or public roads?

3. Social/Cultural Impact

- a. Will the project require the relocation of housing or business in order to clear the project site?
- b. Does the project site include or affect a known historical or archeological site?

Statement as to Significant Environmental Effect.

If I have answered yes to one or more of the questions in Section II, but believe the project will have no significant adverse environmental effect, indicate your reasons below.

1(B)

- > County or state health officer inspects our home.
- > I have been requested by the Dept. of Health from Santa Ana to submit to them a zoning <sup>abatement</sup> clearance for a Residential Board & Care Home for adults. The capacity of fourteen guests. I have been previously licensed for family board & care guests at Elgin, Pa. We have said that we and moved here June 1977. This was a license <sup>out</sup> guest home when we purchased the property 5-5
- > we have installed two additional septic tanks with 500 ft. each line, no problems. (3 septic tanks, we had the older septic tank pumped, but had no previous problems.

to the best of my knowledge the above information is true and complete.

to Aug 1 - 1975

Signed Gina M. Thomas  
(Project sponsor)

By Gina M. Thomas

Title owner





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Residential Care for the Elderly

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: Feb 15, 2016

### APPLICATION INFORMATION

Applicant's Name: Perris Oases Inc E-Mail: cynthia90064@aol.com

Mailing Address: PO Box 341 310  
Los Angeles CA 90034  
City State ZIP

Daytime Phone No: (310) 729-7158 Fax No: (310) 837-9324

Engineer/Representative's Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Cynthia Hinds E-Mail: cynthia90064@aol.com

Mailing Address: PO Box 341 310  
CA CA 90034  
City State ZIP

Daytime Phone No: (310) 729-7158 Fax No: (310) 837-9324

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 318052015-7 and 318052014-6

Property Location or Address:

21222 Jance Street, Perris CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Cynthia Hinds

Phone No.: 310-729-7158

Firm Name: Perris Dasea Inc.

Email: cynthia90064@aol.com

Address: ~~5281 W 10~~ Box 34310

LA CA 90034 / 21222 Jance St  
Perris CA 92570

3. APPLICANT INFORMATION:

Applicant Name: Perri-Cynthia Hinds

Phone No.: 310 729 7158

Firm Name: Perris Dasea Inc.

Email: cynthia90064@aol.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Cynthia Hinds Date: Feb 15, 2016

Print Name and Title: Cynthia Hinds

Signature of Property Owner: Cynthia Hinds Date: Feb 15, 2016

Print Name and Title: Cynthia Hinds

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s) #: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_





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



**Juan C. Perez**  
Agency Director

**Carolyn Syms Luna**  
Director,  
Planning Department

**Juan C. Perez**  
Director,  
Transportation Department

**Mike Lara**  
Director,  
Building & Safety Department

**Code**  
Enforcement  
Department

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

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Terris Oates Inc hereafter "Applicant" and Cynthia Hinds "Property Owner".

Description of application/permit use:

Residential Care Facility for the Elderly providing 24 hour  
Care and Supervision

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

**Section 1. Deposit-based Fees**

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

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

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



## APPLICATION FOR LAND USE PROJECT

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

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Cynthia Hinds  
PRINTED NAME OF APPLICANT

Cynthia Hinds  
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.

Cynthia Hinds  
PRINTED NAME OF PROPERTY OWNER(S)

Cynthia Hinds  
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): 318052015, 318052014

Section: \_\_\_\_\_ Township: Perris Range: \_\_\_\_\_



## APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 3/4 of an acre

General location (nearby or cross streets): North of Dawes St, South of Ricks St., East of Brown St, West of Haines

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

providing care and supervision for the elderly 24 hour residential care facility

Related cases filed in conjunction with this application:

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

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

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

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

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

Is water service available at the project site: Yes ☒ No ☐

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

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

Is sewer service available at the site? Yes ☒ No ☐ Septic Tanks

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

## APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards NA

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

Import NA Export NA Neither NA

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

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

How many anticipated truckloads? NA truck loads.

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

Is the project located within 8 1/2 miles of March Air Reserve Base? Yes ☐ No ☐

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

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

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

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

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

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River



## APPLICATION FOR LAND USE PROJECT

### HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) \_\_\_\_\_ Date \_\_\_\_\_

Applicant (2) \_\_\_\_\_ Date \_\_\_\_\_

### HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes ☐ No ☒

**APPLICATION FOR LAND USE PROJECT**

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes ☐ No ☒

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

Owner/Authorized Agent (1) Cynthia H. S. Date Feb 15 2018  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



# NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: 05/12/2016

Principal's signature/initials: JL

Date: 5/12/2016

TO: Planning Commission Secretary

FROM: John Hildebrand

(Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctma.org

SCHEDULE FOR: Planning Commission on 06/01/2016

10-Day Advertisement: Advertisement Exempt from CEQA

PUBLIC USE PERMIT NO. 930 – CEQA EXEMPT – Applicant: Cynthia Hinds – Engineer/Representative: Cynthia Hinds – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) – Location: North of Dawes Street, south of Hicks Street, east of Brown Street, and west of Haines Street – 0.75 acres – Zoning: Rural Residential, half-acre minimum (R-R-1/2) – REQUEST: Public Use Permit No. 930 is a renewal for expired Public Use Case No. 315-W, which previously established a State licensed residential elderly care facility, for a maximum of 15 residents – APNs: 318-052-014 and 318-052-015

## STAFF RECOMMENDATION:

- ☐ APPROVAL (CONSENT CALENDAR)
- ☒ APPROVAL
- ☐ APPROVAL WITHOUT DISCUSSION
- ☐ CONTINUE WITH DISCUSSION TO \_\_\_\_\_
- ☐ CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_
- ☐ CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- ☐ DENIAL
- ☐ SCOPING SESSION
- ☐ INITIATION OF THE GENERAL PLAN AMENDMENT
- ☐ DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- ☐ \_\_\_\_\_

☒ Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

☒ Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$2,200.00, as of 05/12/2016.

CFG Case # CFG05093 - Fee Balance: \$ 50.00

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES ☐ NO ☒

Provide a very brief explanation of controversy (1 short sentence) Located within Highway 79 & EDR Policy Areas



## NOTICE OF PUBLIC HEARING

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

**PUBLIC USE PERMIT NO. 930 – CEQA EXEMPT** – Applicant: Cynthia Hinds – Engineer/ Representative: Cynthia Hinds – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) – Location: North of Dawes Street, south of Hicks Street, east of Brown Street, and west of Haines Street – 0.75 acres – Zoning: Rural Residential, half-acre minimum (R-R-1/2) – **REQUEST:** Public Use Permit No. 930 is a renewal for expired Public Use Case No. 315-W, which previously established a State licensed residential elderly care facility, for a maximum of 15 residents.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: JUNE 1, 2016  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact John Hildebrand, Project Planner at 951-955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/30/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PUP00930 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

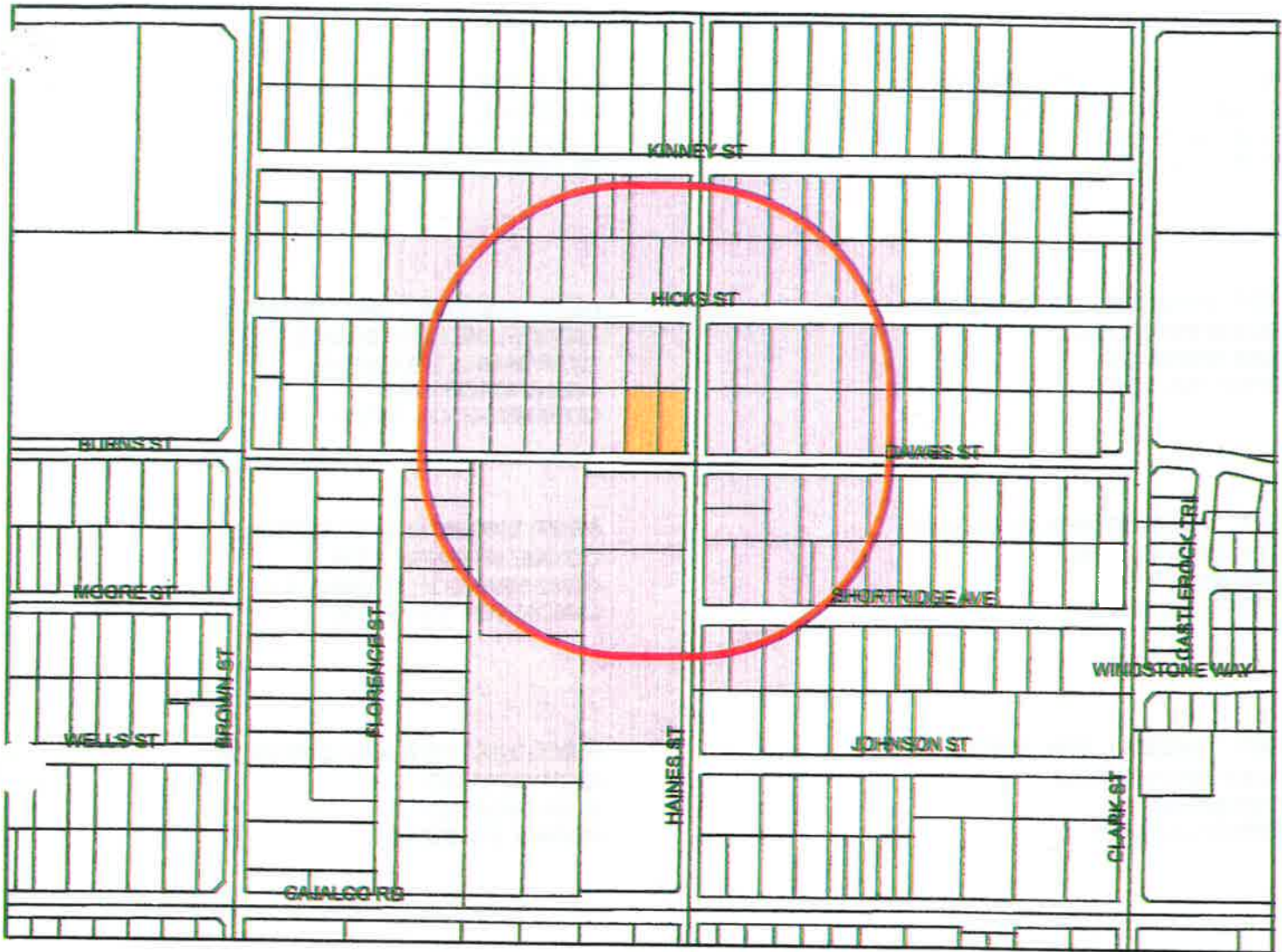
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

# PUP00930 (600 feet buffer)



## Selected Parcels

318-042-001	318-062-003	318-041-002	318-081-024	318-070-001	318-041-012	318-022-009	318-022-010	318-081-019	318-070-008
318-042-023	318-041-001	318-041-013	318-062-002	318-052-014	318-052-015	318-042-003	318-082-003	318-082-002	318-051-005
318-052-013	318-052-010	318-041-014	318-081-026	318-042-006	318-052-019	318-051-007	318-051-013	318-051-014	318-022-013
318-042-005	318-081-027	318-081-021	318-081-022	318-082-001	318-070-007	318-022-007	318-052-008	318-042-020	318-052-017
318-042-019	318-042-024	318-052-020	318-022-008	318-062-004	318-042-021	318-051-008	318-032-005	318-081-004	318-051-006
318-042-002	318-052-018	318-052-021	318-042-022	318-051-011	318-051-012	318-052-006	318-052-007	318-042-004	318-081-023
318-052-016	318-032-001	318-032-002	318-032-003	318-032-004	318-062-001	318-022-011	318-022-012	318-070-002	318-081-003
318-081-029	318-081-025	318-081-020	318-052-012	318-070-009	318-081-028	318-052-009	318-052-011		



550 275 0 550 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: 318022007, APN: 318022007  
NORMA GUERRERO, ETAL  
21784 NANCE ST  
PERRIS CA 92570

ASMT: 318041001, APN: 318041001  
CONSTANCE CLARK  
21258 HICKS ST  
PERRIS, CA. 92570

ASMT: 318022008, APN: 318022008  
LEANNE FETTY, ETAL  
21157 KINNEY ST  
PERRIS, CA. 92570

ASMT: 318041002, APN: 318041002  
JACQUELINE KURTZMAN, ETAL  
C/O NORMAN LEVENSON  
4120 ANDROS WAY  
OCEANSIDE CA 92056

ASMT: 318022010, APN: 318022010  
CELIA MACIAS, ETAL  
21185 KINNEY ST  
PERRIS, CA. 92570

ASMT: 318041012, APN: 318041012  
CONNIE WHEARM, ETAL  
44242 BRANDON THOMAS WY  
LANCASTER CA 93536

ASMT: 318022011, APN: 318022011  
SALVADOR PACHECO  
21205 KINNEY ST  
PERRIS, CA. 92570

ASMT: 318041014, APN: 318041014  
GEORGE LUGO  
21291 HICKS ST  
PERRIS, CA. 92570

ASMT: 318022013, APN: 318022013  
IGNACIO CERVANTES  
19111 HAINES ST  
PERRIS, CA. 92570

ASMT: 318042001, APN: 318042001  
MARIA MARTINEZ, ETAL  
21261 HICKS ST  
PERRIS, CA. 92570

ASMT: 318032004, APN: 318032004  
ROSE COOLEY  
8240 GARFIELD ST  
RIVERSIDE CA 92504

ASMT: 318042002, APN: 318042002  
PEARLIE WRIGGINS  
21275 HICKS ST  
PERRIS, CA. 92570

ASMT: 318032005, APN: 318032005  
MONICA ARREOLA  
355 DIANA ST  
PERRIS CA 92570

ASMT: 318042003, APN: 318042003  
DEANDRE SHERIFF  
21293 HICKS ST  
PERRIS, CA. 92570

ASMT: 318042004, APN: 318042004  
MARTHA GUTIERREZ, ETAL  
21333 HICKS ST  
PERRIS CA 92570

ASMT: 318042023, APN: 318042023  
CARLOS VALDEZ  
11705 CLARK ST  
MORENO VALLEY CA 92557

ASMT: 318042005, APN: 318042005  
ISAIAS OLAGUE  
21325 HICKS ST  
PERRIS, CA. 92570

ASMT: 318042024, APN: 318042024  
JUAN MARES  
19230 HAINES ST  
PERRIS, CA. 92570

ASMT: 318042006, APN: 318042006  
RUFINO QUEZADA, ETAL  
1784 EMERALD WAY  
PERRIS CA 92571

ASMT: 318051005, APN: 318051005  
EDWARD RODRIGUEZ  
26510 TRUMPLE RD  
SUN CITY CA 92585

ASMT: 318042019, APN: 318042019  
JUAN CAMPOS  
21376 KINNEY ST  
PERRIS CA 92570

ASMT: 318051006, APN: 318051006  
LESTER JACKSON, ETAL  
C/O TARA S MOORE  
9202 TREASURE OAK CT  
LORTON VA 22079

ASMT: 318042020, APN: 318042020  
RUTH GAUDIANA, ETAL  
21330 DAWES ST  
PERRIS, CA. 92570

ASMT: 318051007, APN: 318051007  
HILARIO GUTIERREZ  
3505 ORA VISTA AVE  
BAKERSFIELD CA 93309

ASMT: 318042021, APN: 318042021  
MAGDALENA SEGURA  
21310 DAWES ST  
PERRIS, CA. 92570

ASMT: 318051008, APN: 318051008  
MARTHA GONZALEZ  
21164 HICKS ST  
PERRIS, CA. 92570

ASMT: 318042022, APN: 318042022  
RIGOBERTO GONZALEZ  
21294 DAWES ST  
PERRIS, CA. 92570

ASMT: 318052008, APN: 318052008  
JORGE REYES  
21149 HICKS ST  
PERRIS, CA. 92570



ASMT: 318052009, APN: 318052009  
VICTOR HEREDIA  
21161 HICKS ST  
PERRIS, CA. 92570

ASMT: 318052017, APN: 318052017  
MARIA NAVARRO, ETAL  
C/O MARIA E NAVARRO  
18677 MESA DR  
VILLA PARK CA 92661

ASMT: 318052010, APN: 318052010  
GABRIELA DOTTS  
12560 HASTER ST UNIT 194  
GARDEN GROVE CA 92840

ASMT: 318052018, APN: 318052018  
MARISOL CABADA, ETAL  
21168 DAWES ST  
PERRIS, CA. 92570

ASMT: 318052011, APN: 318052011  
EVA BERARDINI, ETAL  
P O BOX 489  
PERRIS CA 92572

ASMT: 318052019, APN: 318052019  
HERMILO PEREZ  
19211 STROH AVE  
CORONA CA 92681

ASMT: 318052012, APN: 318052012  
TANIA VICUNA  
14171 BRENNAN WAY  
SANTA ANA CA 92705

ASMT: 318052020, APN: 318052020  
TIMOTEA TORRES, ETAL  
21124 DAWES ST  
PERRIS, CA. 92570

ASMT: 318052013, APN: 318052013  
ESTELA MONTALVO  
19191 HAINES ST  
PERRIS, CA. 92570

ASMT: 318052021, APN: 318052021  
RICARDO CIRIANI  
45455 LORENZ LN  
TEMECULA CA 92590

ASMT: 318052015, APN: 318052015  
CYNTHIA HINDS  
3289 WOODBINE ST  
LOS ANGELES CA 90064

ASMT: 318062001, APN: 318062001  
ESTELA MENCHACA, ETAL  
21534 MARTIN ST  
PERRIS CA 92570

ASMT: 318052016, APN: 318052016  
ROSAURA CHAVEZ  
21200 DAWES ST  
PERRIS, CA. 92570

ASMT: 318062002, APN: 318062002  
MARTHA CASTRO, ETAL  
19278 FLORENCE ST  
PERRIS, CA. 92570

ASMT: 318062003, APN: 318062003  
MARIA CASTRO, ETAL  
2018 WILLOWBROOK LN  
PERRIS CA 92571

ASMT: 318062004, APN: 318062004  
ENEDINA MARTINEZ, ETAL  
123 EMLTREE DR  
PERRIS CA 92571

ASMT: 318070001, APN: 318070001  
JACKIE CERVANTES, ETAL  
21165 DAWES ST  
PERRIS, CA. 92570

ASMT: 318070002, APN: 318070002  
ALBERT JOHNSON, ETAL  
4655 MINNIER AVE NO 47B  
RIVERSIDE CA 92505

ASMT: 318070007, APN: 318070007  
JONATHAN LAGEMAN  
4123 RICHWOOD AVE  
EL MONTE CA 91732

ASMT: 318070008, APN: 318070008  
BRENDA HURD  
P O BOX 7731  
MORENO VALLEY CA 92552

ASMT: 318070009, APN: 318070009  
TOM MILLENDER  
C/O MILBERT L MILLENDER  
3946 WELLAND AVE  
LOS ANGELES CA 90008

ASMT: 318081004, APN: 318081004  
ELIAS CAMPOS MARTINEZ, ETAL  
2268 COLGATE DR  
COSTA MESA CA 92627

ASMT: 318081019, APN: 318081019  
BENJAMIN CARABALLO  
21370 SHORTRIDGE AVE  
PERRIS, CA. 92570

ASMT: 318081020, APN: 318081020  
SULTAN ABASSY  
14802 DONCASTER RD  
IRVINE CA 92604

ASMT: 318081022, APN: 318081022  
JAMILL MONTOYA  
3380 LA SIERRA NO 104141  
RIVERSIDE CA 92503

ASMT: 318081023, APN: 318081023  
ROGELIO PEREZ  
21292 SHORTRIDGE ST  
PERRIS, CA. 92570

ASMT: 318081024, APN: 318081024  
ANTONIO PATINO  
21280 SHORTRIDGE AVE  
PERRIS, CA. 92570

ASMT: 318081025, APN: 318081025  
SERGIO MACIAS  
20691 BURNS ST  
PERRIS CA 92570



ASMT: 318081026, APN: 318081026  
GEORGE SHELDON  
19280 HAINES ST  
PERRIS, CA. 92570

ASMT: 318081027, APN: 318081027  
ISMAEL TORRES  
19280 HAINES ST  
PERRIS, CA. 92570

ASMT: 318081028, APN: 318081028  
UBEROUS INC  
4195 CHINO HILLS PKY 539  
CHINO HILLS CA 91709

ASMT: 318081029, APN: 318081029  
SAUL OROZCO  
21315 DAWES ST  
PERRIS CA 92570

ASMT: 318082001, APN: 318082001  
JOHNNY DILLDINE  
19360 HAINES ST  
PERRIS, CA. 92570

ASMT: 318082002, APN: 318082002  
DOUGLAS DAVILA  
21275 SHORT RIDGE AVE  
PERRIS, CA. 92570

ASMT: 318082003, APN: 318082003  
KATHLEEN DEMEL, ETAL  
15868 GOLDEN STAR AVE  
RIVERSIDE CA 92506

**Applicant/Owner:**  
Hubert Hinds  
P.O. Box 341310  
Los Angeles, CA 90034

**Applicant/Owner:**  
Hubert Hinds  
P.O. Box 341310  
Los Angeles, CA 90034

**City of Perris**  
Development Services, Planning Division  
101 N. D Street  
Perris, CA 92570





Steve Weiss AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT



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.

Public Use Permit No. 930

Project Title/Case Number

John Earle Hildebrand III, Principal Planner  
County Contact Person

(951) 955-1888  
Phone Number

State Clearinghouse Number (If submitted to the State Clearinghouse)

Cynthia Hinds  
Project Applicant

P.O. Box 341310, Los Angeles, CA 90034  
Address

Northerly of Davis Street, southerly of Ricks Street, easterly of Brown Street, westerly of Haines  
Project Location

The Public Use Permit proposes a renewal of a previously expired public use permit for a State licensed residential elderly care facility.  
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 1, 2016, and has made the following determinations regarding that project:

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

This is to certify that the project is categorically exempt under 15301 - Class 1 Existing Facilities.

  
Signature

John Earle Hildebrand III, Principal Planner  
Title

June 1, 2016  
Date

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
Interim Planning Director

## NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044 ☐ 4080 Lemon Street, 12th Floor ☐ 38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
☒ County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Public Use Permit No. 930

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Davis Street, southerly of Ricks Street, easterly of Brown Street, and westerly of Haines

Project Description: The Public Use Permit proposes a renewal of a previously expired public use permit for a State licensed residential elderly care facility.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Cynthia Hinds, P.O. Box 341310, Los Angeles, CA 90034

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268) ☒ Categorical Exemption (15301 - Class 1)  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) ☐ Statutory Exemption ( )  
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) ☐ Other: \_\_\_\_\_

Reasons why project is exempt: The Public Use Permit proposes a renewal of a previously expired permit for an existing elderly care facility. No new construction is being proposed.

John Earle Hildebrand III

County Contact Person

(951) 955-1888

Phone Number

Signature

Principal Planner

Title

June 1, 2016

Date

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

Revised: 05/12/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA

ZCFG No. 06253 - County Clerk Posting Fee

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1602636

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

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

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

Received from: HINDS HUBERT A  
paid by: CK 2353

\$50.00

NOT REQUIRED

paid towards: CFG06253 CALIF FISH & GAME: DOC FEE  
at parcel: 21230 DAWES ST PERR  
appl type: CFG3

By MGARDNER Mar 08, 2016 12:29  
posting date Mar 08, 2016

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

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