

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



ITEM
1.3
(ID # 6056)

MEETING DATE:

Tuesday, January 23, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3772 AND TO FIND THE PROJECT EXEMPT FROM CEQA PER CEQA GUIDELINES SECTION 15301 (Existing Facilities) – Applicant: Rescare Holdings – Second Supervisorial District - El Cerrito Zoning District - Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – Location: Northerly of El Cerrito Avenue, southeasterly of Ontario Avenue, westerly of Interstate 15, specifically 7550 Ruddell Road, Corona, California – 0.39 Gross Acres – Zoning: One Family Dwellings – 20,000 Square Foot Minimum (R-1-20,000) – REQUEST: The project proposes to permit a 15 bed residential care facility for the elderly with a focus on Alzheimer's care. The previous land use permit for this facility expired on November 14, 2011 – APN: 277-131-004 – Related Cases: PUP00337, PUP00337R1 [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced cases acted on by the Planning Commission on December 20, 2017.

**The Planning Department recommended approval; and,
THE PLANNING COMMISSION:**

FOUND 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,

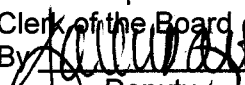
APPROVED CONDITIONAL USE PERMIT NO. 3772, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione 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, Perez and Ashley
Nays: None
Absent: None
Date: January 23, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project proposes to permit a 15 bed residential care facility for the elderly with a focus on Alzheimer's care. The previous land use permit for this facility expired on November 14, 2011. The proposed project will provide special care and environments for residents with either a primary or secondary dementia diagnosis or related disorders. Rescare Holdings, LLC are licensed by the State Department of Social Services, Community Care Licensing Division as a Residential Care Facility for the Elderly to provide care and services to residents age 60 and above.

The Planning Commission considered the project on December 20, 2017. There were no comments from the public. The Planning Commission approved the project with a 4-0 vote (Commissioner Taylor Berger was absent).

Background: The use of the facility was initially established in 1965, and pursuant to a revision in County policy, a Public Use Permit for Ambulatory and Non-Ambulatory Care was obtained on August 3, 1976. On March 5, 2002, the Riverside County Board of Supervisors approved Public Use Permit No. 00337R1 to extend the life of the existing 15-bed congregate care facility for elderly ambulatory and non-ambulatory adults to November 14, 2011. The Public Use Permit expired in November 2011, though the facility has continued to operate since that time. Ordinance No. 348 was revised on June 21, 2016, whereby a Conditional Use Permit is now required for the proposed use of the facility as a Residential Care Facility for the Elderly. Ordinance No. 348, Article XIXe, Section 19.101 C. states a Residential Care Facility for the Elderly is a "State licensed housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision or personal care, or health-related services are provided, based upon their varying needs."

The proposed Conditional Use Permit No. 3772 is a request for the continued use of the existing facility as a Residential Care Facility for the Elderly, 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 Conditional 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

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

State license renewal, as well as remain in compliance with all State requirements for operating a Residential Care Facility for the Elderly.

The facility is located within the Rural Community Low Density Residential General Plan designation (RC LDR). The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The proposed project is located within an existing single family home on an approximately 17,000 square foot lot and meets the preceding requirement.

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 or 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 Residents and Businesses

The impacts of the project have been evaluated through the public hearing process.

Additional Fiscal Information

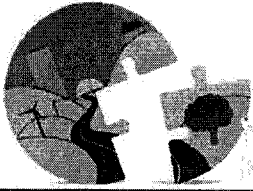
All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS

ATTACHMENT A. Planning Commission Minutes

ATTACHMENT B. Planning Commission Packet


Melissa Noone, Associate Management Analyst 1/12/2018



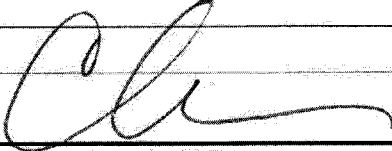
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.2

Planning Commission Hearing: December 20, 2017

PROPOSED PROJECT

Case Number(s):	CUP03772	Applicant:	Rescare Holdings, LLC
CEQA Exempt	15301 "Existing Facilities"	Representative:	James Tran
Area Plan:	Temescal Canyon	 Charissa Leach, P.E. Assistant TLMA Director	
Zoning Area/District:	El Cerrito District		
Supervisory District:	Second District		
Project Planner:	Brett Dawson		
Project APN(s):	277-131-004		

PROJECT DESCRIPTION AND LOCATION

The project proposes to permit a 15 bed residential care facility for the elderly with a focus on Alzheimer's care. The previous land use permit for this facility expired November 14, 2011. The project site is located northerly of El Cerrito Avenue, southeasterly of Ontario Avenue, westerly of Interstate 15, specifically 7550 Ruddell Road, Corona California.

PROJECT RECOMMENDATION

STAFF 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 **CONDITIONAL USE PERMIT NO. 3772**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Low Density Residential (RC-LDR)
Proposed General Plan Land Use Designation:	N/A

Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Low Density Residential (RC-LDR)
East:	Low Density Residential (RC-LDR)
South:	Low Density Residential (RC-LDR)
West:	Low Density Residential (RC-LDR)
Existing Zoning Classification:	One Family Dwellings R-1-20000
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural R-A-20000
East:	One Family Dwellings R-1-20000
South:	One Family Dwellings R-1-20000
West:	One Family Dwellings R-1-20000
Existing Use:	Residential Care Facility for the Elderly
Surrounding Uses	
North:	County Transportation Facility
South:	El Cerrito Middle School
East:	Single Family Residential
West:	Single Family Residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.39 acres	
Existing Building Area (SQFT):	4,009 Square Feet	
Proposed Building Area (SQFT):	No Change	
Floor Area Ratio:		
Building Height (FT):	13'4"	
Proposed Minimum Lot Size:	0.39 acres	
Total Proposed Number of Lots:	1	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential Care for the Elderly	4,009	The parking Ordinance requires: 1 space for every 3 employees, 1 space for every 3 beds and one space for a vehicle owned and operated by the institution. With 4 employees, this requires 7 spaces. The proposal provides 8 spaces with one handicapped space.	7 standard 1 ADA	8 Standard and 1 ADA
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	Yes – CSA 152
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve:	No
Liquefaction Area:	Very Low
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

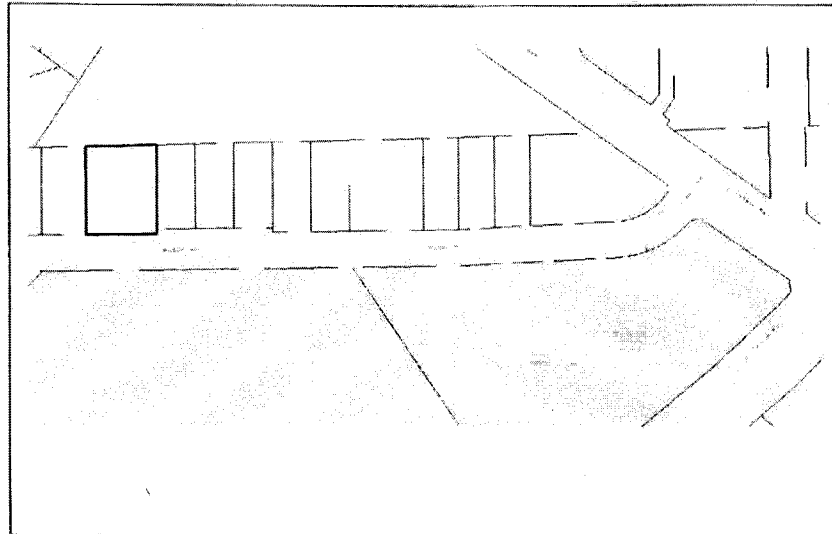


Figure 1: Project Location Map

DETAILED DESCRIPTION

The proposed project will provide special care and environments for residents with either a primary or secondary dementia diagnosis or related disorders. Rescare Holdings LLC are licensed by the State Department of Social Services, Community Care Licensing Division as a Residential Care Facility for the Elderly to provide care and services to residents age 60 and above.

The intent of the facility is to provide special care, programming and a special environment for dementia patients. The patients include residents who may be diagnosed with mild cognitive impairment (MCI) as MCI may eventuate into mild dementia. The Facility will accept individuals with mild cognitive impairment to mild through moderate Alzheimer's disease and related forms of dementia. The severe dementia patients will be evaluated on a case by case basis. The facilities intention is to provide a safe and secure environment where a resident can wander freely in a safe setting. Staff will intervene with the residents' choices and independence only when residents demonstrate the inability to make safe choices and to provide their own personal activities of daily living.

Prior to admission, the prospective resident is assessed, evaluating the service needs, functional limitations, social factors, medical history, and mental status to determine the resident's suitability for the facility. The resident's family or designated representative and the administrator will be encouraged to participate in this assessment. Dementia special care will be provided. Additional services beyond basic services include visual and verbal cueing for orientation purposes, they will provide gross and fine motor skill activities, frequent offerings of liquids and food, safe indoor and outdoor wandering space, a secure, safe familiar and consistent environment, redirection, validation, quarterly assessment of dementia care needs, a "Homeostatic" environment, and based upon resident abilities, as much freedom of choice in dressing arising from sleep, walking and related tasks. They do not intent to admit residents determined by a physician to have an ongoing behavior caused by a mental disorder that would upset the general resident group.

The staffing ratio is at least 2 persons during peak times. Awake night staff is not mandated, unless a resident with dementia requires night supervision. The facility will use a staff alert device on all doors when exiting presents a hazard to the resident. The facility will not contain any toxic materials that would be available for possible ingestion, instead will store those items as inaccessible. The facility will provide handrails where needed, fire department approved locks on doors and gates, higher illumination in darker areas, and to keep the outdoor areas as safe as possible. Heating devices such as ranges and heaters, as well as knives, matches, tools or other items that could create a danger to the residents will be locked away. The outdoor space will be completely fenced, any fencing has self-closing latches and gates. The gates will be secured using Fire Marshall approved locks.

PROJECT BACKGROUND AND ANALYSIS

Background: The use of the facility was initially established in 1965, and pursuant to a revision in County policy, a Public Use Permit for Ambulatory and Non-Ambulatory Care was obtained in August 3, 1976. On March 5, 2002, the Riverside County Board of Supervisors approved Public Use Permit No. 00337R1 to extend the life of the existing 15-bed congregate care facility for elderly ambulatory and non-ambulatory adults to November 14, 2011. The Public Use Permit expired in November 2011 though the facility has continued to operate since that time. Ordinance 348 was revised on June 21, 2016 whereby a Conditional Use Permit is now required for the proposed use of the facility as a Residential Care Facility for the Elderly.

Ordinance No. 348, Article XIXe, Section 19.101 C. states a Residential Care Facility for the Elderly is a "State licensed housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision or personal care, or health-related services are provided, based upon their varying needs."

The proposed Conditional Use Permit No. 3772 is a request for the continued use of the existing facility as a Residential Care Facility for the Elderly, 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 Conditional 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 Residential Care Facility for the Elderly.

The facility is located within the Rural Community Low Density Residential General Plan designation (RC LDR). The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The proposed project is located within an existing single family home on an approximately 17,000 square foot lot and meets the preceding requirement.

Sphere of Influence

The facility is located within the Sphere of Influence of the City of Corona. The City was notified during the review process and no letters were received from the City in response.

ENVIRONMENTAL REVIEW

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 as the project is an Existing Facility. 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 a Conditional Use Permit to permit a residential care facility for the elderly consisting of 15 beds. The building has been used with similar uses since 1965, with no major changes or improvements to the building or property are proposed that would result noncompliance with the Categorical Exemption. No land disturbances, nor expansion is proposed by this conditional use permit.

FINDINGS

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

Conditional Use Permit Findings:

1. The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):
 - a. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Here, the facility is located within the Rural Community Low Density Residential (RC-LDR) General Plan Designation. The proposal is a residential care for the elderly that takes place within a single family residential home. The Low Density Residential designation provides for the development of detached

single family residential dwelling units and ancillary structures on large parcels. Section 19.101 C.5 of Ordinance No. 348 allows a residential care for the elderly that serves seven or more persons is allowed in the R-1 zoning classification with a conditional use permit.

- b. The overall development of the proposed project is designed for the protection of the public health, safety and general welfare, because the proposed project conforms to the surrounding land uses, and the facility has been in use with similar uses since 1976. No significant new development is proposed and the facility will not be detrimental to the public health, safety and general welfare.
 - c. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The proposed project, conforms to the surrounding land uses, and the facility has been in use with similar uses since 1976. No significant new development is proposed and the facility will remain relatively the same which is compatible with the present and future logical development of the surrounding property.
 - d. The proposed project considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and takes into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The structure has been used for similar uses since 1976. Due to the specific nature of the proposed land use (a Residential Care Facility for the Elderly), this type of use does not generate significant amounts of traffic or additional drainage. Therefore, there is no need for dedication and improvement of streets and sidewalks, or drainage improvements as a result of this proposed project.
2. The proposed use is permitted in the R-1-20000 (One Family Dwellings) zone with a Conditional Use Permit. Ordinance No. 348, Section 19.101 C.5 states that a Residential Care Facility for the Elderly that serves seven or more persons is allowed in the R-1 zoning classification with and approved Conditional Use Permit.
 3. This project is within the City of Corona Sphere of Influence As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. The MOU dictates certain actions and responsibilities for both parties in the event a Change of Zone is applied for within the unincorporated portions of the County of Riverside that are also within the sphere of influence for the City of Corona. This project does not propose a Change of Zone and therefore is not subject to the MOU.
 4. This project is determined a "Residential Care Facility for the Elderly" as defined in Ordinance No. 348, Section 19.101. C, as a "State licensed housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision or personal care, or health-related services are provided, based upon their varying needs."

Residential Care Facility Findings:

5. A Residential Care Facility for the Elderly that serves seven or more persons shall comply with the following:

- a. Conform to the development standards for the zoning classification in which it is located. The facility conforms to the development standards of the R-1 Zone. The facility is 13 feet tall, whereby less than the 40 feet maximum height requirement. The lot area is approximately 17,000 square feet which exceeds the minimum of 7,200 feet. The frontage is 120 feet whereby complying with the minimum of 60 feet.
- b. In addition to the zoning classification's requirements, provide landscaping in compliance with Ordinance No. 859. Ordinance No. 859 requires for residential homes: "The water-efficient landscape requirements contained in this Ordinance shall be applicable to all rehabilitated landscapes associated with residential uses (including single family and multi-family units/projects) with a total landscape area equal to or greater than 2,500 square feet which require a discretionary permit and/or approval; all new landscapes associated with residential uses (including single family and multi-family projects) which require a discretionary permit and/or approval; and all new and rehabilitated landscapes associated with commercial or industrial uses which require a discretionary permit and/or approval." The proposed use is a continuation of the use of a single family home as a residential care facility and no changes are proposed, and therefore no new or rehabilitated landscapes are proposed, and therefore the project is not subject to Ordinance No. 859.
- c. Provide outdoor lighting in compliance with Ordinance No 925 and Ordinance No. 655. The project does not propose any light intrusion on to adjacent parcels, and therefore is in compliance with Ordinance No 925. The project is outside of the Mt. Palomar lighting zones, and therefore is not subject to Ordinance No. 655.
- d. Conduct indoor and outdoor activities in compliance with Ordinance No. 847. The proposed project will be used as a Residential Care Facility for the elderly. No loud noises will be created or utilized by this use.
- e. Comply with all applicable Federal, State and local laws, and all applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations. The California Department of Social Services ("CDSS"), issues and maintains state licenses for this type of facility. CDSS has 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.

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.)

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within 10 days of the notice of the Planning Commission's decision appearing on the Board of Supervisor's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03772

LAND USE

Supervisor: Tavaglione

District 2

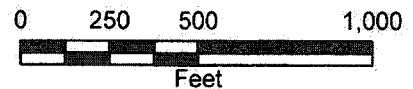
Date Drawn: 10/11/2017

Exhibit 1



Zoning Dist: El Cerrito

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://rdplanning.ctdnet.us>

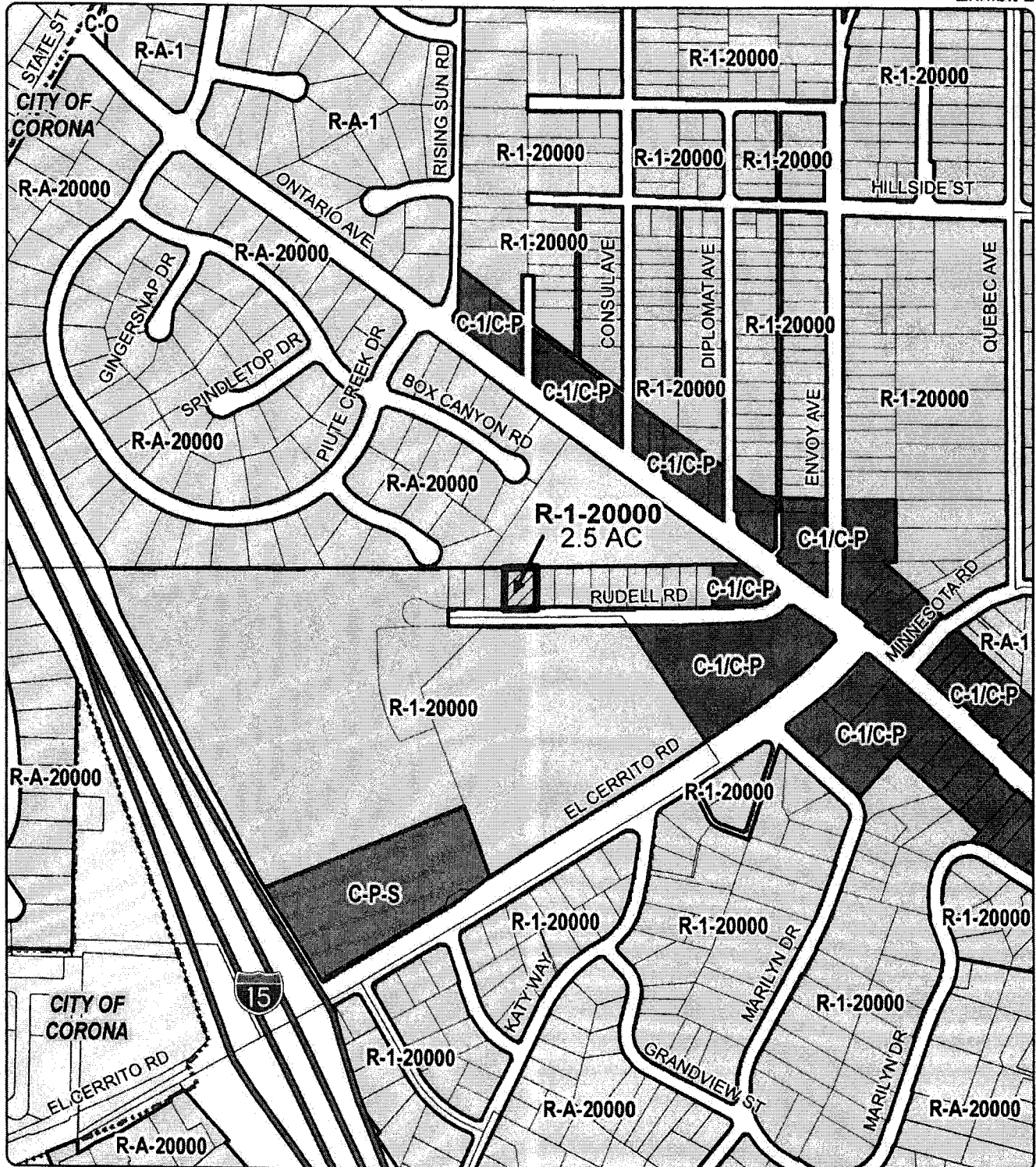
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03772

EXISTING ZONING

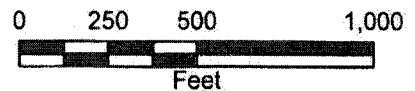
Supervisor: Tavaglione
District 2

Date Drawn: 10/11/2017
Exhibit 2



Zoning Dist: El Cerrito

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://edn.rctd.net>

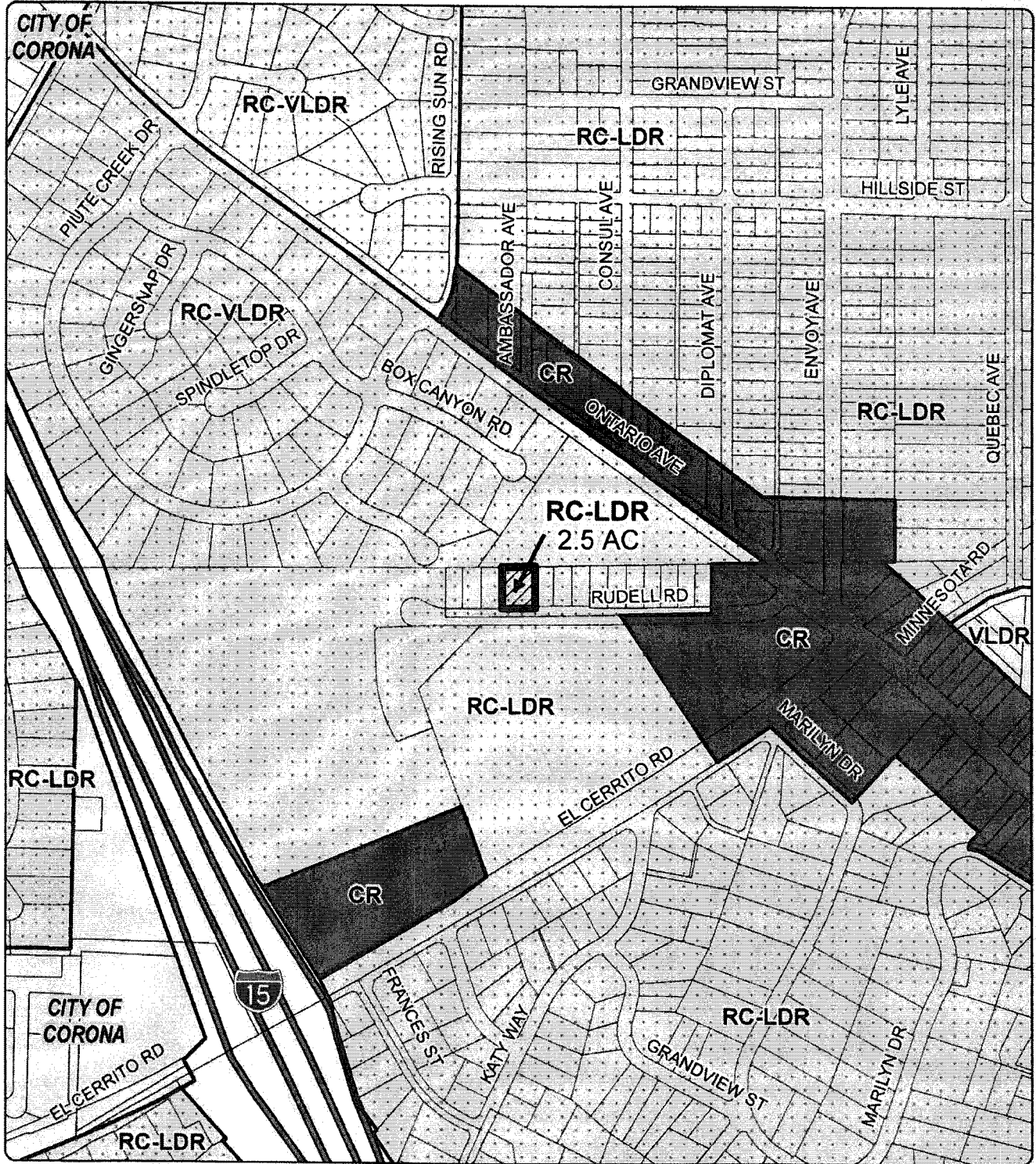
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03772

EXISTING GENERAL PLAN

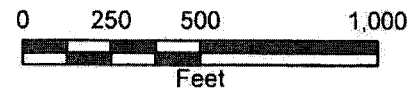
Supervisor: Tavaglione
District 2

Date Drawn: 10/11/2017
Exhibit 5

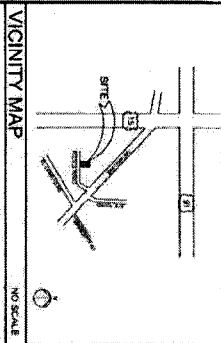


Zoning Dist: El Cerrito

Author: Vinnie Nguyen



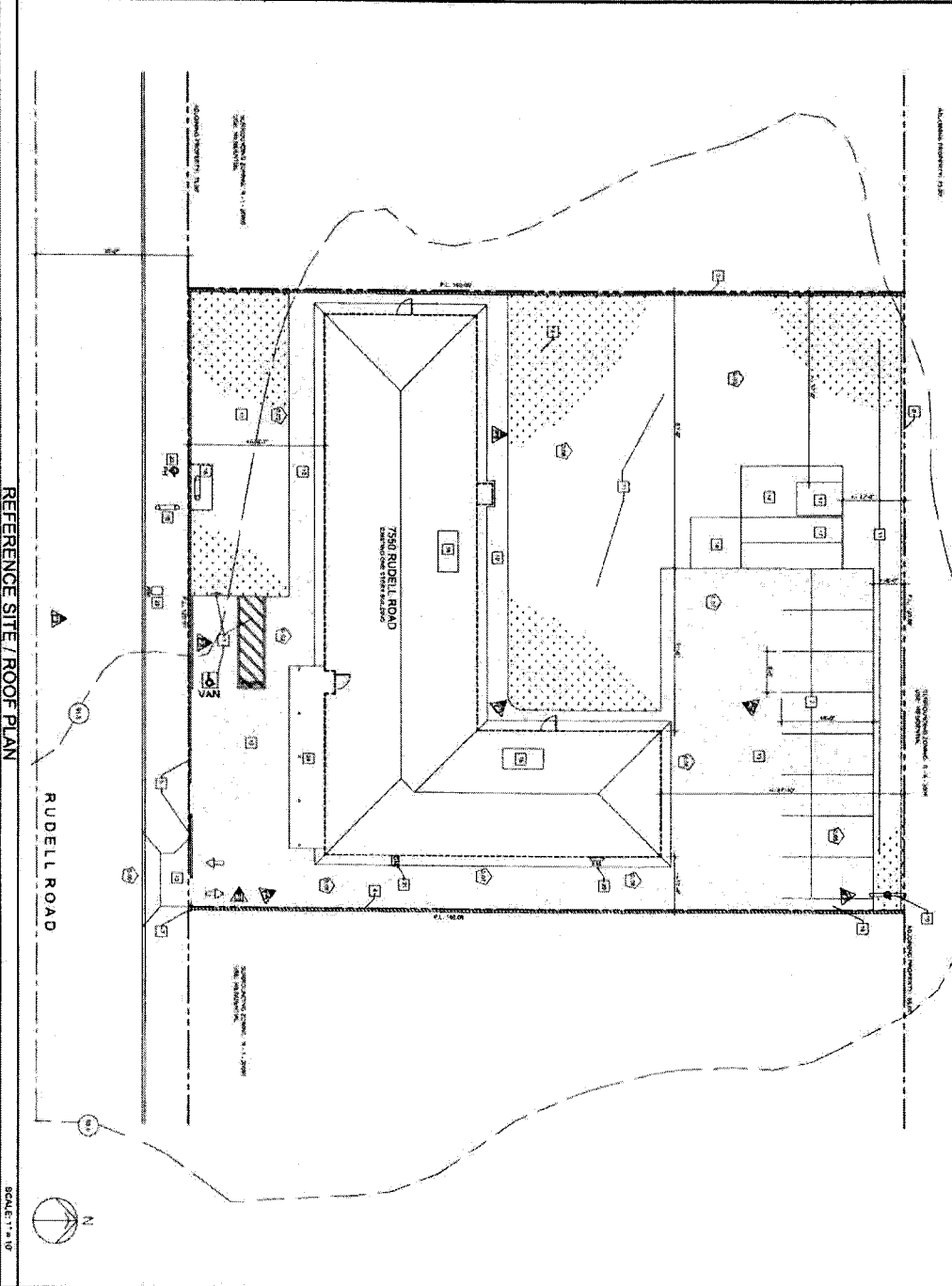
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8777 (Eastern County) or Website <http://www.riverside.ca.gov>



VICINITY MAP
NO SCALE

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORONA ORDINANCES AND THE CALIFORNIA BUILDING CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GAS CODE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HAZARDOUS WASTE HANDLING AND STORAGE REGULATIONS.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-DISCRIMINATION ACT.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA EMPLOYMENT RELATIONS ACT.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR RELATIONS ACT.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.



7550 RUELL ROAD
ELDERLY RESIDENTIAL CARE FACILITY

REFERENCE SITE / ROOF PLAN
SCALE: 1" = 4' 0"

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORONA ORDINANCES AND THE CALIFORNIA BUILDING CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GAS CODE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HAZARDOUS WASTE HANDLING AND STORAGE REGULATIONS.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-DISCRIMINATION ACT.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA EMPLOYMENT RELATIONS ACT.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR RELATIONS ACT.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.

DATE	DESIGN	REV	DATE	DESCR.	REV	DATE	DESCR.

SD-1
OF 7 SHEETS

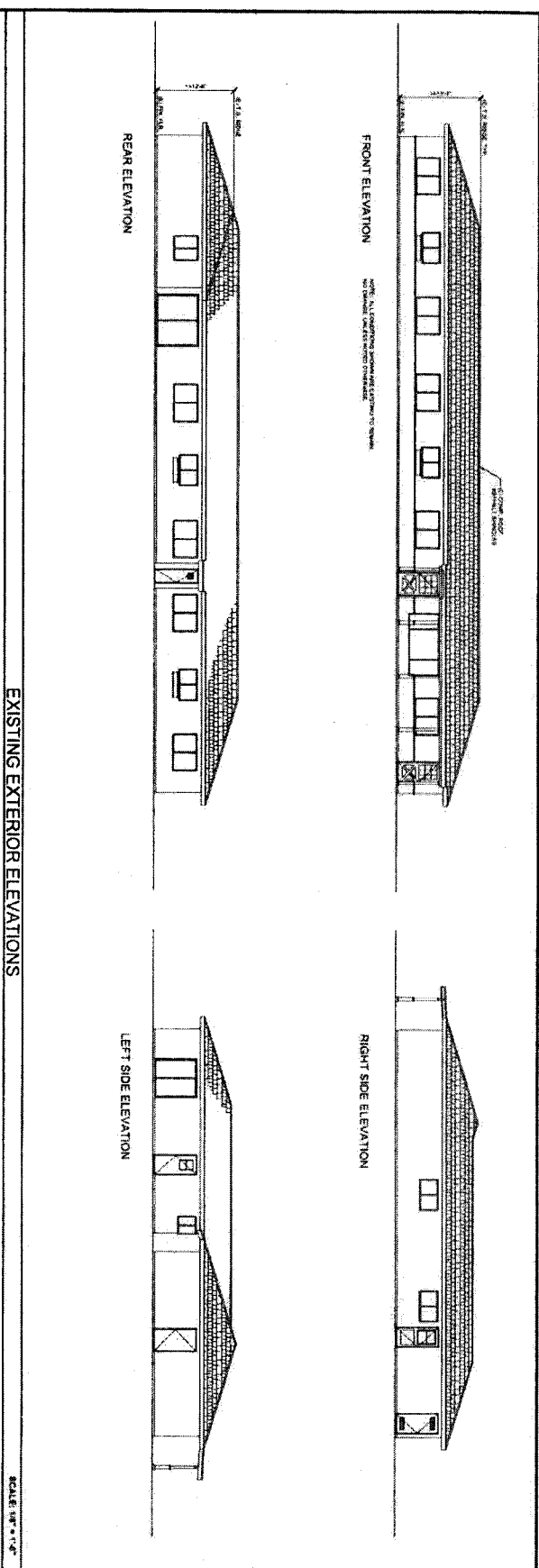
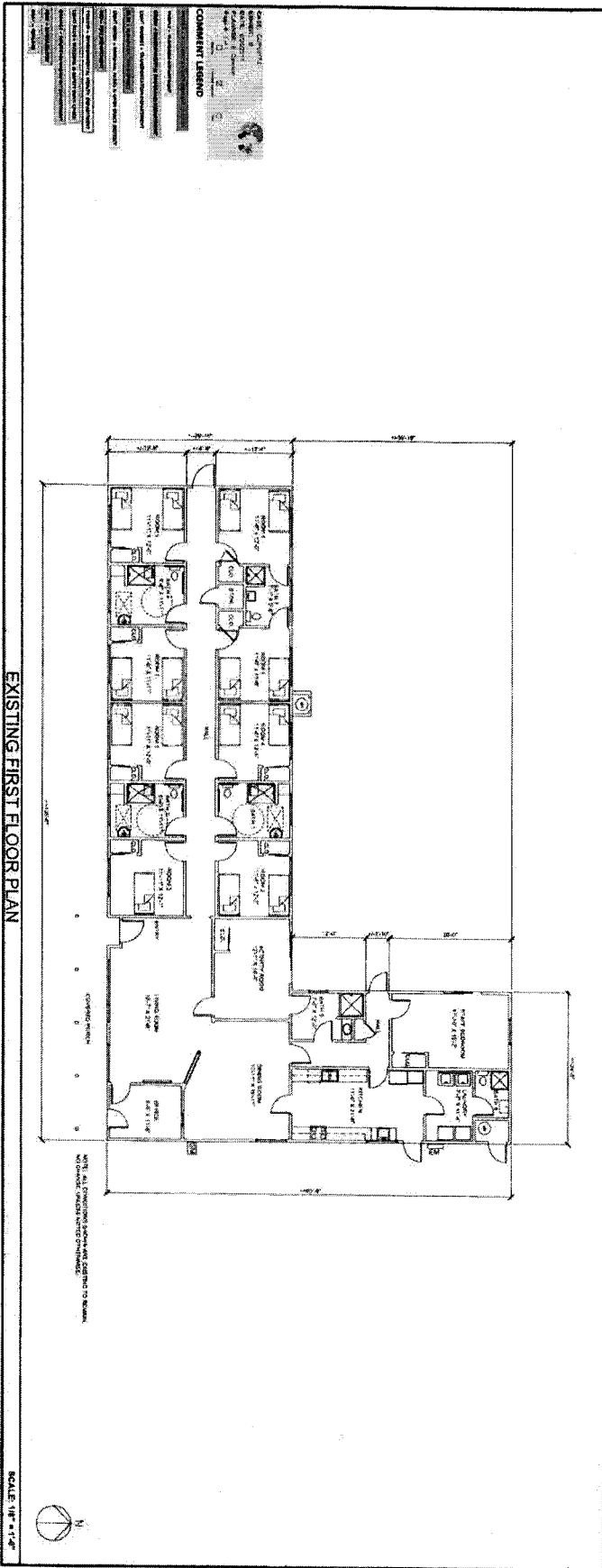
SITE PLAN, PROJECT DATA
JOB NUMBER: DAA 17167

CONDITIONAL USE PERMIT
FOR:
NEW HORIZONS
ELDERLY RESIDENTIAL CARE FACILITY
7550 RUELL ROAD
CORONA, CA 92881

DAYTON ASSOCIATES - ARCHITECTS

2500 SILVER LANE
NEWPORT BEACH, CA 92660
(949) 645-1117 FAX: (949) 645-4243

- ARCHITECTURE
- PLANNING
- INTERIORS



DATE:	9/22/17	REV DATE	DESCR.	REV DATE	DESCR.
DRAWN BY:	rsd				
CHK'D BY:					
SHEET:	SHEET DESCRIPTION:				
A-1	FIRST FLOOR PLAN, EXTERIOR ELEVATIONS.				
OF SHEET	JOB NUMBER: DAA11107				

CONDITIONAL USE PERMIT
FOR:
NEW HORIZONS
ELDERLY RESIDENTIAL CARE FACILITY
7550 RUDELL ROAD
CORONA, CA 92881

DAYTON ASSOCIATES - ARCHITECTS

2900 SILVER LAKE
NEWPORT BEACH, CA 92660
(949) 645-1717 FAX: (949) 645-4243

- ARCHITECTURE
- PLANNING
- INTERIORS

PRO. C 14287
REC. 30616
STATE OF CALIFORNIA

SURROUNDING ZONING: R - A - 2000
USE: RESIDENTIAL

P.L. 120.00'

(E) STORAGE
SHELFS

(E) PARKING

(E) LANDSCAPING

(E) WALK

7550 RUDELL ROAD
EXISTING ONE STORY BUILDING

(E) WALK

(E) COVERED PORCH

SURROUNDING ZONING: R-1-20000
USE: RESIDENTIAL

(E) LANDSCAPING

(E) DRIVEWAY

 KEYED PHOTO REFERENCE

SURROUNDING ZONING: R-1-20000
USE: RESIDENTIAL

P.L. 120.00'

FHD

DWM

RUDELL ROAD

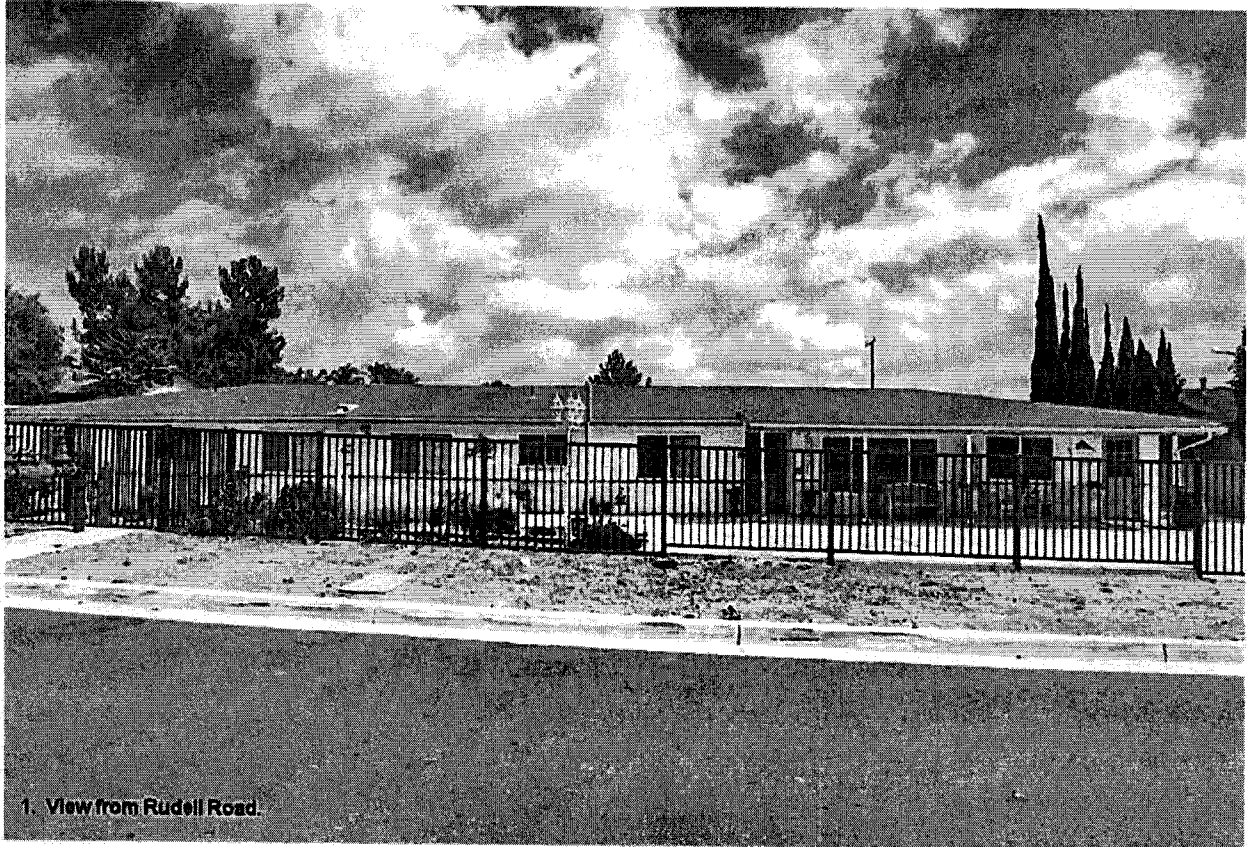
PHOTOGRAPH LOCATION MAP

NO SCALE

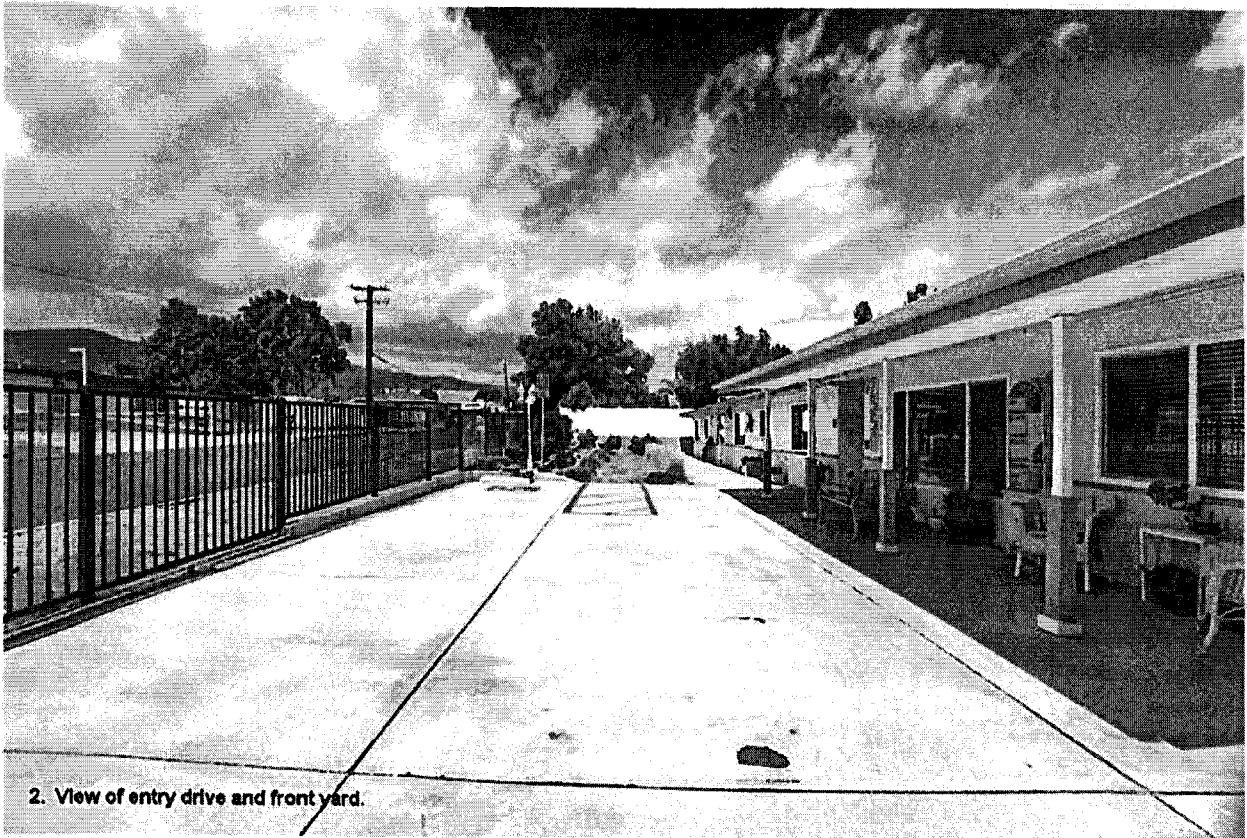
DATE: 08/21/2014
PROJECT: 14-00000
SHEET: 14-00000-01
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES

COMMENT LEGEND

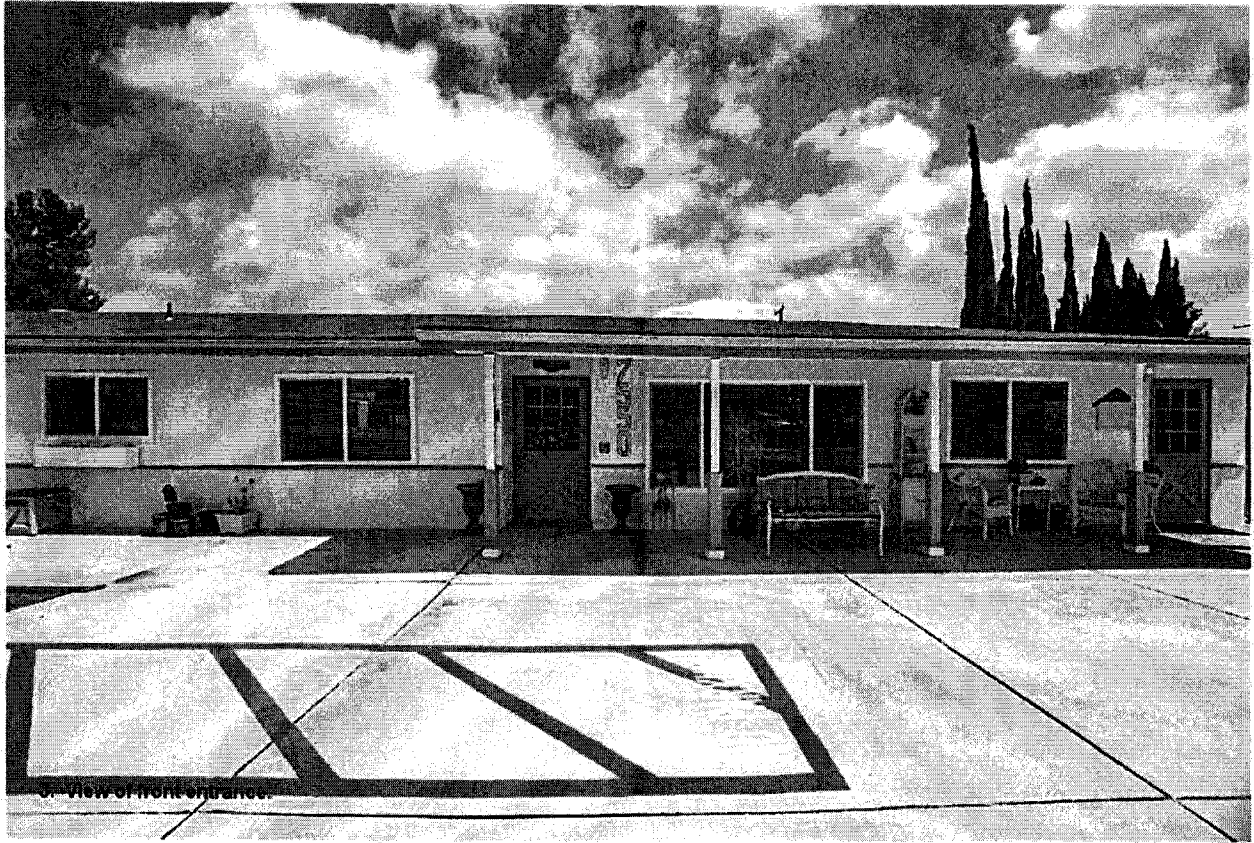
- 1. [Symbol] - [Symbol]
- 2. [Symbol] - [Symbol]
- 3. [Symbol] - [Symbol]
- 4. [Symbol] - [Symbol]
- 5. [Symbol] - [Symbol]
- 6. [Symbol] - [Symbol]
- 7. [Symbol] - [Symbol]
- 8. [Symbol] - [Symbol]
- 9. [Symbol] - [Symbol]
- 10. [Symbol] - [Symbol]
- 11. [Symbol] - [Symbol]
- 12. [Symbol] - [Symbol]
- 13. [Symbol] - [Symbol]
- 14. [Symbol] - [Symbol]
- 15. [Symbol] - [Symbol]
- 16. [Symbol] - [Symbol]
- 17. [Symbol] - [Symbol]
- 18. [Symbol] - [Symbol]
- 19. [Symbol] - [Symbol]
- 20. [Symbol] - [Symbol]
- 21. [Symbol] - [Symbol]
- 22. [Symbol] - [Symbol]
- 23. [Symbol] - [Symbol]
- 24. [Symbol] - [Symbol]
- 25. [Symbol] - [Symbol]
- 26. [Symbol] - [Symbol]
- 27. [Symbol] - [Symbol]
- 28. [Symbol] - [Symbol]
- 29. [Symbol] - [Symbol]
- 30. [Symbol] - [Symbol]
- 31. [Symbol] - [Symbol]
- 32. [Symbol] - [Symbol]
- 33. [Symbol] - [Symbol]
- 34. [Symbol] - [Symbol]
- 35. [Symbol] - [Symbol]
- 36. [Symbol] - [Symbol]
- 37. [Symbol] - [Symbol]
- 38. [Symbol] - [Symbol]
- 39. [Symbol] - [Symbol]
- 40. [Symbol] - [Symbol]
- 41. [Symbol] - [Symbol]
- 42. [Symbol] - [Symbol]
- 43. [Symbol] - [Symbol]
- 44. [Symbol] - [Symbol]
- 45. [Symbol] - [Symbol]
- 46. [Symbol] - [Symbol]
- 47. [Symbol] - [Symbol]
- 48. [Symbol] - [Symbol]
- 49. [Symbol] - [Symbol]
- 50. [Symbol] - [Symbol]
- 51. [Symbol] - [Symbol]
- 52. [Symbol] - [Symbol]
- 53. [Symbol] - [Symbol]
- 54. [Symbol] - [Symbol]
- 55. [Symbol] - [Symbol]
- 56. [Symbol] - [Symbol]
- 57. [Symbol] - [Symbol]
- 58. [Symbol] - [Symbol]
- 59. [Symbol] - [Symbol]
- 60. [Symbol] - [Symbol]
- 61. [Symbol] - [Symbol]
- 62. [Symbol] - [Symbol]
- 63. [Symbol] - [Symbol]
- 64. [Symbol] - [Symbol]
- 65. [Symbol] - [Symbol]
- 66. [Symbol] - [Symbol]
- 67. [Symbol] - [Symbol]
- 68. [Symbol] - [Symbol]
- 69. [Symbol] - [Symbol]
- 70. [Symbol] - [Symbol]
- 71. [Symbol] - [Symbol]
- 72. [Symbol] - [Symbol]
- 73. [Symbol] - [Symbol]
- 74. [Symbol] - [Symbol]
- 75. [Symbol] - [Symbol]
- 76. [Symbol] - [Symbol]
- 77. [Symbol] - [Symbol]
- 78. [Symbol] - [Symbol]
- 79. [Symbol] - [Symbol]
- 80. [Symbol] - [Symbol]
- 81. [Symbol] - [Symbol]
- 82. [Symbol] - [Symbol]
- 83. [Symbol] - [Symbol]
- 84. [Symbol] - [Symbol]
- 85. [Symbol] - [Symbol]
- 86. [Symbol] - [Symbol]
- 87. [Symbol] - [Symbol]
- 88. [Symbol] - [Symbol]
- 89. [Symbol] - [Symbol]
- 90. [Symbol] - [Symbol]
- 91. [Symbol] - [Symbol]
- 92. [Symbol] - [Symbol]
- 93. [Symbol] - [Symbol]
- 94. [Symbol] - [Symbol]
- 95. [Symbol] - [Symbol]
- 96. [Symbol] - [Symbol]
- 97. [Symbol] - [Symbol]
- 98. [Symbol] - [Symbol]
- 99. [Symbol] - [Symbol]
- 100. [Symbol] - [Symbol]



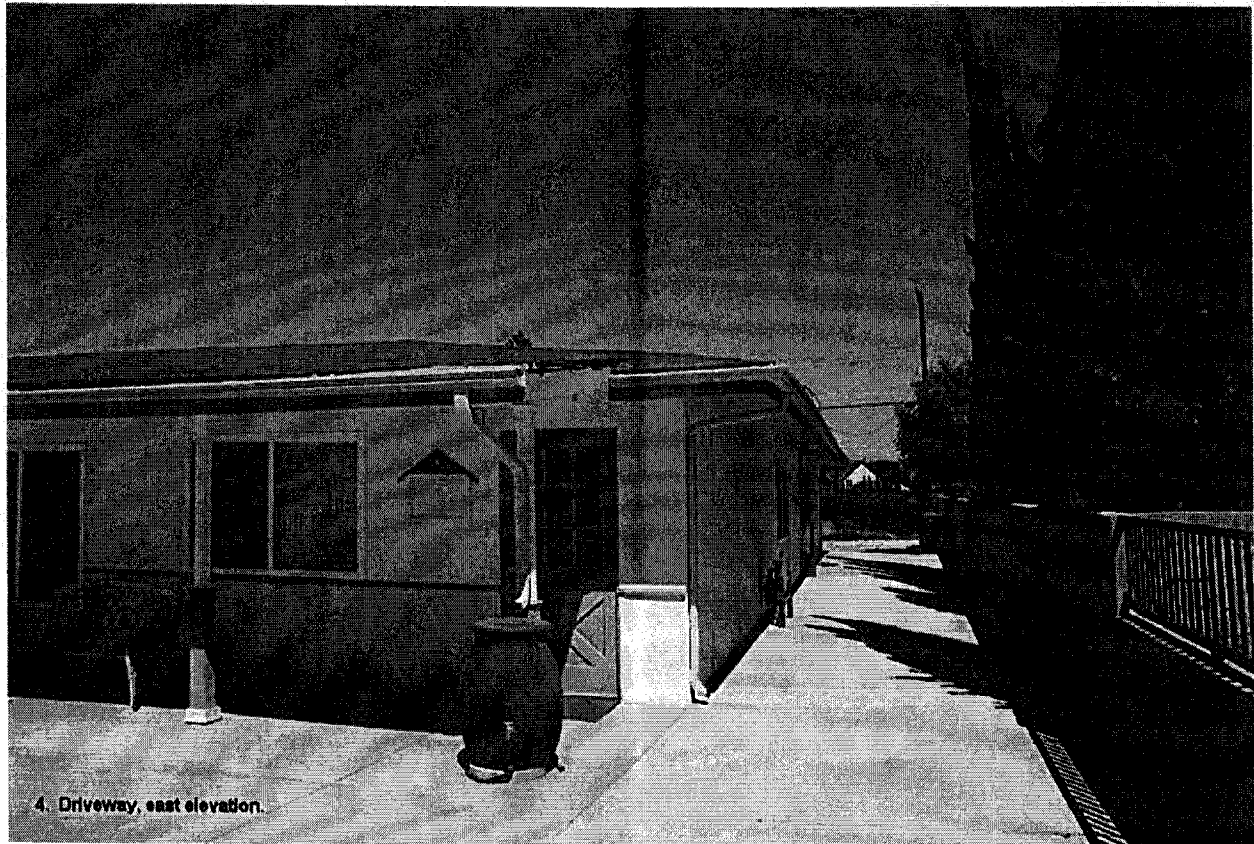
1. View from Rudell Road.



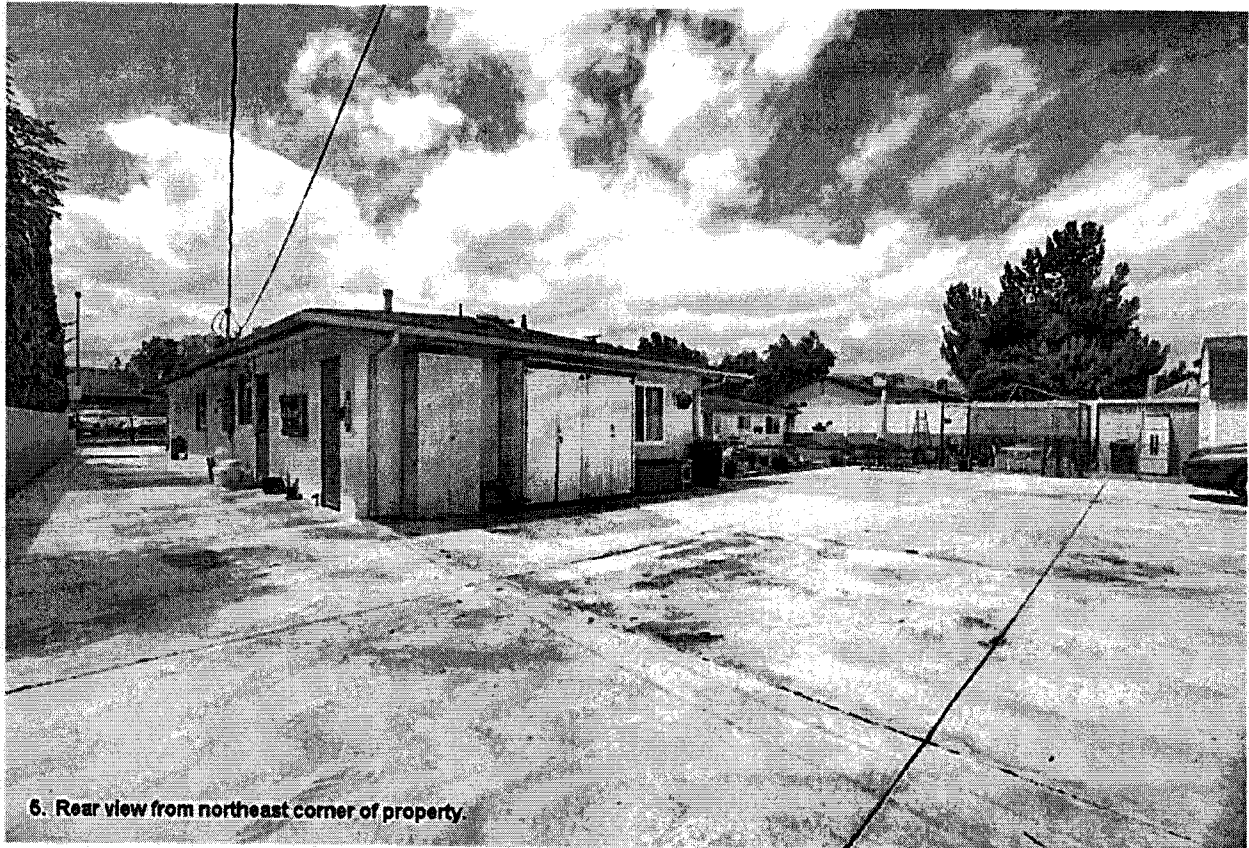
2. View of entry drive and front yard.



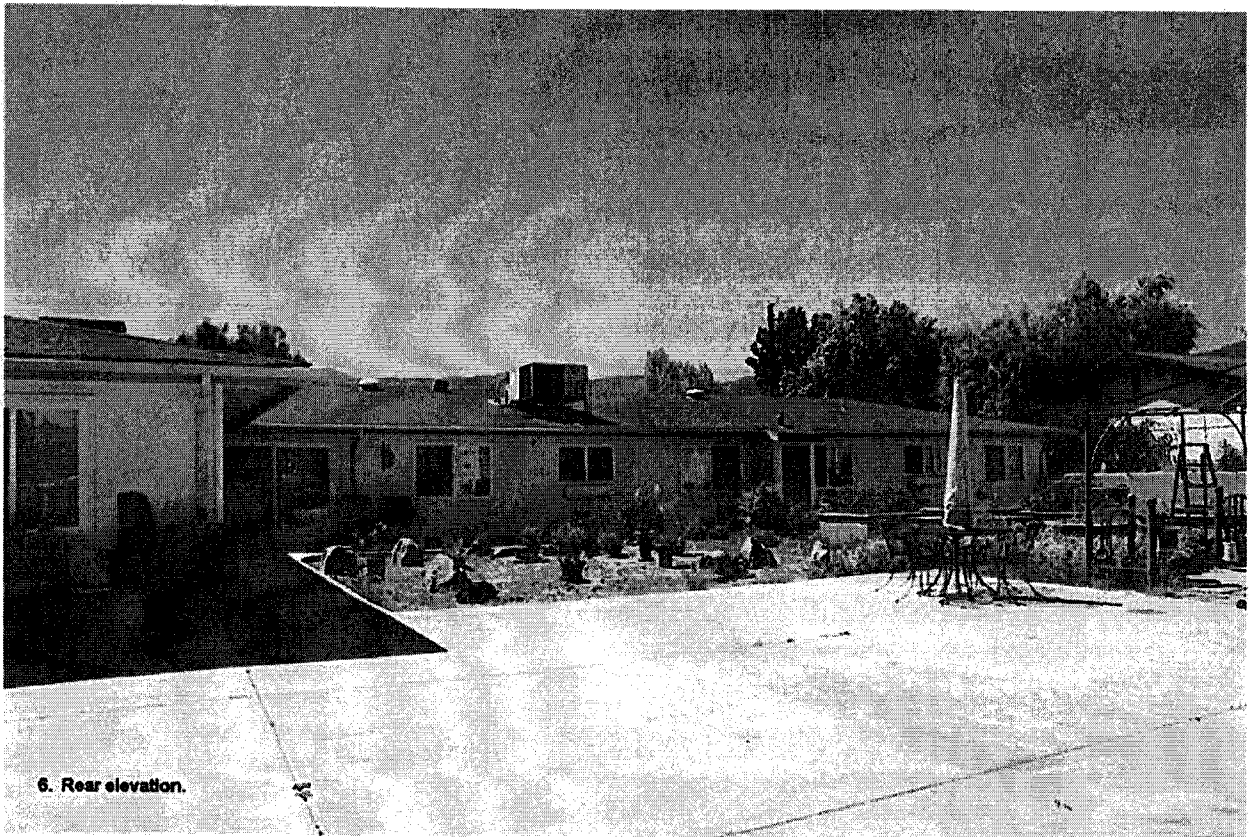
3. View of front entrance.



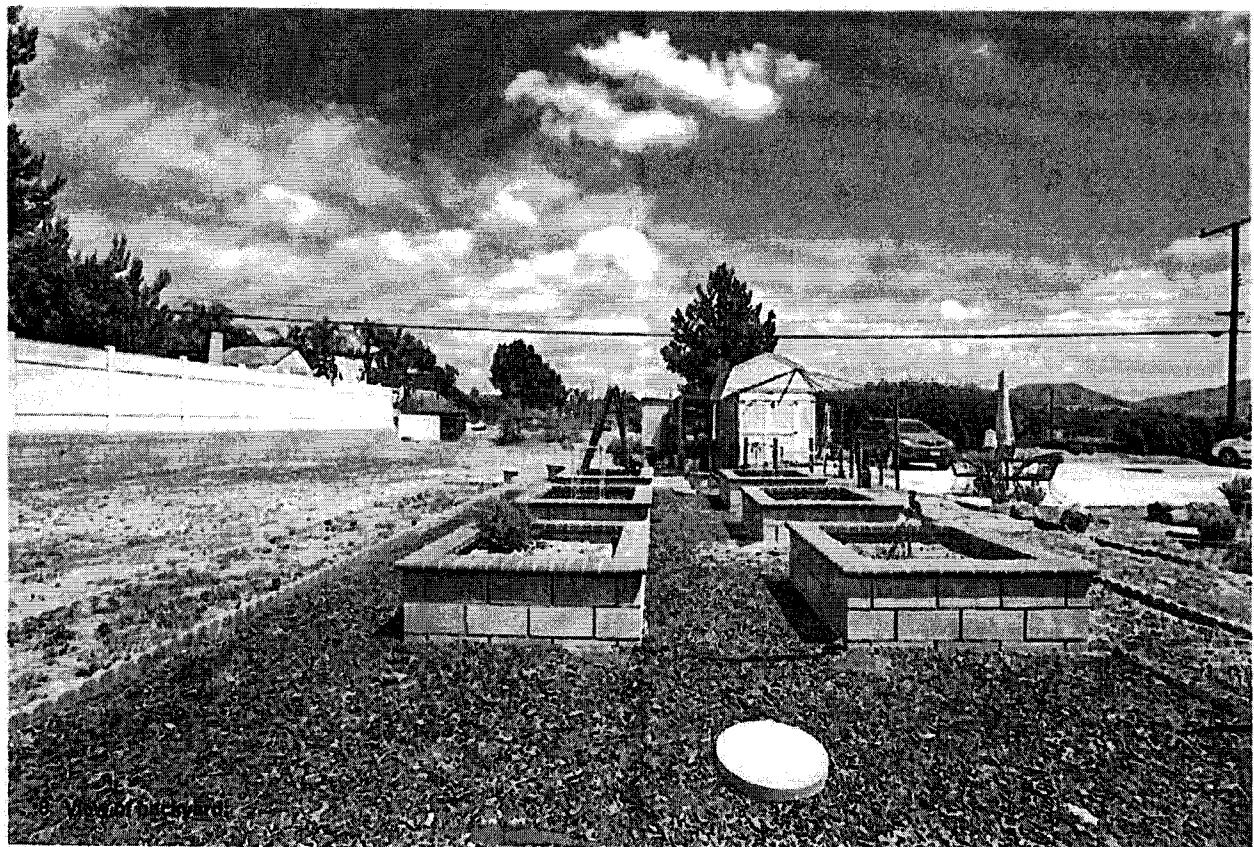
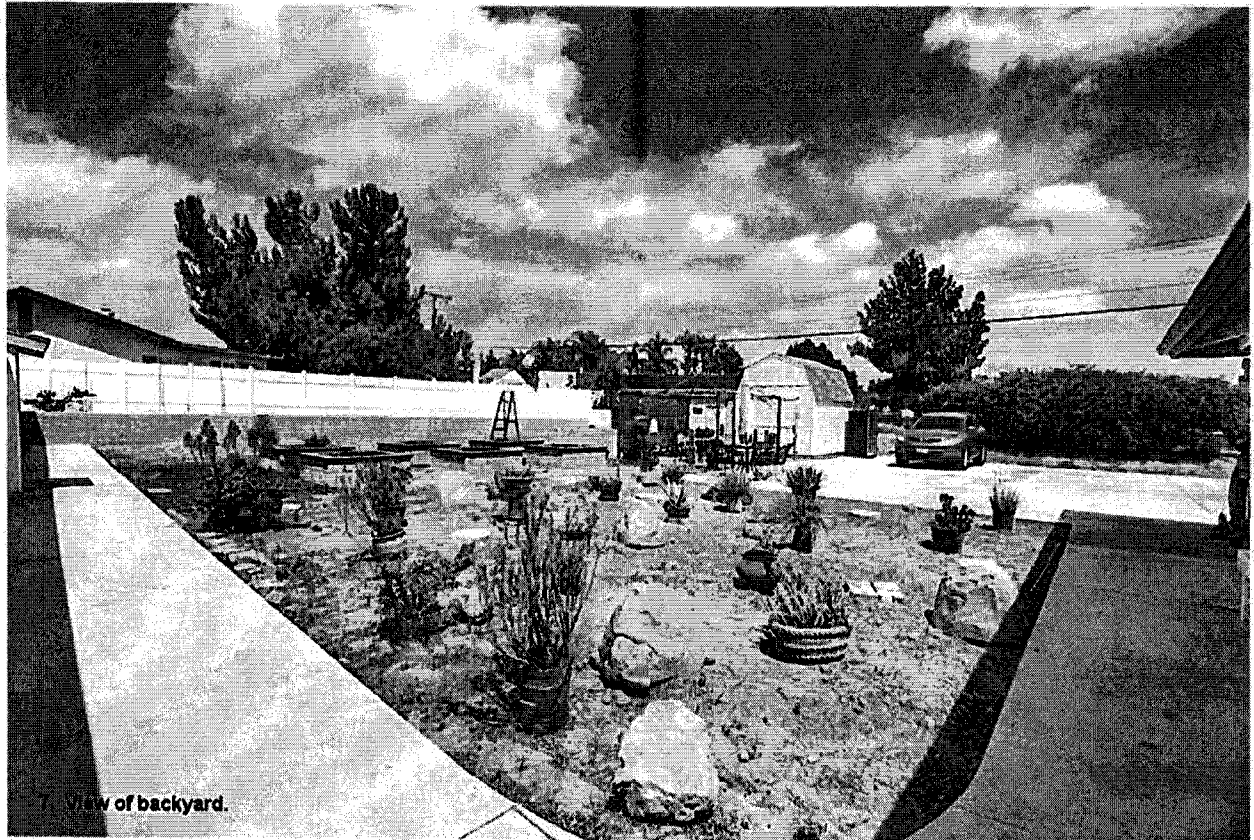
4. Driveway, east elevation.



5. Rear view from northeast corner of property.



6. Rear elevation.



Dementia Special Care Amendment (Advertising Care Home)

It is the intent of facility to advertise, promote, and hold itself out as providing dementia special care, programming and special environment for persons with dementia or related disorder. Facility has read and understands Title 22 Sections 87208, 87705, 87706, and 87707, and Health and Safety Code Sections 1569.626, 1569.627, 1569.698 and 1569.699.

In addition, the Facility will inform the resident and the resident's responsible person, if any, or the conservator, that the facility features, as specified in Section 87706(a)(2), are described in the facility's plan of operation, and that the plan of operation is available for review upon request. The facility's admission agreement also contains the resident notification that facility's plan of operation describing its dementia special care is available upon request.

All dementia residents are in nonambulatory rooms, as approved by the local fire marshal. This includes residents who may be diagnosed with mild cognitive impairment (MCI), as MCI may eventuate into mild dementia. Facility believes it is best to keep any resident with any form of cognitive impairment in a nonambulatory room.

The following amendments are made to the Plan of Operation as required by Title 22, Division 6, Chapter 8 Sections 87208, 87705, 87706, and 87707.

Philosophy of Care

The Facility will accept individuals with mild cognitive impairment to mild through moderate Alzheimer's disease and related forms of dementia. (Severe dementia residents will be evaluated on a case-by-case basis.) Facility philosophy is to provide care and services to seniors in a home-like environment that nurtures the spirit, protects privacy, fosters individuality, personalizes services, enables freedom of choice, encourages independence, preserves dignity, and involves family and friends.

Additionally, the Facility provides a safe and secure environment in which a resident can wander freely in a safe setting. Facility looks to escort residents as often as possible when wandering to ensure safety. Facility will intervene with residents' choices and independence only when residents demonstrate the inability to make safe choices and to provide their own personal activities of daily living.

Preadmission Assessment

Prior to admission, the prospective resident is assessed using the State of California's Pre-placement Appraisal form (LIC603), which evaluates service needs, functional limitations, social factors, medical history, and mental status to determine the resident's suitability for the facility. The facility will also utilize the new physician's report (LIC602A). In addition, the facility utilizes the Mini-Mental State Exam (MMSE) for resident assessment purposes. This assessment tool is an abbreviated form of the Folstein Test, the most commonly used assessment among physicians and other health

care professionals in assessing level of dementia. As indicated in Title 22 87706(a)(2)(D), the resident, the resident's family or designated representative, and the Facility Licensee/Administrator will be encouraged to participate in this assessment.

Admission

The dementia special care will be provided in the entire facility. Additional services beyond basic services include visual and verbal cueing for orientation purposes; gross and fine motor skill activities; frequent offerings of liquids and food; safe indoor and outdoor wandering space; a secure, safe, familiar and consistent environment; redirection; validation; quarterly assessment of dementia care needs; a "homeostatic" environment; and, based upon resident abilities, as much freedom of choice in dressing, arising from sleep, walking, and related tasks. This is an ongoing part of the resident's stay at the Facility.

It is not the intent of the Facility to admit residents determined by a physician to have an ongoing behavior caused by a mental disorder that would upset the general resident group [as indicated in Title 22 Section 87455(c)(3)].

The facility permits the resident, family and/or responsible party to review its plan of operation upon request. This provision is also contained in the Facility's admission agreement.

Physician's Medical Assessment

As required by the State of California and at a minimum, an annual physician's assessment will be secured, in addition to the medical assessment done before admission.

Assessment

The initial assessment process utilizes the Reappraisal form LIC603A, done at least annually. In addition, the Mini-Mental State Exam (MMSE) is also utilized as an assessment tool. The resident is always involved in every assessment, and family is asked to be present when an assessment is performed. Additionally, Administrator/ Licensee is involved in the assessment. Others, as indicated by family, may also be present. Every assessment is updated, in writing, as frequently as necessary to note significant changes such as changes in the resident's physical, medical, mental, and social condition. The family and physician are notified of any such changes to the resident's condition as soon as resident is calmed and composed. Facility will attempt to notify within two to four hours of the occurrence. Facility conducts its assessments at least quarterly, and updates residents' needs and services plans as best fits the residents' dementia needs. Additionally, Facility documents in writing all findings of resident reappraisals.

Finally, Facility may create a needs and services plan within two weeks of admission, as allowed by Health and Safety Code 1569.80 and Title 22 section 87467, with input from the family and post-admission assessment. These plans are updated to correspond to changing conditions of the resident.

Activities

The Facility is fully aware of the need for activities for dementia residents. Facility is also aware that residents' functional decline limit certain activities. The following is a sample of activities for the mild to moderate dementia resident. In formulating this activity schedule, the Facility used criteria from the book written by the Geriatric Education Center of Michigan, "Understanding Difficult Behaviors," for guidance. One the strongest points contained in the book is necessary resident "inactivity" to avoid having to process activity completion all day. Facility is also aware that "reality orientation," as taught by the National Alzheimer's Association, is not an appropriate approach to care as it can cause agitation, wandering, fear, and cognitive overload leading to aggression. Reality orientation is used only to current time, day, and date (not year). Other reality indicators are discouraged to avoid possible aberrant behaviors and use of medication.

Facility recognizes that for a dementia resident everything is an activity—bathing, eating, dressing and grooming, doctor visits, etc. "Down time" or "inactivity" should precede these and other activities. In formulating these activities the Facility also recognizes the rights of residents to maintain individualized eating and sleeping patterns [Title 22 Section 87468(a)(3) states "to be free from interfering with daily living functions such as eating or sleeping patterns."]

- 7:00 a.m. Residents to be awakened, dressed and groomed
- 8:00 a.m. Approximately 15 minutes of non-activity
- 8:15 a.m. Breakfast
- 9:00 a.m. Rest time (non-sleeping)
- 10:00 a.m. Exercise based upon level—dancing, walking, lifting food cans, etc. for Large motor skills functioning, if possible outdoors
- 11:00 a.m. Rest time outdoors if possible (research indicates that outdoor exposure Between 11 am and noon can diminish wandering and interrupted sleep). Include "sensory stimulation" as therapy and preparation for lunch. This can include the smell of popcorn, bread baking, cookies baking, vanilla, cinnamon, etc. Additionally, scrapbooks, "texture books," and ball catching will be utilized.
- 12:00 p.m. Clean up before lunch with rest time
- 12:30 p.m. Lunch, if possible, outdoors
- 1:30 p.m. Rest time, outdoors if possible
- 2:00 p.m. Games, puzzles, crafts (using non-toxic materials), crossword puzzles, etc. for perceptual stimulation, if possible outdoors
- 3:00 p.m. Rest time with playing of old music
- 4:00 p.m. Old movies on TV, reminiscence activities, scrapbook remembrances, music, etc.
- 5:30 p.m. Clean up for dinner
- 6:00 p.m. Dinner
- 7:00 p.m. Rest time
- 8:00 p.m. Preparations for bed

Outings will be scheduled based upon resident levels of dementia. This might include walking in the mall (early when less crowded), lunch before or after peak restaurant

hours, church on a voluntary basis (and consent of family if resident is too cognitively impaired to consent), drives, walks, etc. These activities will be conducted when residents are rested and early in the day. Other activities will be incorporated based upon resident capabilities and the need or lack of need for rest times between activities. The Facility's activities also provide for visual cues and gentle reminders, plus non-confrontational guidance from the staff in assisting with a resident's ADLs. Facility activities are resident-specific and dementia-specific, and do not push residents beyond current levels or capabilities. Facility will not do for a resident what the resident is capable of doing for him or herself. Facility shows its residents respect and cultivates their self-esteem.

Facility's assessment at admission will gain information regarding the resident's likes and dislikes. This information will be expanded to include beliefs and culture, values, and life experiences. Activities can be one-on-one or group, and will encompass the above gained information. One-on-one activities are frequently conducted by Facility staff with new admissions, and with residents who may be experiencing behavioral problems and in need of more attention.

Staff Qualifications

Staff is always in ample supply to provide a high level of supervision for residents with dementia while meeting the needs of all facility residents. Staffing ratio for current census is at least 2 persons during peak times. Awake night staff is not mandated as indicated in Title 22 Section 87415, unless a resident with dementia requires night supervision. Staff will have been trained in dementia care prior to being employed. Previous dementia care experience will be a specific hiring criterion.

Staff Training

All newly hired staff is provided 40 hours of general training, as outlined in Health and Safety Code 1569.625 that requires 12 hours of dementia-specific training in the first four weeks of employment. Annually, the staff will receive eight hours of dementia training.

The 12-hours of training will include the criteria outlined in Health and Safety Code 1569.625 will include the use and misuse of antipsychotics, the interaction of drugs commonly used by the elderly, the adverse effects of psychotropic drugs for use in controlling the behavior of persons with dementia, the special needs of persons with Alzheimer's disease and dementia, including non-pharmacologic, person-centered approaches to dementia care.

Additional training may include knowledge about hydration; skin care; communication; therapeutic activities; sundowning as required by Health and Safety Code 1569.7; behavioral challenges; the environment; assisting with activities of daily living; recognizing symptoms that may create or aggravate dementia behaviors, including, but not limited to, dehydration, urinary tract infections, and problems with swallowing; wandering, aggression, and inappropriate sexual behavior; positive therapeutic interventions and activities such as exercise, sensory stimulation, activities of daily

Thureos Insurance Company, Inc., Licensee
Corona Senior Manor, LLC, Management Company

living; social, recreational and rehabilitative activities; communication skills (resident/staff relations); promoting resident dignity, independence, individuality, privacy and choice; and end of life issues, including hospice.

Facility staff training incorporates the use of gentle redirection when a resident with dementia attempts to leave the facility.

Sundowning

The number of hours required for sundowning training is not specified. The research on sundowning indicates that residents are less prone to sundown (defined by Health and Safety Code 1569.2(m) as "a condition in which persons with cognitive impairment experience recurring confusion, disorientation, and increasing levels of agitation that coincide with the onset of late afternoon and early evening."

The law, Health and Safety Code 1569.7, states, "Residential care facilities for the elderly that serve residents with Alzheimer's disease and other forms of dementia should include information on sundowning as part of the training for direct care staff, and should include in the plan of operation a brief narrative description explaining activities available for residents to decrease the effects of sundowning, including, but not limited to, increasing outdoor activities in appropriate weather conditions."

Research and education presented by vendors has placed emphasis on dementia activities held outdoors, especially between 11:00 am to 3:00 pm. Facility's activity program has listed activities to be held, if possible, outdoors such as exercise, sensory stimulation, scrapbooks, "texture books," and ball catching, plus lunch, rest time, games, puzzles, crafts, and the playing of old music. Staff will be trained to encourage clients to be outdoors as much as possible.

In compliance with California Health and Safety Code 1569.317 (AB620) regarding missing residents facility will develop and comply with an absentee notification plan as part of the facility's written record of the care the resident will receive in the facility, as described in Health and Safety Code 1569.80. The plan, developed by the administrator or designee, and involving the resident's authorized representative, will outline the circumstances in which the administrator or designee will notify local law enforcement when a resident is discovered to be missing from the facility.

Physical Environment

Facility uses the safest mechanisms possible to ensure a resident's safety such as a staff alert device on all doors when exiting presents a hazard to the resident. This staff alert device informs staff when residents enter or exit Facility. Facility's safety features include prevention of unsupervised wandering, minimizing aggressive behaviors by avoiding confrontation, and Facility insures no toxic materials are available for possible ingestion, but storing items inaccessible to residents as outlined in Title 22 section 87308.

The Facility has attempted to create a "familiar and consistent environment" by attending to the details of its overall decor: handrails where needed; exit alert features; fire department approved locks on doors and gates; higher illumination in darker areas; inviting colors, carpeting, and wallpapers; avoidance of highly patterned visual contrasts in furniture, staff dress, wallpaper, tablecloths, etc.; visual cuing to the bathroom; reduction of outside and inside noises; frequent offerings of nourishment and fluids; and Facility has attempted to keep its outdoor space as inviting and safe as possible by insuring no resident access to storage areas, hazardous plants (i.e. roses, cactus); and the facility has created a place for residents to safely wander.

Physical Plant Safety

Facility's physical plant safety includes the inaccessibility of ranges, heaters, wood stoves, inserts, and other heating devices; fenced swimming pools or other bodies of water; knives, matches, firearms, tools and other items that could constitute a danger to the residents are locked away. In addition, over-the-counter medications, nutritional supplements or vitamins, alcohol, cigarettes, and toxic substances such as certain plants, gardening supplies, cleaning supplies and disinfectants are made inaccessible.

If the residents' physicians have documented that a resident may be at risk if allowed access to personal grooming and hygiene items, then said items will be secured to prevent any possible risk of ingestion or improper use.

Facility outdoors space is completely fenced. Any fencing has self-closing latches and gates, and gates are secured using fire marshal approved locks. All gate and latch mechanisms are approved by the fire department. It is not the intent of the Facility to use egress alert wristbands or delayed egress doors. Facility does employ egress alert devices on facility exits.

Changes in Condition

The decline of a person with dementia is not predictable. It can be subtle or dramatic depending on the severity of the dementia condition. Any time a change in condition is noted by physician or our trained staff, corresponding changes are made in the care and supervision provided to that resident. Any newly manifested behaviors will be addressed with new training for staff specific to that resident's behavior.

Additionally, an update is made to the resident's appraisal/needs and services plan. This always involves the family as noted in Title 22 section 87467. If the resident's needs cannot be met, Facility will have a follow-up physician's medical assessment performed. If physician indicates the resident's needs are beyond Facility's services, the resident will be relocated with the assistance of family.

Success Indicators

Because Facility evaluates its residents at a minimum quarterly, Facility believes it can quickly make adjustments to meet residents' needs. Any programs or activities, which may be above or below resident levels, would signal a modification in Facility activities.

Thureos Insurance Company, Inc., Licensee
Corona Senior Manor, LLC, Management Company

Facility will utilize the input from staff, administrator and others to insure proper staffing levels, the degree to which residents can participate in their individualized service plans, activity participation, physician's input regarding dementia needs, and any and all incident reports will be examined often.

Advertising

Facility will maintain copies of all of its advertising and marketing materials that indicated the Facility provided dementia special care. These materials will be kept for at least 3 years. Should facility discontinue its dementia programming all residents and resident families will be notified at least 30 days prior to such discontinuation. Any such notice will be kept in the residents' files. The material is available to the resident, responsible party and the public upon request. Licensing may inspect the material upon request as required in Title 22 87706.

If licensee will discontinue advertising, promoting, or otherwise holding itself out as providing special care, programming, and/or environments for residents with dementia or related disorders shall (1) Provide written notification to the licensing agency and to the resident and the responsible person, if any, or the conservator, at least 30 calendar days prior to discontinuing advertising or promoting dementia special care, programming, and/or environments. This notification shall specify the date that the licensee will cease advertising or promoting dementia special care, programming, and/or environments. Licensee would then no longer be required to meet the requirements specified in Section 87706(a). However, the training requirements in Health and Safety Code 1569.626 will still be completed.

If notification is given as noted above, the licensee shall maintain a copy of the written notification in each resident's records. On the date specified in the notification, the licensee would cease all advertisements, publications, and/or announcements that pertain to dementia special care including, but not limited to, those in magazines, newspapers, consumer reports, telephone directory yellow pages, professional or service directories, Internet, radio and/or television commercials. Long-term advertisements, such as yellow pages, shall be removed at the next renewal date. In addition, on the date specified in the notification, licensee would remove all written references that indicate that the licensee provides dementia special care, programming, and/or environments from all promotional material, advertisements, and/or printed material, including admission agreements and the plan of operation.

Staff Training and Consultants

Dementia experts, using the criteria from Title 22 section 87707 will at least once per year professionally train Facility staff. The Facility follows up that training with hands-on, resident-specific training at the Facility. In the minimum, dementia staff training will consist of eight (8) hours per year, plus newly hired employees will receive six (6) hours of dementia-specific training in the first four (4) weeks of employment. In addition to dementia care, our staff will be trained in identifying and reporting resident abuse and neglect, and the behavioral effects of medications on residents with dementia.

Facility "basic training" includes 10 hours of initial training in the first 4 weeks of employment on the subject areas outlined in Title 22 section 87411(c) and Health and Safety Code 1569.625 and 1569.626, and training specific to the job assigned as outlined in 87411(d). All training will include the ability to properly communicate with residents and the signs and symptoms of dementia and its progression. Evidence of completion of all above training will be kept in staff records.

Disaster and Mass Casualty Plan

The requirement regarding fire and earthquake drills applies only if facility is using delayed egress devices or is locking exterior doors or fence gates. However, Facility's disaster and mass casualty plan for residents with dementia does include fire and earthquake drills conducted at least once every three months on every shift. All direct care staff will participate in these drills. Additional staff will be called in when needed to assist with any actual emergency. Facility realizes that a dementia resident requires structure and routine, thus residents will not be actually awakened on the night shift, nor will residents be taken to evacuation sites during these drills. Facility fully recognizes that a dementia resident will not remember the drill to be compliant should an actual emergency occur. Our staff will be trained on each shift to know the emergency procedures.

Minimizing the Need for Psychoactive Medications

Although no longer contained in the new dementia regulations of Title 22, Chapter 8, Division 6, Facility favors minimizing the use of psychoactive medications. Facility will keep current on alternative approaches, and any over-the-counter or nonprescription medications will only be used with physician order and permission. A non-medication approach is highly encouraged by the National Alzheimer's Association. One example of a non-medication approach is to utilize the natural sleep aid melatonin, with physician order, to help residents sleep. Melatonin is a non-narcotic, naturally occurring hormone in the body. Possible use of melatonin might assist with sleep inducement thus eliminating the need for sleep medication. This approach does show that Facility sees alternatives to psychoactive medications. Because psychoactive medications have numerous side effects Facility will work with physicians to titrate (slowly diminish) residents off medication if so indicated. Any psychoactive medication will be used sparingly with staff having knowledge of possible side and behavioral effects.

Additional Family Involvement

As indicated by Title 22 section 87467 and Health and Safety Code 1569.80, the Facility's relationship with family will include the encouragement to attend dementia support groups to help the family better realize good techniques on visiting. Facility believes that family can upset a resident by testing memory, yelling at the resident, correcting stories, etc.

It is the intent of the Facility to accept and retain residents with dementia who cannot respond to emergency signals and instructions. The Facility hereby submits this addendum to its Plan of Operation, and would benefit from additional materials or information deemed necessary by Community Care Licensing and its representatives.

10. EVERY 001
GENERAL CONDITIONS

USE - PROJECT DESCRIPTION

Status:
RECOMMND

Conditions:
Informational

The project proposes to permit a 15 bed residential care facility for the elderly with a focus on Alzheimer's care. The previous land use permit for this facility expired November 14, 2011. The project site is located northerly of El Cerrito Avenue, southeasterly of Ontario Avenue, westerly of Interstate 15, specifically 7550 Ruddell Road, Corona California.

10. EVERY 002
GENERAL CONDITIONS

USE - HOLD HARMLESS

Status:
RECOMMND

Conditions:
Informational

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 CONDITIONAL 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 CONDITIONAL 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.

10. EVERY 003
GENERAL CONDITIONS

USE - DEFINITIONS

Status:
RECOMMND

Conditions:
Informational

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3772 shall be henceforth defined as follows: APPROVED EXHIBIT A = Conditional Use Permit No. 3772, Exhibit A, dated May 26 2017.

10.E HEALTH 001
GENERAL CONDITIONS

USE - MAX 15 BED FACILITY

Status:
RECOMMND

Conditions:
Informational

This project was originally reviewed by the Department of Environmental Health (DEH) under PUP00337 in 1976. At that time it was reviewed for a maximum 15 bed facility. DEH is continuing to review project as a 15 bed facility with previously approved onsite wastewater treatment system (OWTS)/septic. In the event that the system undergoes any further repair, system must be sized according to current standards of sizing per UPC and any other applicable regulations or standards.

10.FIRE 001
GENERAL CONDITIONS

**USE - MAINTAIN
COMPLIANCE**

Status:
RECOMMND

Conditions:
Informational

Maintain compliance with all applicable laws, codes, ordinances, and standards. Failure to maintain compliance may result in revoking the Conditional Use Permit.

10.PLANNING 001
GENERAL CONDITIONS

**USE - COMPLY WITH
ORD./CODES**

Status:
RECOMMND

Conditions:
Informational

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING 002
GENERAL CONDITIONS

USE - FEES FOR REVIEW

Status:
RECOMMND

Conditions:
Informational

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 003
GENERAL CONDITIONS

**USE - LIGHTING
HOODED/DIRECTED**

Status:
RECOMMND

Conditions:
Informational

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

10.PLANNING 007
GENERAL CONDITIONS

USE- BASIS FOR PARKING

Status:
RECOMMND

Conditions:
Informational

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), The parking ordinance requires 1 space for every 3 employees, 1 space for every 3 beds and one space for a vehicle owned and operated by the institution. With 4 employees that requires 7 spaces. The proposal provides 8 spaces with one handicapped space.

10.PLANNING 008
GENERAL CONDITIONS

**USE - PERMIT SIGNS
SEPARATELY**

Status:
RECOMMND

Conditions:
Informational

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

10.PLANNING 018
GENERAL CONDITIONS

USE- MAINTAIN LICENSING

Status:
RECOMMND

Conditions:
Informational

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 residential care for the elderly, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, could be cause for revocation of the Conditional Use Permit in accordance with Ordinance No. 348.

10.PLANNING 026
GENERAL CONDITIONS

**USE - CAUSES FOR
REVOCATION**

Status:
RECOMMND

Conditions:
Informational

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 027
GENERAL CONDITIONS

USE - CEASED OPERATIONS

Status:
RECOMMND

Conditions:
Informational

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 028
GENERAL CONDITIONS

USE - 90 DAYS TO PROTEST

Status:
RECOMMND

Conditions:
Informational

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

10.PLANNING 032
GENERAL CONDITIONS

USE - ORD 810 O S FEE (1)

Status:
RECOMMND

Conditions:
Informational

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING 033
GENERAL CONDITIONS

**USE - 2ND DIST LS
GUIDELINES**

Status:
RECOMMND

Conditions:
Informational

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

10.PLANNING 035
GENERAL CONDITIONS

USE - BUSINESS LICENSING

Status:
RECOMMND

Conditions:
Informational

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

10.PLANNING 036
GENERAL CONDITIONS

USE - LANDSCAPING MAINT.

Status:
RECOMMND

Conditions:
Informational

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

10.PLANNING 037
GENERAL CONDITIONS

**USE - EXTERIOR NOISE
LEVELS**

Status:
RECOMMND

Conditions:
Informational

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 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.

20.PLANNING 001
PRIOR TO A CERTAIN DATE

**USE - EXPIRATION DATE USE
CASE**

Status:
RECOMMND

Conditions:
Informational

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

80.PLANNING 007
PRIOR TO BLDG PRMT
ISSUANCE

USE- CONFORM TO FLOOR PLANS

Status:
RECOMMND

Conditions:
Informational

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

80.PLANNING 028
PRIOR TO BLDG PRMT
ISSUANCE

USE - SCHOOL MITIGATION

Status:
RECOMMND

Conditions:
Informational

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

90.PLANNING 007
PRIOR TO BLDG FINAL
INSPECTION

USE - ACCESSIBLE PARKING

Status:
RECOMMND

Conditions:
Informational

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

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

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

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

DATE: June 26, 2016

TO:

Riv. Co. Fire Department

Riv. Co. Building & Safety – Plan Check

CONDITIONAL USE PERMIT NO. 03772—EA42846- Applicant: Comforts of Home Investment Enterprises, Inc. – Second Supervisorial District - El Cerrito Zoning District - Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – Location: Northerly of El Cerrito Avenue, southeasterly of Ontario Avenue, westerly of Interstate 15 – 0.39 Gross Acres – Zoning: One Family Dwellings – 20,000 Square Foot Minimum (R-1-20,000) – REQUEST: A Conditional Use Permit for a Congregate Living Health Facility within an existing single family home previously used as a Congregate Care Facility– APN: 277-131-004 – Related Cases: PUP00337, PUP00337R1

THIS IS A COMMENT REVIEW SEPARATE FROM LDC.

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This project has been placed on the **Please provide comments by June 10.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Brett Dawson** Project Planner, at (951) 955-0972 or email at **bdawson@rivco.org**

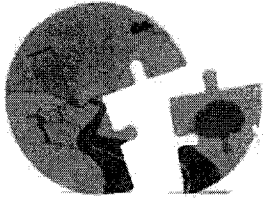
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

CC 006317

CUP 03772

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- PUBLIC USE PERMIT
- VARIANCE
- CONDITIONAL USE PERMIT
- TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. PUP 00337R2

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: RESCARE HOLDINGS, LLC

Contact Person: JAMES TRAN E-Mail: JTRAN@AMEDREALTY.COM

Mailing Address: 611 S. EUCLID ST
FULLERTON Street CA 92832
City State ZIP

Daytime Phone No: (714) 471-0963 Fax No: (714) 224-0848

Engineer/Representative Name: NONE

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner Name: RESCARE HOLDINGS, LLC

Contact Person: JAMES TRAN E-Mail: JTRAN@AMEDREALTY.COM

Mailing Address: 611 S EUCLID ST
FULLERTON Street
City State ZIP

Daytime Phone No: (714) 471-0963 Fax No: (714) 224-0848

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

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


APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>JAMES TEAN</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
_____ <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	_____ <small>SIGNATURE OF PROPERTY OWNER(S)</small>

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 277-131-004

Approximate Gross Acreage: 16,988 SQ-FT

General location (nearby or cross streets): North of EL CERRITO RD, South of E. ONTARIO AVE, East of 15 FREEWAY, West of E. ONTARIO AVE

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

REAL ESTATE PROPERTY WAS LICENSED AS A RESIDENTIAL CARE FACILITY FOR ELDERLY WITH DEPARTMENT OF SOCIAL SERVICES FOR 15 BEDS. CURRENTLY APPLYING FOR 15 BEDS WITH NEW OWNER.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	4,004		1	RESIDENTIAL CARE FACILITY FOR ELDERLY	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

PUP 00 337 R2

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): IN PUP 00337R2 FILE

Is the project located within 1,000 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 Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: RESCARE HOLDINGS, LLC

Address: 611 S EUCLID ST, FULLERTON CA 92832

Phone number: (714) 471-0963

Address of site (street name and number if available, and ZIP Code): 7550 RUDELL RD
CORONA CA 92881

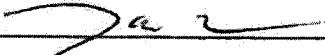
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 277-131-004

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

Regulatory Identification number: _____

Date of list: _____

Applicant:  Date 1-16-17

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
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)  Date 1-16-17

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Steven Weiss - Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): PO337 R2 Set I.D. No. _____

Check box if all concurrent cases are to be withdrawn.

APPLICATION INFORMATION

Applicant's Name: JAMES TRAN E-Mail: JTRAN@AMEDREALTY.COM

Applicant's Contact Person: JAMES TRAN
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 611 S. EUCLID ST.
FULLERTON CA 92832
City State ZIP

Daytime Phone No: (714) 471-0963 Fax No: (714) 224-0848

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 8/23/16

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to _____.

I JAMES TRAN verify that I am the new applicant and acknowledge the receipt thereof. My new address is SEE ABOVE, phone number is (714) 471-0963, and can be e-mailed at JTRAN@AMEDREALTY.COM

(name of new applicant)

Signature of Existing Applicant

Jay

Signature of New Applicant

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1079 (11/13/08)

Desert Office · 77-888 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Rescare Holdings, LLC, a California Limited Liability Company ("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 277-131-004 ("PROPERTY"); and,

WHEREAS, on May 4, 2017, PROPERTY OWNER filed an application for Conditional Use Permit No. 3772 ("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: Leila Moshref-Danesh
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Rescare Holdings, LLC
Attn: James Tran
611 S. Euclid Street
Fullerton, CA 92832

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.

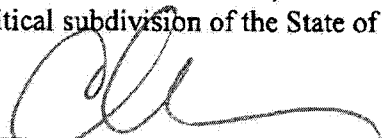
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

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.

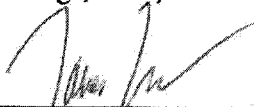
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant Director of TLMA – Community Development


Dated: 6/15/17

FORM APPROVED COUNTY COUNSEL
BY:  6/9/17
LEILA J. MOSHREF-DANESH DATE

PROPERTY OWNER:
Rescare Holdings, LLC, a California Limited Liability Company

By: 
James T. Tran
Managing Member

Dated: 6/16/17

By: 
Amed Franco
Managing Member

Dated: 6/6/17

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 ORANGE }

On JUNE 6, 2017 before me, ENGRACIA ALVAREZ, NOTARY PUBLIC
(Here insert name and title of the officer)

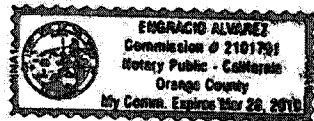
personally appeared JAMES T. TRAN AND ANED FRANCO,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

INDEMNIFICATION
(Title or description of attached document)

AG REEVEN
(Title or description of attached document continued)

Number of Pages 5 Document Date 6/6/17

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- e State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - e Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - e The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - e Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - e Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - e The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - e Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - e Securely attach this document to the signed document with a staple.

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:

CONDITIONAL USE PERMIT NO. 03772 – Exempt from the California Environmental Quality Act (CEQA), Section 15301 (Existing Facilities) – Applicant: Comforts of Home Investment Enterprises, Inc. – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – Location: Northerly of El Cerrito Avenue, southeasterly of Ontario Avenue, and westerly of Interstate 15, specifically 7550 Ruddell Road, Corona California – 0.39 Gross Acres – Zoning: One Family Dwellings – 20,000 sq. ft. minimum (R-1-20,000) – REQUEST: The project proposes to permit a 15 bed residential care facility for the elderly with a focus on Alzheimer's care. The previous land use permit for this facility expired November 14, 2011.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 20, 2017**
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 Brett Dawson, Project Planner at 951-955-0972 or e-mail bdawson@rivco.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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 10, 2017,

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

APN (s) or case numbers CUP03772 for

Company or Individual's Name RCIT - GIS,

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.

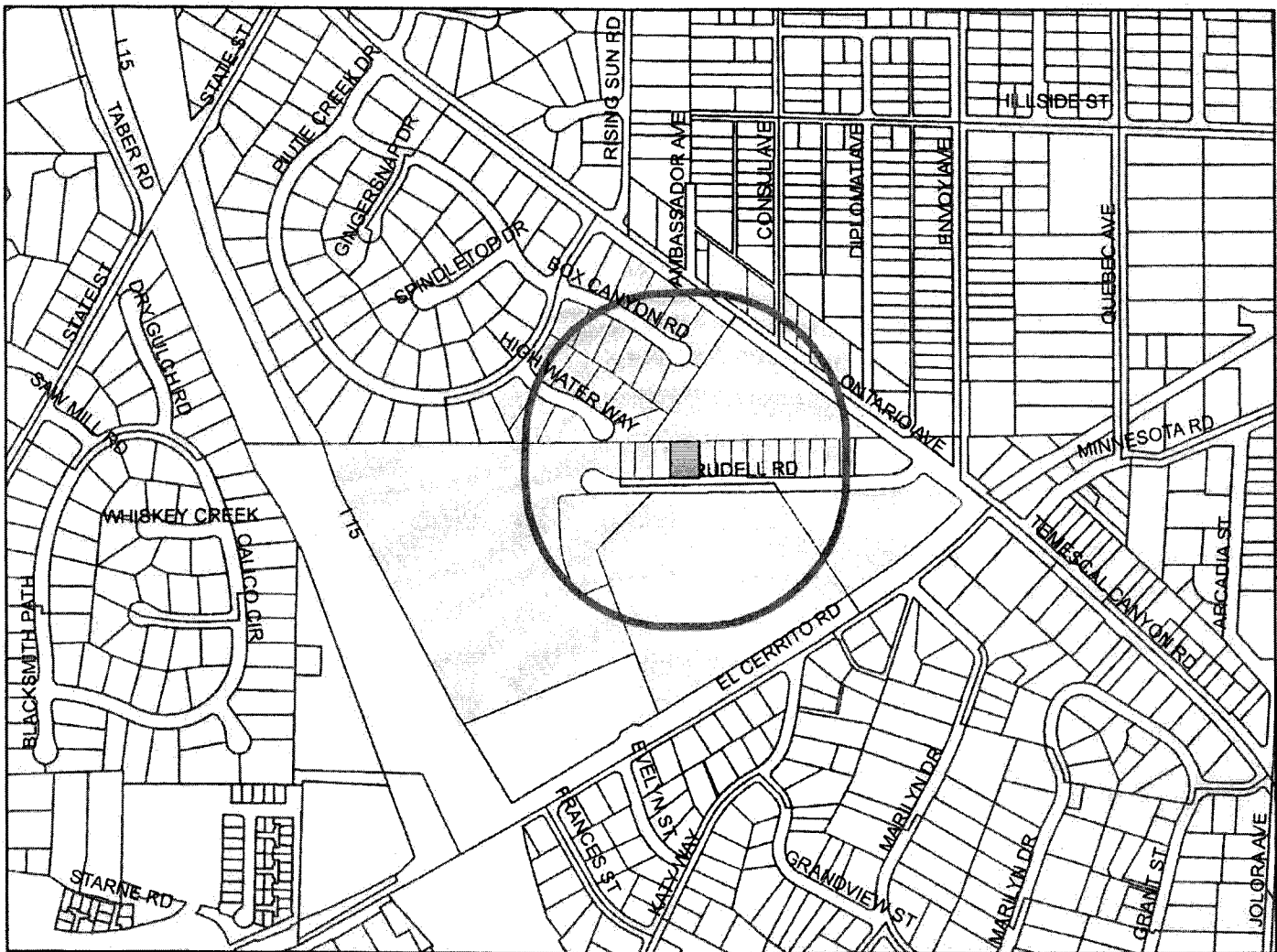
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

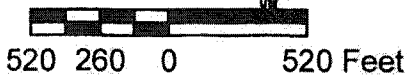
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CUP03772 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 277-131-001 | 277-321-013 | 277-131-011 | 277-321-009 | 277-321-017 | 277-131-005 | 277-131-003 | 277-321-004 | 277-210-005 | 277-131-016 |
| 277-210-010 | 277-321-019 | 277-321-007 | 277-131-010 | 277-081-029 | 277-081-030 | 277-321-008 | 277-131-008 | 277-321-020 | 277-131-002 |
| 277-131-009 | 277-081-031 | 277-131-013 | 277-321-011 | 277-131-012 | 277-131-007 | 277-321-003 | 277-131-006 | 277-321-015 | 277-321-010 |
| 277-132-004 | 277-210-004 | 277-321-005 | 277-131-014 | 277-131-004 | 277-321-014 | 277-070-010 | 277-321-018 | 277-321-016 | 277-070-009 |
| 277-321-012 | 277-321-006 | | | | | | | | |



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: 277131011, APN: 277131011
ARNOLD MARTINEZ
10202 YANA DR
STANTON CA 90680

ASMT: 277321003, APN: 277321003
CHRISTY JENSEN, ETAL
7385 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277131012, APN: 277131012
MONICA LAREZ, ETAL
7634 RUDELL RD
CORONA, CA. 92881

ASMT: 277321004, APN: 277321004
CHINQUAPIN BUILDERS INC
STE D2 PMB 545
31103 RANCHO VIEJO RD
SAN JUAN CAPO CA 92675

ASMT: 277131013, APN: 277131013
KATHY HESSEL
7636 RUDELL RD
CORONA, CA. 92881

ASMT: 277321005, APN: 277321005
INDELICIA PEREZ, ETAL
23020 MANSFIELD LANE
MORENO VALLEY CA 92557

ASMT: 277131014, APN: 277131014
LUIS QUEVEDO, ETAL
C/O LUIS QUEVEDO
7640 RUDELL RD
CORONA, CA. 92881

ASMT: 277321006, APN: 277321006
DONNA SERING, ETAL
19350 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277132004, APN: 277132004
OLIVE BRANCH COMMUNITY CHURCH
7702 EL CERRITO RD
CORONA, CA. 92881

ASMT: 277321007, APN: 277321007
SUSAN WIKE, ETAL
19340 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277210005, APN: 277210005
CORONA UNIFIED SCHOOL DIST
300 S BUENA VISTA
CORONA CA 92882

ASMT: 277321008, APN: 277321008
LORENA RANGEL, ETAL
19330 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277210010, APN: 277210010
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 277321009, APN: 277321009
FRANK DARNELL, ETAL
19318 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277070009, APN: 277070009
SOCORRO SANCHEZ, ETAL
19320 ENVOY AVE
CORONA CA 92881

ASMT: 277131004, APN: 277131004
RESCARE HOLDINGS
611 S EUCLID ST
FULLERTON CA 92832

ASMT: 277070010, APN: 277070010
JANA WALCHLE, ETAL
18863 CONSUL AVE
CORONA CA 92881

ASMT: 277131005, APN: 277131005
NATALIE SHELTON, ETAL
7562 RUDELL RD
CORONA, CA. 92881

ASMT: 277081030, APN: 277081030
EFFAT YOUSSEF
8311 BONNIE BRAE DR
BUENA PARK CA 90621

ASMT: 277131006, APN: 277131006
MARGARET TURNER
7574 RUDELL RD
CORONA, CA. 92881

ASMT: 277081031, APN: 277081031
MARIA LOPEZ, ETAL
17392 CROSS CREEK LN
RIVERSIDE CA 92503

ASMT: 277131007, APN: 277131007
LIANE THOMAS
20690 KNOB PL
PERRIS CA 92570

ASMT: 277131001, APN: 277131001
ADALBERTO PEREZ
7510 RUDELL RD
CORONA, CA. 92881

ASMT: 277131008, APN: 277131008
STEPHANIE MOTZ, ETAL
5381 SANTA MONICA
GARDEN GROVE CA 92845

ASMT: 277131002, APN: 277131002
JOAN MCCULLOUGH
1265 HARVEST LN
PRESCOTT AZ 86301

ASMT: 277131009, APN: 277131009
CARMEN RODRIGUEZ, ETAL
7616 RUDELL RD
CORONA, CA. 92881

ASMT: 277131003, APN: 277131003
CARLOS PENA
6464 BRANCH CT
CORONA CA 92880

ASMT: 277131010, APN: 277131010
STEVEN DEHARO, ETAL
7626 RUDELL RD
CORONA, CA. 92881

ASMT: 277321010, APN: 277321010
JACKELINE CLARDY, ETAL
19306 HIGH WATER WAY
CORONA, CA. 92881

ASMT: 277321017, APN: 277321017
ANDREA HIGGINS, ETAL
4493 SIGNATURE DR
CORONA CA 92883

ASMT: 277321011, APN: 277321011
JULIE COOPER BIERMAN, ETAL
7435 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277321018, APN: 277321018
STEPHANIE WALKER, ETAL
19340 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321012, APN: 277321012
LISA WELKS, ETAL
19315 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321019, APN: 277321019
MARY ZELLER, ETAL
19330 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321013, APN: 277321013
ALBERT SALDIVAR
19325 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321020, APN: 277321020
MARIA ORDAZ, ETAL
19320 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321014, APN: 277321014
GABRIELA VANBAAREN, ETAL
19335 BOX CANYON RD
CORONA, CA. 92881

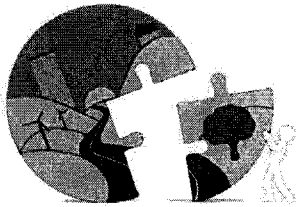
ASMT: 277321015, APN: 277321015
KELLY RALPH, ETAL
19345 BOX CANYON RD
CORONA, CA. 92881

ASMT: 277321016, APN: 277321016
CHRISTINE CORTEZ, ETAL
19355 BOX CANYON RD
CORONA, CA. 92881

11/27/2017 2:41:21 PM

James Tran
611 S Euclid Street
Fullerton CA 92832

City of Corona
Community Deveopment
Planning Division
400 South Vicentia Avenue
Corona, CA 92882



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: CUP03772

Project Location: 7550 Rudell Road, Corona CA

Project Description: A request for a Conditional Use Permit for a Residential Facility for the Elderly.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Comforts of Home Investment Enterprises, Inc.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15301)
- 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 project is an existing facility, no new substantial construction will take place.

County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42486 ZCFG No. 5857 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1110412

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: TRAN JAMES \$64.00
paid by: CK 1134
CA FISH AND GAME FEE FOR EA42486
paid towards: CFG05857 CALIF FISH & GAME: DOC FEE
at parcel: 7550 RUDELL RD COR
appl type: CFG3

By _____ Nov 07, 2011 12:44
MGARDNER posting date Nov 07, 2011

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

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



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 20, 2017**

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36161** – Applicant: Morning Star Village c/o James Bach – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northwesterly of Winchester Road, southerly of Flossie Way, and easterly of Pourroy Road – 23.66 Acres – Zoning: General Commercial (C-1)/(C-P) – Approved Project Description: The land division hereby permitted is a Schedule “E” Subdivision of 23.66 acres into six (6) parcels, ranging in size from 0.82 to 7.70 acres, for commercial purposes – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36161, extending the expiration date to August 5, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36161, extending the expiration date to August 5, 2020.
- 1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32822** – Applicant: Jeff Chung – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Avenue D, southerly of Markham Street, easterly of Cole Avenue, and westerly of Cable Lane – 103.06 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Subdivide 103.06 gross acres into 82 single family residential lots with a minimum lot size of one (1) acre, one (1) on-site water quality detention basin, two (2) off-site water quality detention basins, and one (1) open space lot (lot 83). This project also includes a 14-foot community trail easement, located northwesterly of Markham Street and along the easterly boundary of Cole Avenue – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32822, extending the expiration date to October 4, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32822, extending the expiration date to October 4, 2020.
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34713** – Applicant: Jeff Chung – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Rural Community: Low Density Residential (RC-LDR) (1/2 acre min.) – Location: Southerly of Avenue D, easterly of Cole Avenue, and westerly of Ravenwood Drive – 38.25 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Schedule “B” Subdivision proposed of 38.25 gross acres into 33 single-family residential lots with a minimum lot size of one (1) acre and three (3) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to October 4, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED:** Second Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to October 4, 2020.
- 1.4 PLOT PLAN NO. 25843** – Receive & File – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services, Inc. – Owner: Southern California Edison – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Open Space: Mineral (OS-MIN) – Location: Southerly of Temescal Canyon Road, westerly of Campbell Ranch Road, and easterly of Maitri Road, within the unincorporated area of Riverside County – Zoning: Wildrose Specific Plan, Planning Area IV-2 (SP 176, PA IV-2) – **REQUEST:** The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree (monopine), consisting of a 70 foot tall tower, 12 panel antennas, 12 remote radio units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) global positioning **RECEIVED AND FILED.**



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 20, 2017**

satellite antennas enclosed within a 300 sq. ft. lease area. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE**

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 GENERAL PLAN AMENDMENT NO. 1203, CHANGE OF ZONE NO. 7913, TENTATIVE TRACT MAP NO. 37153, PLOT PLAN NO. 26209 – Intent to Adopt a Mitigated Negative Declaration – EA42924 – Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD-BP) – Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road – Zoning: Commercial Office (C-O) – REQUEST: The **General Plan Amendment** proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD-BP) (0.25 – 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre). The **Change of Zone** proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule "A" Subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 83 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) are designated for open space. The **Plot Plan** proposes a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 sq. ft. of landscaping, and recreation areas on the entire 14.81 acre site. Continued from November 1, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

CONTINUED to February 7, 2018.

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 CONDITIONAL USE PERMIT NO. 3730 and VARIANCE NO. 1903 – Intent to Adopt a Negative Declaration – EA42836 – Applicant: Cortel & AT&T Mobility c/o Melissa Francisco – Engineer: Breen Engineering c/o Luis Cardona – Fifth Supervisorial District – Pass and Desert Zoning District – Reche Canyon/Badlands Area Plan: Open Space: Rural (OS-RUR) (20 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Easterly of Redlands Boulevard, southerly of San Timoteo Canyon Road, and westerly of Lakeshore Drive – 78.78 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The project proposes to construct a 105 foot lattice tower wireless communication facility. AT&T Mobility will install 12 eight (8) foot high panel antennas, 24 remote radio units, and four (4) surge suppressors within an unenclosed 432 sq. ft. lease area. Additionally, one (1) global positioning satellite, seven (7) equipment cabinets, and one (1) 50 kv diesel generator will be installed inside a 234 sq. ft. lease area enclosed by an eight (8) foot high block wall. The total AT&T lease area for the project is 666 sq. ft. Variance No. 1903 is a request to allow for a reduced setback requirement. Ordinance No. 348 provides that a wireless communication facility under a Conditional Use Permit must be set back from habitable dwellings 1000 ft. If approved, Variance No. 1903 would allow for a setback of 175 feet from the nearest habitable dwelling. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.**

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

ADOPTED a Negative Declaration for Environmental Assessment No. 42836; and

APPROVED Variance No. 1903; and

APPROVED Conditional Use Permit No. 3730, subject to conditions of approval.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 20, 2017**

4.2 CONDITIONAL USE PERMIT NO. 3772 – Exempt from the California Environmental Quality Act (CEQA), Section 15301 (Existing Facilities) – Applicant: Rescare Holdings, LLC – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – Location: Northerly of El Cerrito Avenue, southeasterly of Ontario Avenue, and westerly of Interstate 15, specifically 7550 Ruddell Road, Corona, California – 0.39 Gross Acres – Zoning: One Family Dwellings – 20,000 sq. ft. minimum (R-1-20,000) – **REQUEST: The project proposes to permit a 15 bed residential care facility for the elderly with a focus on Alzheimer's care. The previous land use permit for this facility expired November 14, 2011. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED Conditional Use Permit No. 3772, subject to conditions.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS