

March 22, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

I support the County of Riverside granting a Conditional Use Permit 3757 for the Property located at 36500 De Portola Road, Temecula, CA 92592. I support this company's mission to treat, aid and support those who are battling addiction.

Millions of people are impacted by addiction and I hope facilities such as Southern California Addiction Center can treat them.

I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them.

Garrett Crow
42909 Joshua Tree Court
Murrieta, CA 92562

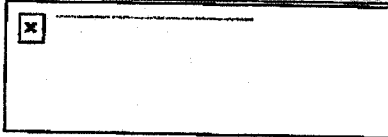
Ross, Larry

From: Rhonda Giles <rgiles@socaladdictioncenter.com>
Sent: Monday, March 26, 2018 2:35 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District5; Reid, Robin; Awad, Corinne; Balderrama, Olivia; Zavala, Anayeli; Hurtado, Jaime
Cc: Dennis Hollingsworth; Ross, Larry
Subject: Permit 3757 CUP | Support Letters
Attachments: Jessica W support letter.pdf; S support letter.pdf; Jillian support letter.pdf; John B support letter.pdf; Juliet support letter.pdf

Please see the attached CUP Permit 3757 support letters for 36500 De Portola.

--

Rhonda Giles, RADT
Admissions Director
Office: 714-619-5081 ext. 4017
Cell: 951-972-0323
Rgiles@socaladdictioncenter.com
<https://southerncaliforniaaddictioncenter.com>



SCAC provides a safe, stable, loving and caring environment that will help our clients obtain the goal of long term recovery. We treat all those we serve with care, compassion and kindness. We act with absolute honesty, integrity and fairness in the way we conduct our business and the way we live our lives.

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March 16, 2018

Supervisor Chuck Washington

D3email@rivco.org

c/o Olivia Balderrama, Legislative Assistant

obalderrama@rivco.org

Riverside County Planning Department

Larry Ross, Project Planner

lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

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Millions of people are impacted by addiction and I hope facilities such as Southern California Addiction Center can treat them.

I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them.

Sincerely,

Jessica Wells

32080 Camino Herencia

Temecula, Ca. 92592

March 16, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

I support the County of Riverside granting a Conditional Use Permit 3757 for the Property located at 36300 De Fortola Road, Temecula, CA 92592.

As a supporter of this company's mission to treat, aid and support those who are battling addiction and commend their efforts. I believe we all have personally been impacted by addiction through friends, family, loved ones, overall population etc. and know that those who seek help have every right to admit into facilities such as Southern California Addiction Center regardless of the location. Above and beyond a typical location, this specific property requesting the conditional use permit is secluded and secure. The rolling Temecula hills provide a tranquil environment for people to focus on their recovery.

As a homeowner, voter, taxpayer, resident, and/or supporter of Drug and Alcohol Recovery, I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them. I am supportive of Southern California Addiction Center application for Conditional Use Permit Application 3757 in Riverside County.

Thank you for your time and consideration.

Sincerely,

Your Full Name

Address

City, State Zip Code

Mary Ann Ross
Mary Ann Ross
34021 E. Hwy 78 #240
Laguna Hills, CA 92653

March 16, 2013

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

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Millions of people are impacted by addiction and I hope facilities such as Southern California Addiction Center can treat them.

I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them.

Thank you for your time and consideration.



Jillian Nash

40144 Village Rd #1513

Temecula, CA

92591

John P.
8171 R
Hunting

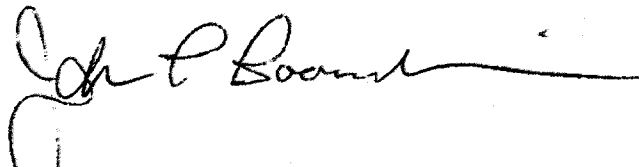
March 6, 2018

Supervisor Chuck Washington D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant obalderrama@rivco.org
Riverside County Planning Department
Larry Ross, Project Planner lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

I support the County of Riverside granting a Conditional Use Permit Portola Road, Temecula, CA 92592. As a supporter of this company who are battling addiction and commend their efforts. I have a son of my extended family members and I am aware that those facilities such as Southern California Addiction Center regarding location, this specific property requesting the conditional use permit Temecula hills provide a tranquil and positive environment for people supporter of Drug and Alcohol recovery services and treatment, I as Southern California Addiction Center the Conditional Use Permit as process and are in compliance with all that the County has asked of California Addiction Center's Conditional Use Permit Application 37 time and consideration.

Sincerely,



John Boomer

John Boomer's Personal Email | Open with

March 22, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

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Millions of people are impacted by addiction and I hope facilities such as Southern California Addiction Center can treat them.

I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them.

Juliet Jensen
250 Seaside Way
Long Beach, CA 90802

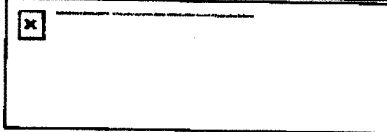
Ross, Larry

From: Rhonda Giles <rgiles@socaladdictioncenter.com>
Sent: Monday, March 26, 2018 2:38 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District5; Reid, Robin; Awad, Corinne; Balderrama, Olivia; Zavala, Anayeli; Hurtado, Jaime
Cc: Dennis Hollingsworth; Ross, Larry
Subject: CUP Permit 3757 | Support Letters
Attachments: Karen support letter.pdf; Louise A support letter.pdf; Mary A support letter.pdf; Nina Y support letter.pdf; Tamara C support letter.pdf

Please see the attached support letters for cUP Permit 3757 for property located at 36500 De Portola.

--

Rhonda Giles, RADT
Admissions Director
Office: 714-619-5081 ext. 4017
Cell: 951-972-0323
Rgiles@socaladdictioncenter.com
<https://southerncaliforniaaddictioncenter.com>



SCAC provides a safe, stable, loving and caring environment that will help our clients obtain the goal of long term recovery. We treat all those we serve with care, compassion and kindness. We act with absolute honesty, integrity and fairness in the way we conduct our business and the way we live our lives.

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From the Desk of: Karen Shepherd

March 16, 2018

*Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org
Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org*

RE: Support of Conditional Use Permit No. 3757

I monumentally support the County of Riverside granting a Conditional Use Permit 3757 for the Property located at: 36500 De Portola Road, Temecula, CA 92592

As an ardent supporter of this Company's commendable mission to treat, aid and support those who are battling Addiction; I value their efforts. I have personally been impacted by addiction through my Family's experience with successful recovery. I know that those who seek help have every right to admit into Facilities such as Southern California Addiction Center regardless of the location.

Above and beyond a typical location, this specific property, requesting the conditional use permit is secluded and secure. The rolling Temecula hills provide a tranquil environment for people to focus on their recovery.

As a California resident, voter, taxpayer, and a fervent supporter of Drug and Alcohol Recovery, I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for.

Thank you for your time and consideration with approving the permit and in turn; potentially saving the lives of those seeking treatment. Your complete support will positively impact many.

Sincerely,

Karen Shepherd

*Ms. Karen Shepherd
P.O. Box 1862
Julian, CA 92036*

March 22, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

I support the County of Riverside granting a Conditional Use Permit 3757 for the Property located at 36500 De Portola Road, Temecula, CA 92592. I support this company's mission to treat, aid and support those who are battling addiction.

Millions of people are impacted by addiction and I hope facilities such as Southern California Addiction Center can treat them.

I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them.

Louise Austin
4845 Mammoth Ave
Sherman Oaks, CA 91423

March 16th, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

I support the County of Riverside granting a Conditional Use Permit 3757 for the Property located at 36500 De Portola Road, Temecula, CA 92592.

As a supporter of this company's mission to treat, aid and support those who are battling addiction, I strongly commend their efforts to battle this epidemic. I have personally been impacted by addiction through my own personal experience and know that those who seek help have every right to admit into facilities such as Southern California Addiction Center regardless of the location. Above and beyond a typical location, this specific property requesting the conditional use permit is secluded and secure. I believe that the stigma associated with the disease of alcoholism and addiction is completely unfounded, and more importantly I believe that those suffering from this terrible affliction are entitled to receive caring and compassionate care whenever and wherever available. Southern California Addiction Center has embarked on a life or death errand to help suffering individuals get the help they so desperately need, and I firmly believe any hindrance in this effort poses an imminent danger to the very lives they are trying to save.

Thank you for your time and consideration.

Sincerely,



Mary Auterson
marymarieauterson@gmail.com
714-910-2052
6000 Garden Grove Blvd Apt 203
Westminster, CA 92683

March 16, 2018

Supervisor Chuck Washington

DJemail@rivco.org

cc: Olivia Balderrama, Legislative Assistant

obalderrama@rivco.org

Riverside County Planning Department

Larry Ross, Project Planner

lross@rivco.org

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Encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them.

Thank you for your time and consideration.

Anna Yi

March 16, 2018

Supervisor Chuck Washington

D3email@rivco.org

c/o Olivia Balderrama, Legislative Assistant

obalderrama@rivco.org

Riverside County Planning Department

Larry Ross, Project Planner

lross@rivco.org

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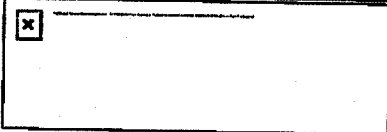
Tamara Christian

Ross, Larry

From: Rhonda Giles <rgiles@socaladdictioncenter.com>
Sent: Monday, March 26, 2018 2:41 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District5; Reid, Robin; Awad, Corinne; Balderrama, Olivia; Zavala, Anayeli; Hurtado, Jaime
Cc: Dennis Hollingsworth; Ross, Larry
Subject: CUP Permit 3757 | Support Letters
Attachments: support letter.pdf; Samantha C support letter.pdf; Robert H support letter.pdf; Richard G support letter .pdf; Rhonda support letter.pdf

Please see the attached support letters for Permit 3757 CUP for property located at 36500 De Portola.

—
Rhonda Giles, RADT
Admissions Director
Office: 714-619-5081 ext. 4017
Cell: 951-972-0323
Rgiles@socaladdictioncenter.com
<https://southerncaliforniaaddictioncenter.com>



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March 16, 2018

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D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

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Kathleen Shelby
24051 Semillon Lane
Murrieta, CA 92562

March 16, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

To Whom It May Concern:

I support the County of Riverside granting a Conditional Use Permit 3757 for the Property located at 36500 De Portola Road, Temecula, CA 92592.

As a supporter of Drug and Alcohol Recovery, I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit Application 3757.

Thank you for your time and consideration.

Sincerely,

Samantha Casper
1438 W.Kiama place
Anaheim, CA 92802

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

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As a supporter of this company's mission to treat, aid and support those who are battling addiction and commend their efforts. I have personally been impacted by my own issues with addiction and know that those who seek help have every right to be admitted into facility's such as Southern California Addiction Center regardless of the location. Above and beyond a typical location, this specific property requesting the conditional use permit is secluded and secure. The rolling Temecula hills provide a tranquil environment for people to focus on their recovery.

As a Riverside County Resident, voter, tax payer, recovering alcoholic, and/or supporter of Drug and Alcohol Recovery), I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them. I am supportive of Southern California Addiction Centers application for Conditional Use Permit Application 3757 in Riverside County.

Thank you for your time and consideration.

Sincerely,

Robert Turner
35692 Frederick St.
Wildomar, CA, 92595

March 22, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
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Richard Giles
32488 Guevara Drive
Temecula, CA 92592

March 22, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

I support the County of Riverside granting a Conditional Use Permit 3757 for the Property located at 36500 De Portola Road, Temecula, CA 92592. I support this company's mission to treat, aid and support those who are battling addiction.

It disgusts me that people in my community are opposed to helping others. They are stereotyping. I have given back to my community for the past 11 years and am truly shocked by this opposition.

Millions of people are impacted by addiction and I hope facilities such as Southern California Addiction Center can treat them.

I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them.

Rhonda Giles
32488 Guevara Drive
Temecula, CA 92592

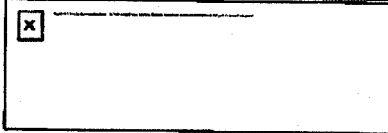
Ross, Larry

From: Rhonda Giles <rgiles@socaladdictioncenter.com>
Sent: Monday, March 26, 2018 2:42 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District5; Reid, Robin; Awad, Corinne; Balderrama, Olivia; Zavala, Anayeli; Hurtado, Jaime
Cc: Dennis Hollingsworth; Ross, Larry
Subject: CUP Permit 3757 | Support Letters
Attachments: Louise A support letter.pdf; Kendall E support letter .pdf; Carey C support letter.pdf; B smith support letter .pdf

Please see the attached support letters for CUP Permit 3757 for property located at 36500 De Portola Rd.

--

Rhonda Giles, RADT
Admissions Director
Office: 714-619-5081 ext. 4017
Cell: 951-972-0323
Rgiles@socaladdictioncenter.com
<https://southerncaliforniaaddictioncenter.com>



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Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

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Larry Ross, Project Planner
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I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them.

**Louise Austin
4845 Mammoth Ave
Sherman Oaks, CA 91423**

March 22, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
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Kendall Estrada
32488 Guevara Drive
Temecula, CA 92592

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

I support the County of Riverside granting a Conditional Use Permit 3757 for the Property located at 36500 De Portola Road, Temecula, CA 92592.

As a supporter of this company's mission to treat, aid and support those who are battling addiction and commend their efforts. I have personally been impacted by addiction through my family and friends and know that those who seek help have every right to admit into facility's such as Southern California Addiction Center regardless of the location. Above and beyond a typical location, this specific property requesting the conditional use permit is secluded and secure. The rolling Temecula hills provide a tranquil environment for people to focus on their recovery.

As a Riverside County Resident, tax payer, and supporter of Drug and Alcohol Recovery, I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them. I am supportive of Southern California Addiction Centers application for Conditional Use Permit Application 3757 in Riverside County.

Thank you for your time and consideration.

Sincerely,

Carey Czuczka
32680 Rome Hill Rd.
Lake Elsinore, CA 92530

March 16, 2018

Supervisor Chuck Washington

D3email@rivco.org

c/o Olivia Balderrama, Legislative Assistant

obalderrama@rivco.org

Riverside County Planning Department

Larry Ross, Project Planner

lross@rivco.org

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Thank you for your time and consideration.

Brian Smith

32885 BATSON LN

WILLOWBARK CA 92595

Brian Smith

Ross, Larry

From: Karen Smits <ksmits@verizon.net>
Sent: Monday, March 26, 2018 2:51 PM
To: Ross, Larry; Balderrama, Olivia
Subject: March 26th meeting .. OPPOSITION to Zone chg 7921 & CUP 3757
Attachments: 20180326_103406.jpg

TO: Larry Ross, Project Planner
CC: obalderrama obalderrama@rivco.org Legislative Assistant to Supervisor Chuck Washington, 3rd District

FROM: Karen Smits / 11337 Farlin Street / Los Angeles / CA / 90049
phone: (310) 471-1494
e-mail: ksmits@verizon.net

Dear Larry & Olivia,

Re: March 26, 2018 meeting.

As a land owner in the Rancho CA Highlands Association, please read into the meeting minutes that I am against Zone change #7921 and CUP 3757.

I do not want an increase in size of the already (it seems) existing 6-bed residential drug & alcohol treatment facility. The Wine County "Act" was hard fought & settled. I do not want to make zone changes here & there what was an already well thought out plan.

Please note my objection & vote against Zone Change #7921 and CUP 3757.

Thank you,
Karen Smits



PUBLIC HEARING NOTICE

PROJECT NO: CONDITIONAL USE PERMIT NO. 3757 AND CHANGE OF ZONE NO. 7921

PROPOSAL: Conditional Use Permit No. 3757 proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 square foot home on a 10.41 acre lot. Change of Zone No. 7921 proposes to change the site's zoning classification from Rural-Residential to Wine Country-Equestrian.

DATE/TIME: March 27, 2018 at 9:00 a.m. or as soon as possible thereafter

LOCATION: 4080 Lemon Street, 1st Floor, Riverside, CA 92502

CONTACT: Larry Ross

PHONE: 951-955-0294

E-MAIL: lross@rivco.org



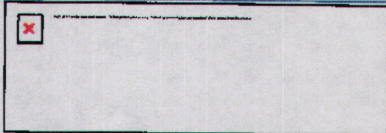
<http://planning.rctlma.org/PublicHearings.aspx>

Ross, Larry

From: Rhonda Giles <rgiles@socaladdictioncenter.com>
Sent: Monday, March 26, 2018 2:52 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District5; Reid, Robin; Awad, Corinne; Balderrama, Olivia; Zavala, Anayeli; Hurtado, Jaime
Cc: Dennis Hollingsworth; Ross, Larry
Subject: CUP Permit 3757 | Support Letters
Attachments: 5 SS support letters .pdf

Please see the attached support letters for CUP permit 3757 for property located at 36500 De Portola.

Rhonda Giles, RADT
Admissions Director
Office: 714-619-5081 ext. 4017
Cell: 951-972-0323
Rgiles@socaladdictioncenter.com
<https://southerncaliforniaaddictioncenter.com>



SCAC provides a safe, stable, loving and caring environment that will help our clients obtain the goal of long term recovery. We treat all those we serve with care, compassion and kindness. We act with absolute honesty, integrity and fairness in the way we conduct our business and the way we live our lives.

CONFIDENTIALITY NOTICE:

This message is protected under the Federal regulations governing Confidentiality of Alcohol and Drug Abuse Patient Records, 42 CFR Part 2, and the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), 45 CFR Pts. 160 and 164 and cannot be disclosed without written consent unless otherwise provided for in the regulations. The Federal rules prohibit any further disclosure of this information unless a written consent is obtained from the person to who it pertains. The Federal rules restrict any use of this information to criminally investigate or prosecute any alcohol or drug abuse patient. If you are not intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

March 16, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

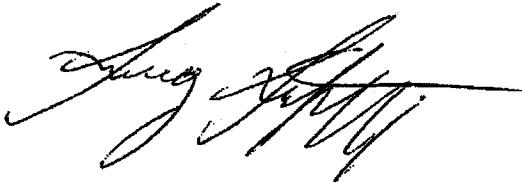
Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

RE: Support of Conditional Use Permit No. 3757

I support the County of Riverside granting a Conditional Use Permit 3757 for the Property located at 36500 De Portola Road, Temecula, CA 92592. I support this company's mission to treat, aid and support those who are battling addiction.

Millions of people are impacted by addiction and I hope facilities such as Southern California Addiction Center can treat them.

I encourage Riverside County to grant Southern California Addiction Center the Conditional Use Permit as applied for. They have sought out this process and are in compliance with all that the County has asked of them.

A handwritten signature in black ink, appearing to read "Larry Ross", with a long horizontal flourish extending to the right.

March 16, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

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George Raul

March 16, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

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Mary Insuel

March 16, 2018

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

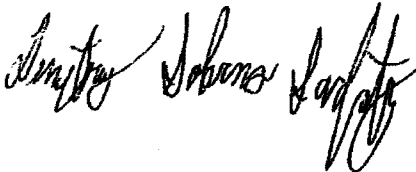
Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

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A handwritten signature in black ink, appearing to read "Anthony Johnson". The signature is written in a cursive style with a large, stylized initial "A".

Ross, Larry

From: Jo-Ann Doran <joannedoran@verizon.net>
Sent: Monday, March 26, 2018 3:43 PM
To: Ross, Larry; Balderrama, Olivia
Cc: danstephenson@rancongroup.com; ksmits@verizon.net; eric@1201push.com; mrbhagwan@Verizon.net; Gretchen.adkins@Verizon.net; grandylls@aol.com; sbrantll@yahoo.com; shellannejohn@gmail.com; offthevine.marshall@aol.com; tmeller@cyberjam.com; donaldbearse@aol.com; pkptransport2@gmail.com; osigun@aol.com; renalnarravo@me.com; nickrahe@me.com; normiej9@aol.com; mnnnoell@aol.com
Subject: CUP3757

To Larry Ross & Olivia Balderrama,

This is being written to vote against CUP3757 and against changing the zone 7921 from Rural Residential to Wine County Equestrian.

The same people tried to put an alcohol & drug treatment facility on two parcels in the Rancho California Highlands Association area (in wine country). One was actually operational before the association found out. The Association Board worked with the owner to close it down as it was against our CC&R's to operate a business in the area. On the other parcel, the Association notified the attorney representing the owner and sent him the CC&R's and that stopped the parcel being used as a facility.

The Wine County Equestrian Zoning was not meant to include this type of development. The WC-W zoning addressed many issues including designing of the Equestrian Zoning area. That was approved by the County of Riverside. It was not meant to be altered for a Alcohol & Drug Treatment Facility which does not fit into any category designated in the Rural Residential Zone. This type of project does not belong in the Rural Residential zoning and the zoning should NOT be changed!!

Respectfully,

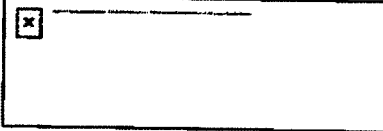
Jo-Ann Doran
Rancho California Highlands Association Director
951/302-5315
joannedoran@verizon.net

Ross, Larry

From: Rhonda Giles <rgiles@socaladdictioncenter.com>
Sent: Monday, March 26, 2018 3:45 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District5; Reid, Robin; Awad, Corinne; Balderrama, Olivia; Zavala, Anayeli; Hurtado, Jaime
Cc: Dennis Hollingsworth; Ross, Larry
Subject: CUP Permit 3757 | Support Letters
Attachments: JC support letter.pdf; SD support letter.pdf

Please see the attached support letters for CUP Permit 3757 for location 36500 De Portola.

--
Rhonda Giles, RADT
Admissions Director
Office: 714-619-5081 ext. 4017
Cell: 951-972-0323
Rgiles@socaladdictioncenter.com
<https://southerncaliforniaaddictioncenter.com>



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March 15, 2013

Supervisor Chuck Washington
D3email@rivco.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

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Thank you for your time and consideration.



March 16, 2018

Supervisor Chuck Washington
DJemail@nscn.org
c/o Olivia Balderrama, Legislative Assistant
obalderrama@rivco.org

Riverside County Planning Department
Larry Ross, Project Planner
lross@rivco.org

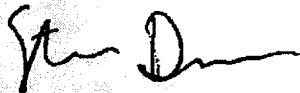
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Thank you for your time and consideration.



Ross, Larry

From: Comerchero, Jeff
Sent: Monday, March 26, 2018 5:34 PM
To: Clack, Shellie; Ross, Larry
Subject: Fwd: Residential rehab facility in Temecula wine country 36500 De Portola Rd

FYI

Jeff Comerchero
Chief of Staff
Supervisor Chuck Washington
RIVERSIDE COUNTY THIRD DISTRICT
749 N. State Street, Hemet, Ca 92543
4080 Lemon Street, 5th floor, Riverside, CA 92501
37600 Sky Canyon Dr. #505, Murrieta, CA 92563
C: (951) 541-7752 | O: (951) 955-1030
Toll Free No. (866) 383-2203
E-mail: jcomerchero@rcbos.org



Website: www.supervisorchuckwashington.com



Facebook: [Supervisor Chuck Washington, 3rdDistrict](#)

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Begin forwarded message:

From: "Maunz-McLellan, Claudia" <CMaunz@RIVCO.ORG>
Date: March 26, 2018 at 4:19:09 PM PDT
To: "Comerchero, Jeff" <JComerchero@RIVCO.ORG>, "Balderrama, Olivia" <OBalderrama@RIVCO.ORG>
Subject: FW: Residential rehab facility in Temecula wine country 36500 De Portola Rd

From: Laura Gray [<mailto:lbgray68@aol.com>]
Sent: Monday, March 26, 2018 9:05 AM
To: District2 <District2@Rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Subject: Residential rehab facility in Temecula wine country 36500 De Portola Rd

To Riverside County Supervisors:

Chuck Washington, Kevin Jeffries, John F. Tavaglione, V. Manuel Perez and Marion Ashley

**OPPOSITION TO CUP 3757 EXPANSION of 6 to 16 Bed RESIDENTIAL REHAB:
36500 De Portola Rd, Temecula CA: (Southern California Addiction Center)**

- 1) I am opposed to the CUP 3757 expansion of the 36500 De Portola Addiction Rehab facility because it is incompatible with the County's long-term plans and vision to create a vibrant Temecula Wine Country in Southern California.
- 2) I am opposed to the expansion of the 36500 De Portola facility because this can lead into the expansion and acquisition of more EXCLUSIVE homes to convert into a REHAB/DETOX centers in our area such as in the Temecula Wine Country, Temecula Hills West/De Luz & Murrieta Hills West/La Cresta.
- 3) I recognize that the Commissioners are appointed and don't live in our neighborhood. I recognize that the owner of the property, the operators, and Dennis Hollingsworth don't live in our neighborhood. I recognize that all the speakers for the project don't live in our neighborhood. However, the neighbors that pay property taxes and vote, live in the neighborhood and don't want this expansion project. We were ignored and not heard! The entire neighborhood is joined in opposition to CUP 3757 by: Temecula Winegrowers Assoc. Visit Temecula Valley SWCAR (SRCAR® | Southwest Riverside County Association of REALTORS®) The Murrieta-Temecula Group Small Winegrowers Assoc.
- 4) I oppose the expansion of the 36500 De Portola facility and opposition is not to drug and alcohol treatment in general but to a facility at the proposed site. The proposed facility would require a rezoning to a commercial classification, because the intended use is a treatment center, not a residential facility. (16 patients, 23+ staff)
Because this application is seeking approval of a special conditional use for a large group residential facility, when in reality it is a commercial use for a treatment center, this application cannot be approved, must be denied and should be dismissed in its entirety.
- 5) I oppose the expansion of the 36500 De Portola facility for the safety and security for the neighbors and the neighborhood.
We have had safety / securities incidents with existing home facilities relating to neighborhood children and adult neighbors.
- 6) I oppose the expansion of the 36500 De Portola facility as this facility will provide only a few jobs and little income for the Temecula Wine Country. In as much as the owner implies, this as compare to the income that the owner will derive from the property will be mostly taken out of the area.
- 7) I oppose the expansion of the 36500 De Portola facility as we already have many existing facilities in Temecula and Murrieta areas. Some of these homes are a 24 hours facility and no imposed / specific time for the patients or workers at the facilities.
- 8) Note: Perceived property values for the neighborhood might be down because of the commercial for that type of facility there. As County Planning approve this one, setting up precedent, there might be more coming in the future.

Regards,

Laura Gray
Concerned resident of Temecula
951-972-6455

Ross, Larry

From: Marshall Stuart <Offthevine.marshall@aol.com>
Sent: Monday, March 26, 2018 6:06 PM
To: Ross, Larry; Balderrama, Olivia
Subject: Fwd: CUP3757

Thanks
Marshall Stuart
619-274-0795 Cell

Begin forwarded message:

From: Jo-Ann Doran <joandoran@verizon.net>
Date: March 26, 2018 at 3:42:59 PM PDT
To: lross@rivco.org, obalderrama@rivco.org
Cc: danstephenson@rancongroup.com, ksmits@verizon.net,
eric@1201push.com, mrbhagwan@Verizon.net,
Gretchen.adkins@Verizon.net, grandylls@aol.com, sbrantll@yahoo.com,
shellannejohn@gmail.com, offthevine.marshall@aol.com,
tmeller@cyberjam.com, donaldbearse@aol.com, pkptransport2@gmail.com,
osigun@aol.com, renalnarravo@me.com, nickrahe@me.com,
normiej9@aol.com, mnnnoell@aol.com
Subject: CUP3757

To Larry Ross & Olivia Balderrama,

This is being written to vote against CUP3757 and against changing the zone 7921 from Rural Residential to Wine County Equestrian.

The same people tried to put an alcohol & drug treatment facility on two parcels in the Rancho California Highlands Association area (in wine country). One was actually operational before the association found out. The Association Board worked with the owner to close it down as it was against our CC&R's to operate a business in the area. On the other parcel, the Association notified the attorney representing the owner and sent him the CC&R's and that stopped the parcel being used as a facility.

The Wine County Equestrian Zoning was not meant to include this type of development. The WC-W zoning addressed many issues including designing of the Equestrian Zoning area. That was approved by the County of Riverside. It was not meant to be altered for a Alcohol & Drug Treatment Facility which does not fit into any category designated in the Rural Residential Zone. This type of project does not belong in the Rural Residential zoning and the zoning should NOT be changed!!

Respectfully,

Marshall Stuart

Ross, Larry

From: Petr Kubicek <pkptransport2@gmail.com>
Sent: Monday, March 26, 2018 10:19 PM
To: Ross, Larry
Subject: Vote against CUP3757

To Larry Ross,
This is being written to vote against CUP3757 and against changing the zone 7921 from Rural Residential to Wine County Equestrian.

Respectfully

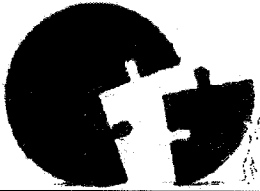
Petr Kubicek
9513758823

Attachment G

PC Staff

Report

1-17-18



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.2


Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Numbers: CUP No. 3757 and CZ No. 7921
CEQA Exempt: Section 15301 and No New Environmental Document is Required
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: Third District
Project Planner: Larry Ross
Project APN: 927-100-053

Applicant: Linda R Davis Family Trust

Representative: VSL Engineering


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3757 proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 square foot home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full time staff, consisting of 4 licensed therapists, 3 certified addiction counselors, 12 behavioral health technicians, 2 housekeeping staff and 2 facility directors. The maximum number of staff at one time is 12 people at the facility.

Change of Zone No. 7921 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. It will change the site's zoning classification from Rural-Residential to Wine Country-Equestrian.

The project site is located north of De Portola Road, and both south and west of Paseo Del Traza, more specifically at 36500 De Portola Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

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

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7921, amending the zoning classification for the subject property from R-R Zone to WC-E Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.; and,

APPROVE CONDITIONAL USE PERMIT NO. 3757, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area
Surrounding General Plan Land Uses	
North:	Rural : Rural Residential
East:	Rural : Rural Residential
South:	Rural : Rural Residential
West:	Rural : Rural Residential
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Wine Country – Equestrian (WC-E)
Surrounding Zoning Classifications	
North:	Wine Country – Equestrian (WC-E)
East:	Wine Country – Equestrian (WC-E)
South:	Rural Residential (R-R)
West:	Wine Country – Equestrian (WC-E)
Existing Use:	6 bed residential drug and alcohol treatment facility
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Single Family Dwelling
West:	Single Family Dwelling

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10.41 acres	N/A
Existing Building Area (SQFT):	7384 square foot home	N/A
Proposed Building Area (SQFT):	N/A	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	N/A	N/A
Proposed Minimum Lot Size:	N/A	N/A

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 Treatment Facility	7,384	Maximum of 12 employees	12	27
TOTAL:	7,384			

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 149 Wine Country Road Maintenance
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes – 100 year flood area
Agricultural Preserve	No
Liquefaction Area:	Yes – very low, moderate and very high
Fault Zone:	No
Fire Zone:	Yes – moderate and high
Mount Palomar Observatory Lighting Zone:	Yes – Zone A 13.78 Miles from Mt. Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

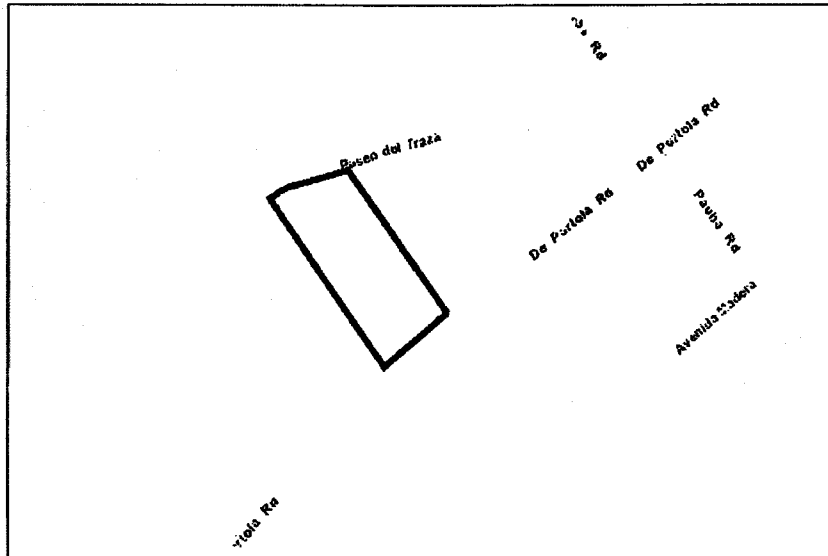


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The facility has operated since January of 2016 as a 6 bed residential drug and alcohol treatment facility under State law. In order to have more beds, the facility must obtain a Conditional Use Permit. According to their operations plan residents are not allowed to have personal vehicles on site, however, they may leave at any time, but if they do they "opt out" of the program and will be driven by staff to an airport or other transportation facility. The facility does not dispense medication, it only administers counseling. The facilities full operations plan is located on the front page of Exhibit A of the site plan.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

Existing Facility

This proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 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 proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7384 square foot home. No changes will occur to the exterior of the home. Additional employee parking will be accommodated in an existing parking area. Therefore, increasing to 16 beds is a negligible expansion of the existing 6 bed residential drug and alcohol treatment facility.

Consistency Zoning

Additionally, Change of Zone No. 7921 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Equestrian Zone, respectively. Minor modifications to the Wine Country Zones were subsequently approved by the Board through adoption of Ordinance No. 348.4818 to improve the implementation of the Community Plan. In compliance with CEQA an addendum to the EIR No. 524 was considered for the modifications and the Board approved Ordinance No. 348.4818 on December 15, 2015.

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7921 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Change of Zone No. 7921 is changing the property's zoning classification to Wine Country - Equestrian Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
- b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
- c. The Wine Country - Equestrian Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
- d. There are no changes to the mitigation measures included in EIR No. 524; and
- e. Change of zone No. 7921 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country – Equestrian Zone analyzed in EIR No. 524.

FINDINGS AND CONCLUSIONS

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

1. Change of Zone No. 7921 is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Wine Country – Equestrian (WC-E).
2. The proposed zone change would not be detrimental to the health, safety or general welfare of the community, as the proposed change brings the project site into conformance with the General Plan. The proposed change to Wine Country – Equestrian (WC-E) brings the zoning into conformance with the Temecula Valley Wine Country Policy Area of the General Plan.

3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injury to fish or wildlife or their habitat, since no new construction is proposed on this previously disturbed project site.
4. The proposed use for Conditional Use Permit No. 3757, a residential drug and alcohol abuse treatment facility, conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
5. The proposed use is a residential drug and alcohol abuse treatment facility located in a single family residence on a 10.41 acre parcel. The Rural Residential land use designation allows for one single family per five acres, which the project meets this requirement. Therefore by maintaining the character of both the single family residence and the rural nature because of the lot size, the proposed project is compatible with the Rural Residential land use designation.
6. The proposed use is permitted in the proposed Wine Country – Equestrian (WC-E) zone with a Conditional Use Permit. Ordinance No. 348, Section 19.101.D. provides that a Residential Drug and Alcohol Treatment facility that serves seven or more persons is allowed in the WC-E zoning classification with an approved Conditional Use Permit.
7. This project meets the definition of an Alcohol or Drug Abuse Treatment Facility in Ordinance No. 348, Section 19.101.D, which provides the following: a Residential Facility is "a State licensed premises, place or building that provides 24 hour residential non-medical services to adults who are recovering from problems related to alcohol, drug or alcohol and drug misuse or abuse, and who need alcohol, drug or alcohol and drug recovery treatment or detoxification services." The project proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7384 square foot home. The facility does not dispense medication.
8. The proposed use also complies with the development standards for the proposed WC-E zoning classification based on the following:
 - a. SETBACKS. The following setback requirements shall apply:
 - i) The minimum front setback for buildings and structures shall be fifty feet (50') from the property line. The front setback line is 833.5 feet, which meets this requirement.
 - ii) The minimum side setback for buildings and structures shall be thirty feet (30') from the property line. The side setbacks are 61.8 feet and 183.4, which meets this requirement.
 - iii) The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line. The rear setback is 126.9 feet, which meets this requirement.

- iv) The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot. The setback from Paseo Del Traza is 126.9 feet and the setback from De Portola Road is 833.5 feet, which meets this requirement.
 - v) The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100'). There are no proposed permanent buildings and structures used in conjunction with drying, processing, and packing operations associated with this project, therefore this requirement is met.
 - vi) The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300'). There is no Special Occasion Facility proposed with this project, therefore this requirement has been met.
 - vii) The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100'). There are no winery buildings proposed with this project, therefore this requirement has been met.
- b. **HABITABLE STORIES.** The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). The proposed project has two habitable stories and therefore meets this requirement.
- c. **HEIGHT.**
- i) The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor

space. The height of the existing house is approximately 30 feet and therefore meets this requirement.

- ii) The maximum height for a structure shall exceed fifty feet (50') in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance. The height of the existing house is approximately 30 feet and therefore meets this requirement.
- d. Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847. The existing house is not designed in such a way as to increase noise on surrounding properties, and therefore the project meets this requirement.
- e. Drainage channels shall be constructed to avoid undermining or eroding the roadbed. No drainage channels are proposed with this project, therefore the project meets this requirement.
- f. Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines. The proposed project will not impact existing or planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines, and therefore the project meets this requirement.
- g. All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. All utility service lines servicing the existing single family home are underground, therefore, the project meets this requirement.
- h. All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
- i. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. No on-site advertising signs are approved with this project, therefore the project meets this requirement.
- j. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard and equine uses from residential encroachment and conflicting land uses. This requirement only apply to subdivision projects, and the proposed project is not a subdivision, therefore the project meets this requirement.

9. Be separated from another licensed Alcohol or Drug Abuse Treatment Facility by a minimum of three hundred feet (300') measured lot line to lot line. There are no other licensed Alcohol or Drug Treatment Facilities within 300 feet of this property at the time of the writing of this staff report.
10. 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 drug and alcohol treatment 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.
11. Provide outdoor lighting in compliance with Ordinance No 915 and Ordinance No. 655. The project does not propose any light intrusion on to adjacent parcels, and therefore is in compliance with Ordinance No 915. The project is within zone A of the Mt. Palomar lighting zones, and therefore is subject to Ordinance No. 655 and will have to comply with the Ordinance.
12. Conduct indoor and outdoor activities in compliance with Ordinance No. 847. The proposed project will be used as a residential drug and alcohol treatment facility and as such will be required to meet the residential noise requirements as outlined in Ordinance No. 847.
13. 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 project is required to maintain a State license for a residential drug and alcohol treatment facility in which the State enforces the California State Health and Safety Code, as well as all other Federal, State and local codes for this type of facility.
14. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project has been deigned to meet all the applicable health and safety codes for this type of facility. The facility will have on going oversight by the State of California as part of the licensing requirements for a residential drug and alcohol treatment facility.
15. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, since the proposed use is a residential use in a residential area. This proposed project has the benefit of being on a large lot surrounded by other large lots, thereby reducing impacts even further than the typical residential drug and alcohol facility which could be placed on a much smaller lot.

16. The project parcel is located in a 100 year flood plain, however, the proposed facility is above the flood plain and has physical access to Paseo Del Traza in the event of a 100 year flood.
17. The project parcel is located on areas that are very low, moderate and very high in liquefaction potential. The single family house in which the proposed use will occur is the very low liquefaction area.
18. The project is located in a State Responsibility Area with both a Moderate and High Fire Hazard Classification. As such, the building code at the time of the construction of the home in 1982 had to meet the corresponding fire codes of the time. A 16 bed residential drug and alcohol treatment facility has a different occupancy rating than the a typical single family home, as such the facility will be upgraded to R-4 occupancy rating which has more stringent fire code requirements, including but not limited to fire sprinklers throughout the facility.
19. The project is located within the Steven's Kangaroo Rat fee area and is therefore required to pay fees as outlined in Ordinance No. 663.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. Typically public hearing notices are mailed out to minimum of a 600 foot radius, increasing the radius until 25 owners are noticed or to a maximum 2,400 foot radius. At a 1,400 foot radius, 25 owners would have been met. Considering the location and the amount of vacant property in the area, staff decided to increase the notification radius to 2,400 feet.

As of the writing of this report, Planning Staff has not received any communication in support or opposition to the proposed project.

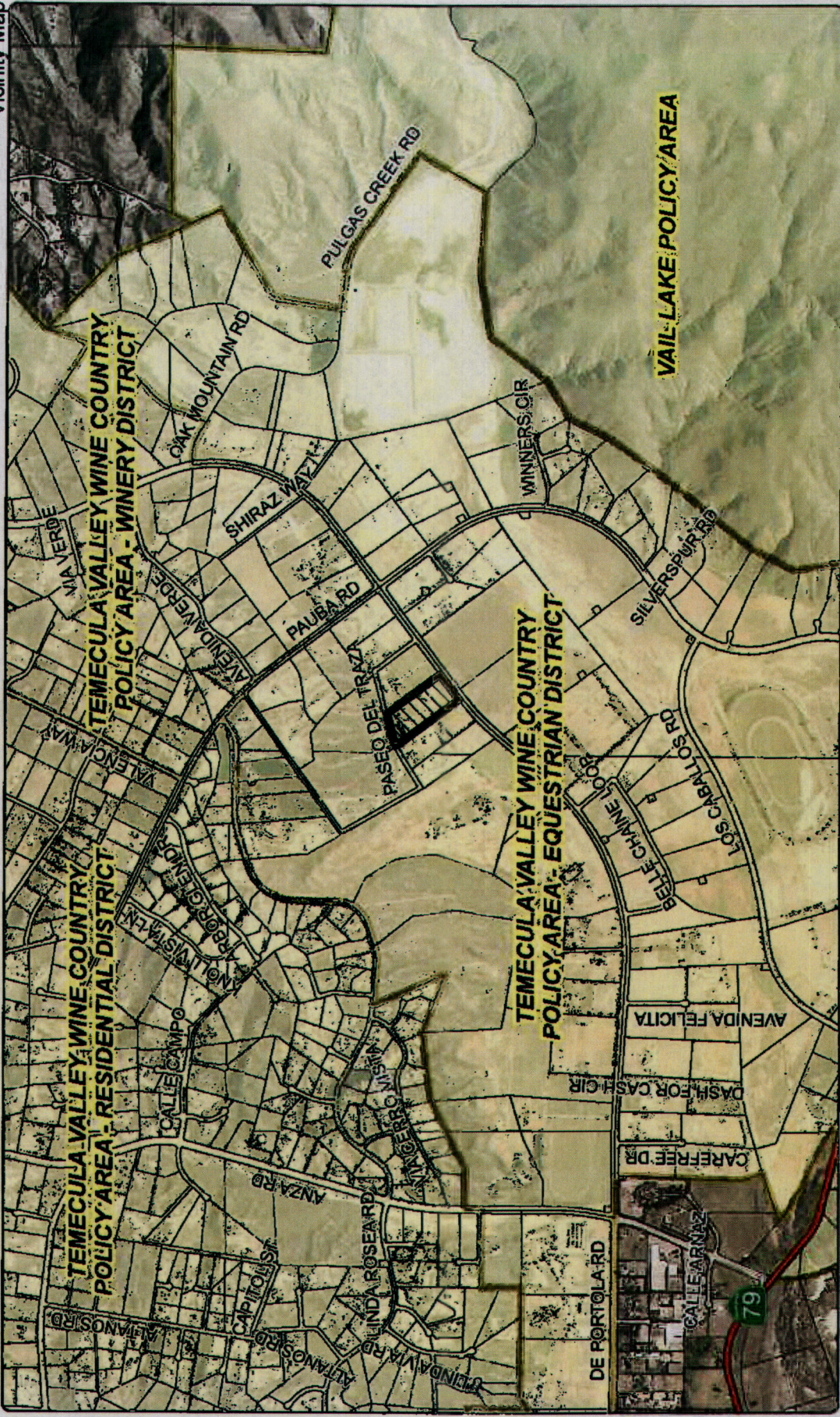
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07921 CUP03757

VICINITY/POLICY AREAS

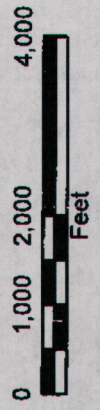
Supervisor: Washington
District 3

Date Drawn: 05/05/2017
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan is a long-term guide for the County's future. It is intended to provide a framework for the County's future. The new General Plan may contain different types of land use than is provided in this map. For more information, please contact the County Planning Department at (951) 955-5000 (Riverside County) or in Palm Desert at (760) 455-9277 (Palm Desert, CA) or visit our website at www.riverside.ca.gov.

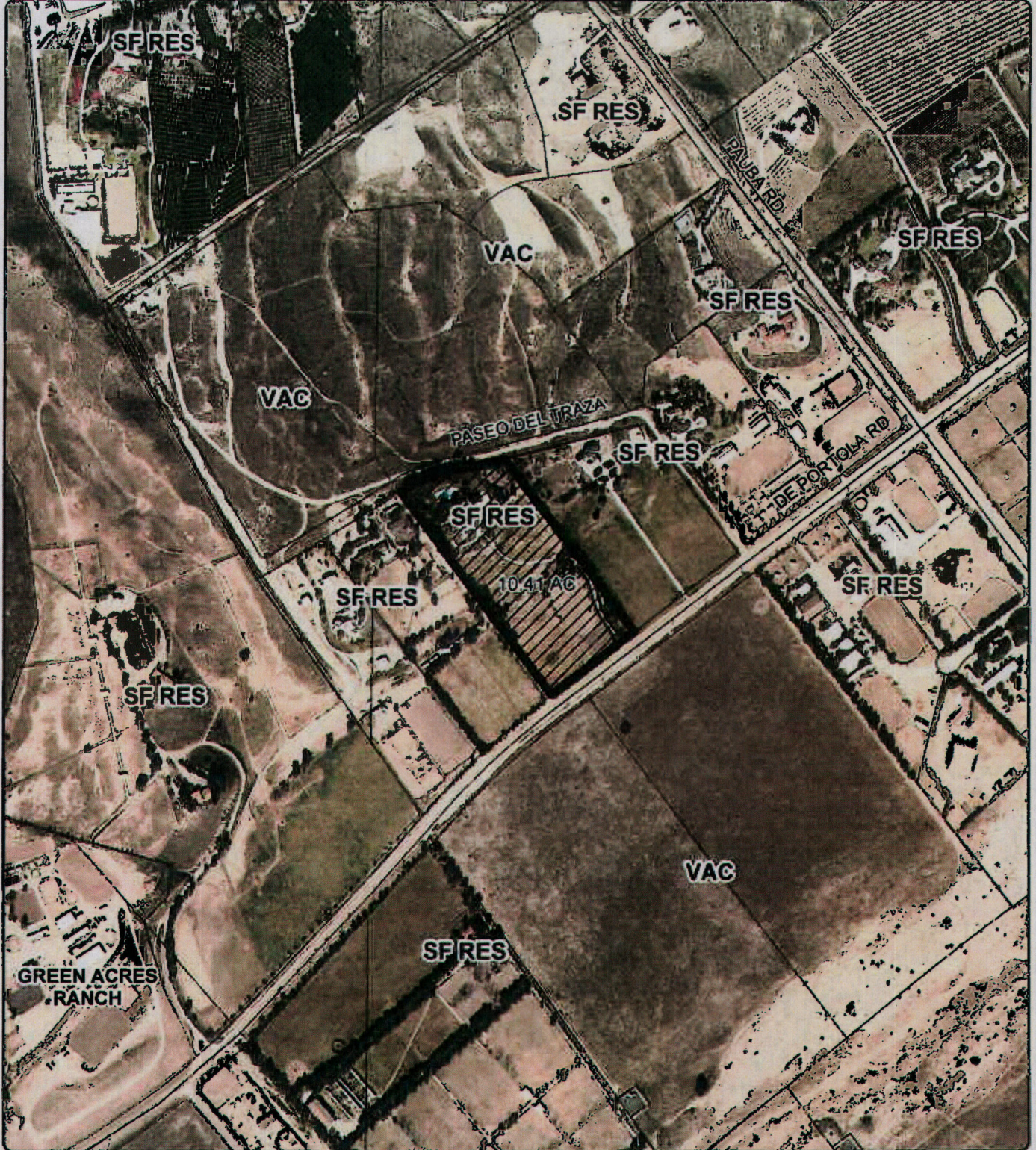
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03757

LAND USE

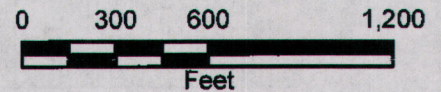
Supervisor: Washington
District 3

Date Drawn: 05/05/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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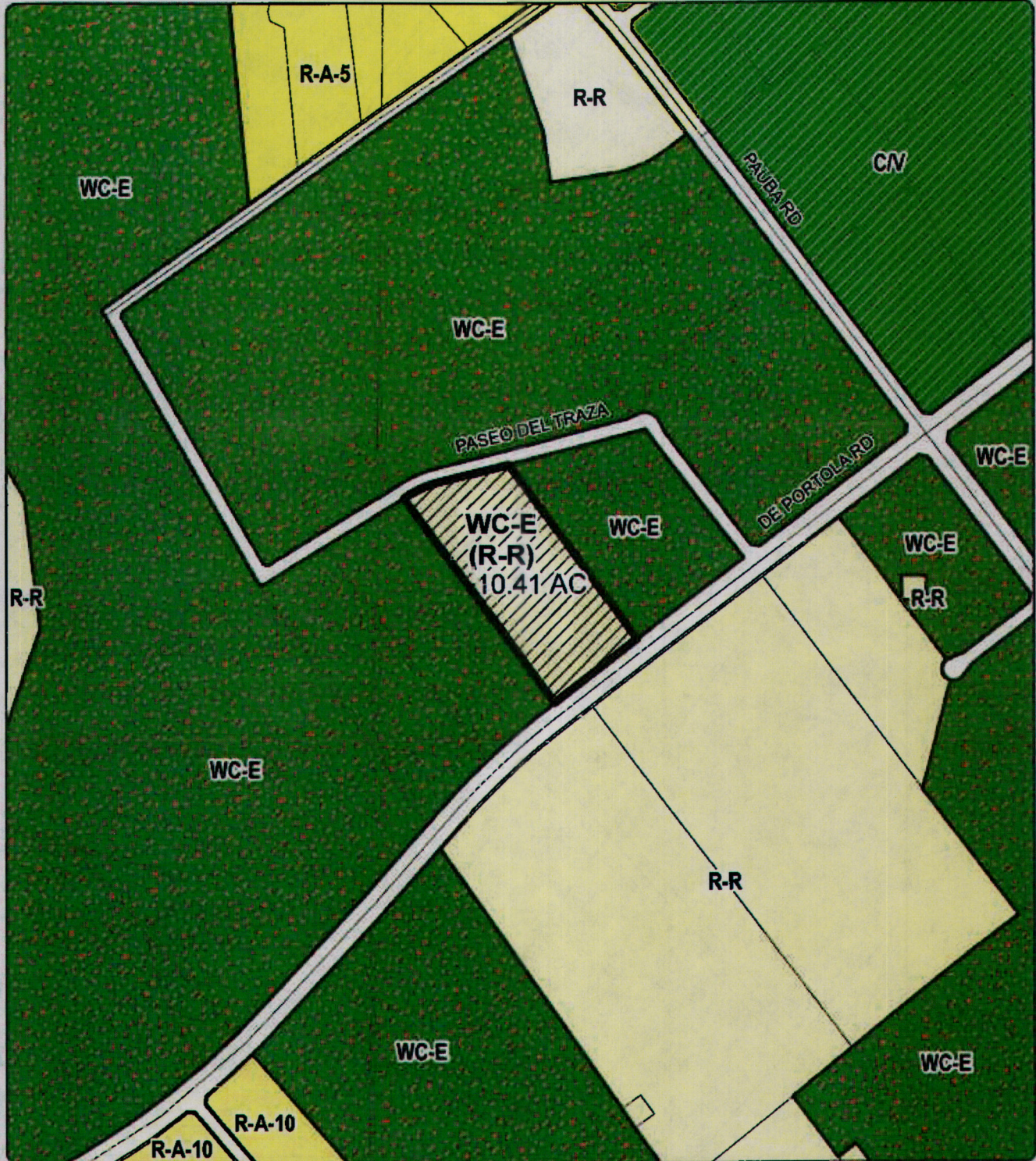
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07921 CUP03757

PROPOSED ZONING

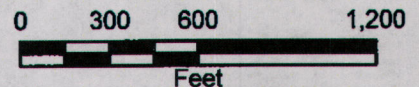
Supervisor: Washington
District 3

Date Drawn: 05/05/2017
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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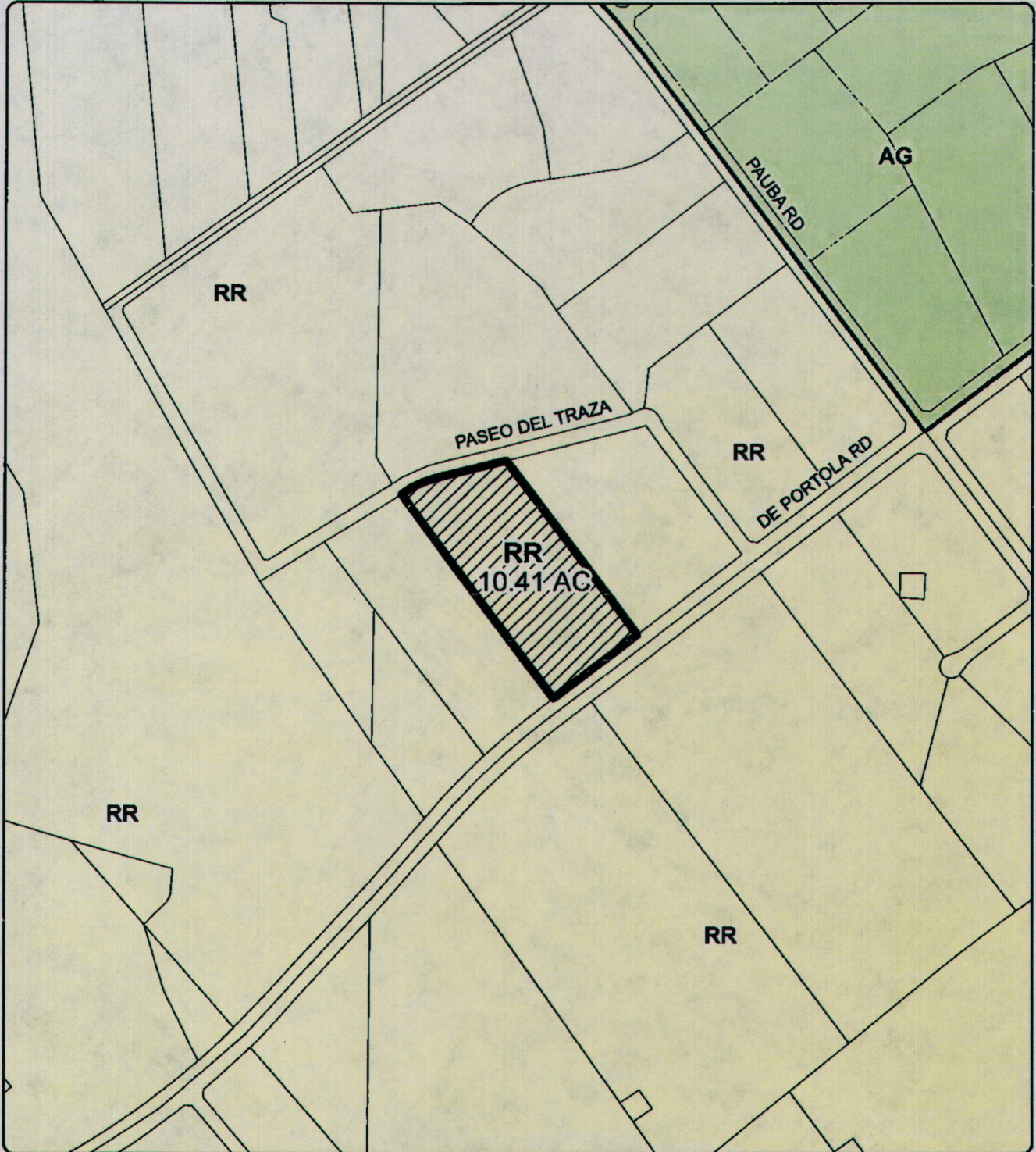
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07921 CUP03757

EXISTING GENERAL PLAN

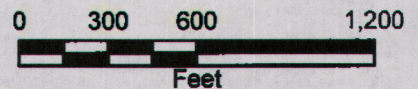
Supervisor: Washington
District 3

Date Drawn: 05/05/2017
Exhibit 5

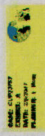


Zoning Area: Rancho California

Author: Vinnie Nguyen



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CONDITIONAL USE PERMIT

THE MANOR - RESIDENTIAL TREATMENT FACILITY

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

OWNER/APPLICANT
 DAVIS LARA R FAMILY TRUST
 2825 CHINO DRIVE
 TEMECULA, CA 92592
 PHONE: (951) 298-3330
 PHONE: (714) 330-0151

ENGINEER

VSL ENGINEERING
 31805 TEMECULA PARKWAY, #129
 TEMECULA, CA 92592
 PHONE: (951) 298-3330

SITE ADDRESS

36500 DE PORTOLA ROAD
 TEMECULA, CA 92592

LEGAL DESCRIPTION

10.41 ACRES IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6 TOWNSHIP 8 SOUTH RANGE 1 WEST OF CALIFORNIA RECORDS RIVERSIDE COUNTY, CALIFORNIA

ASSESSOR'S PARCEL NUMBER

977-100-023

ZONING

EXISTING ZONING: RURAL RESIDENTIAL
 PROPOSED ZONING: WINE COUNTRY COLLECTION (WC-3)

LANDUSE

EXISTING LANDUSE: RURAL RESIDENTIAL (RR)
 TEMECULA VALLEY WINE COUNTRY POLICY AREA - EQUESTRIAN DISTRICT

UTILITY PURVEYORS

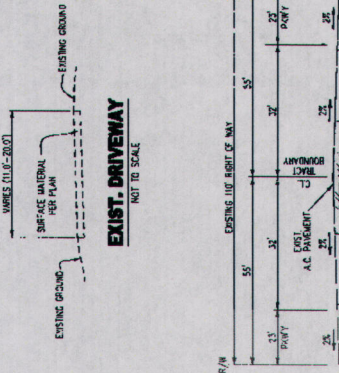
WATER: RANCHO CALIFORNIA WATER DIST.
 SEWER: PRIVATE SEWIC SYSTEM
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 CABLE: SOUTHERN CALIFORNIA CABLEVISION
 TELEPHONE: VERIZON
 CABLE TELEVISION: VERIZON
 SCHOOL DISTRICT: TEMECULA VALLEY SCHOOL DISTRICT

ACREAGE

GROSS: 10.41 AC
 NET: 10.41 AC

GENERAL NOTES

- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAIN AREA.
- THIS PROJECT IS WITHIN "E" TEMECULA VALLEY WINE COUNTRY POLICY AREA.
- THIS PROJECT IS WITHIN WINE COUNTRY #149 ROAD MAINTENANCE AREA.
- SEE ZONE 3.
- SEE ZONE 5.
- SEE ZONE 5.
- ALL EXISTING STRUCTURES TO REMAIN SHALL BE MAINTAINED AS IS.
- NO CONSTRUCTION SHALL BE CONDUCTED WITHIN THE APPLICABLE OCCUPANCY TYPE, #1-4 PER CALIFORNIA BUILDING CODE.
- EXISTING SETBACKS: 5 SHRIMPWOODS.
- ROAD TYPED SUPPLEMENTARY WITH FIELD NOTES BY PROFESSIONAL LAND SURVEYING, INC. (PLS) DATE: 08/11/10. SEE PL'S 1-5 FOR MORE INFORMATION.
- WATER QUALITY FEATURES ARE NOT APPLICABLE TO CONSTRUCTION (PROPOSED).



DE PORTOLA ROAD

MULTILANE ARTERIAL
 NOT TO SCALE
 NOTE: NO IMPROVEMENTS PROPOSED

DESCRIPTION OF FACILITY & OPERATION

THE MANOR HOUSE IS A PRIVATELY OWNED RESIDENCE LOCATED ON DE PORTOLA ROAD IN TEMECULA IN THE COLLETTAN/WINE COUNTRY OVERLAY WHICH IS A STATE LICENSED AND REGULATED RESIDENTIAL TREATMENT FACILITY, LICENSED BY THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH UNDER THE HEALTH CARE FACILITY ACT. THE FACILITY IS A CONDITIONAL USE PERMIT UNDER COUNTY ORDINANCE 248 IN ORDER TO SERVE UP TO 16 RESIDENTS AT THE 10,000 SQUARE FOOT HOME.

THE MANOR HOUSE IS OPERATED BY SOUTH-BEN CALIFORNIA ADDICTION CENTERS, A FINNALLY HELD BUSINESS BASED IN ORANGE COUNTY, WHOSE PRINCIPALS HAVE OVER 15 YEARS OF EXPERIENCE IN THE FIELD OF BEHAVIORAL HEALTH, ADDICTION TREATMENT AND RECOVERY SERVICES. SOUTH-BEN CALIFORNIA ADDICTION CENTERS HAS OPERATED SEVERAL OTHER TREATMENT CENTERS IN CALIFORNIA FOR THE PAST 8 YEARS AND HAVE RECEIVED NO CITATIONS, SUSPENSIONS, OR OTHER NEGATIVE REGULATORY ACTIONS BY THE STATE OF CALIFORNIA ON THEIR FACILITIES.

THE MANOR HOUSE IS SITUATED IN AN AREA OF MORE SANDS-ES, AWAY FROM ANY FACILITIES OPEN TO THE PUBLIC. IT IS AN HISTORICAL PRIVATE RESIDENCE CONSTRUCTED IN THE 1800'S ON 11 ACRES AND THE PARCEL IS GATED, FENCED AND SURROUNDED BY NATIVE TREES BLOSSOMING IN WINTER. THE FACILITY IS SURROUNDED BY A 10' HIGH FENCE WITH A GATED ENTRY TO THE RESIDENCE WITH FOUR LANT LAMP, BUNGALOWS, THREE UPSTAIRS AND ONE DOWNSTAIRS, AN OFFICE, AS WELL AS A LARGE DEN, LIVING ROOM, DINING ROOM, AND KITCHEN.

RESIDENTIAL TREATMENT CENTERS AS LICENSED BY THE STATE DO NOT DISPENSE MEDICATIONS NOR ADMINISTER MEDICAL SERVICES. THE MANOR HOUSE IS SILENTLY ENCLOSED IN BEAUTIFUL THERAPY, GROUP SESSIONS AND OTHER NON-MEDICAL COURSE AND TREATMENTS. RESIDENTS ARE PROVIDED WITH A PRIVATE BATHROOM AND KITCHEN. THE FACILITY IS SURROUNDED BY A SCENERY TO A LESS INTENSIVE SETTING OUT OF THE AREA. RESIDENTS ARE SCREENED EXTENSIVELY FOR MEDICAL HISTORY, ADDICTIONS, AND A CRIMINAL BACKGROUND CHECK IS DONE. PROSPECTIVE RESIDENTS WITH VOLUNT CRIMINAL RECORDS ARE NOT ACCEPTED. RESIDENTS ARE ALLOWED TO VISIT WITH FAMILY AND FRIENDS. ALL VISITORS MUST BE PREVIOUSLY REFERRED TO THEIR ADDICTION ARE ALSO NOT ACCEPTED. NO RESIDENTS ARE REFERRED FROM THE CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION, OR RESIDENTS TRANSFERRED FROM INCARCERATION FROM STATE PRISON TO GENERAL POPULATION AND NOT ACCEPTED.

UPON ACCEPTANCE AND ARRIVAL AT THE MANOR RESIDENTS ARE SEEN BY A MEDICAL DOCTOR. MEDICAL RECORDS ARE REVIEWED AND ANY MEDICATIONS NEEDED BY RESIDENTS ARE HELD UNDER CONTROLLED ACCESS BY SPECIALLY TRAINED DESIGNATED STAFF MEMBER AND ARE SELF ADMINISTERED UNDER SUPERVISION BY THE STAFF MEMBER. RESIDENTS RECEIVE REGULAR DRUG AND ALCOHOL SCREENING WHILE IN TREATMENT FOR SUBSTANCE USE.

DESCRIPTION OF FACILITY & OPERATION (CONT.)

THE MANOR HOUSE IS LICENSED AND GOVERNED BY THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES AS A FACILITY FOR ANABOLATORY RESIDENTS ONLY. ALL AMERICANS WHO ARE CAPABLE OF SELF CARE ARE ADMITTED UNDER STATE REGULATION OF THE FACILITY AS A CONDITIONAL USE PERMIT UNDER COUNTY ORDINANCE 248 IN ORDER TO SERVE UP TO 16 RESIDENTS AT THE 10,000 SQUARE FOOT HOME. THE FACILITY IS OPERATED BY SOUTH-BEN CALIFORNIA ADDICTION CENTERS, A FINNALLY HELD BUSINESS BASED IN ORANGE COUNTY, WHOSE PRINCIPALS HAVE OVER 15 YEARS OF EXPERIENCE IN THE FIELD OF BEHAVIORAL HEALTH, ADDICTION TREATMENT AND RECOVERY SERVICES. SOUTH-BEN CALIFORNIA ADDICTION CENTERS HAS OPERATED SEVERAL OTHER TREATMENT CENTERS IN CALIFORNIA FOR THE PAST 8 YEARS AND HAVE RECEIVED NO CITATIONS, SUSPENSIONS, OR OTHER NEGATIVE REGULATORY ACTIONS BY THE STATE OF CALIFORNIA ON THEIR FACILITIES.

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OPERATIONALLY, THE MANOR HOUSE IS GATED, ENCLOSED, AND APPROXIMATELY 1000 FEET FROM THE NEAREST ESTATE RESIDENCE. THE SEPARATION BETWEEN NEAREST RESIDENTIAL STRUCTURE IS APPROXIMATELY 1000 FEET. THE FACILITY IS SURROUNDED BY A 10' HIGH FENCE WITH A GATED ENTRY TO THE FACILITY. NO VEHICLES OR VEHICLES ARE WITHIN EGRESS OF THE MANOR PROPERTY. RESIDENTS ARE NOT ALLOWED CARS AT THE FACILITY, AND ARE NOT ALLOWED TO DRIVE WHILE IN RESIDENCE. WHILE NOT A "STAYMENT" FACILITY, RESIDENTS ARE NOT ALLOWED TO LEAVE THE FACILITY WITHOUT THE APPROVAL OF THE FACILITY MANAGER. RESIDENTS ARE TRANSPORTED BY STAFF TO AN AIRPORT OR OTHER TRANSPORT FACILITY. NO VISITORS OF RESIDENTS ARE ALLOWED. THE AUTOMATIC GATE TO THE RESIDENCE IS CLOSED AND GATE KEYS ARE KEPT BY THE FACILITY MANAGER. ALL VISITORS MUST BE PREVIOUSLY REFERRED TO THEIR ADDICTION ARE ALSO NOT ACCEPTED. NO RESIDENTS ARE REFERRED FROM THE CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION, OR OTHERS DRUGS ARE REQUIRED TO SIGN IN AND WEAR AN IDENTIFICATION BRACE.

MEALS ARE PREPARED AND SERVED FROM THE LARGE RESIDENTIAL KITCHEN BY PERSONNEL THAT ARE TRAINED AND LICENSED BY THE STATE OF CALIFORNIA. MEALS ARE SERVED IN A COMMON AREA. ALL MEALS MUST BE SERVED IN A COMMON AREA. MEALS ARE SERVED IN A COMMON AREA. MEALS ARE SERVED IN A COMMON AREA.

RESIDENTS ARE SEPARATED BY GENDER IN SEPARATE SLEEPING ROOMS. WITH THE NUMBER OF BEDS PER ROOM SHOWN ON THE SUBMITTED FLOOR PLAN. STAFF USE DUSTIE AND ON DUTY TWENTY FOUR HOURS A DAY. WITH BED CHECKS EVERY THREE HOURS DURING SLEEP HOURS. PERSONNEL ARE TRAINED AND LICENSED BY THE STATE OF CALIFORNIA. PERSONNEL ARE TRAINED AND LICENSED BY THE STATE OF CALIFORNIA. PERSONNEL ARE TRAINED AND LICENSED BY THE STATE OF CALIFORNIA.

DESCRIPTION OF FACILITY & OPERATION (CONT.)

THE MANOR HOUSE HAS PREVIOUSLY BEEN INSPECTED FOR ITS LEVEL OF OCCUPANCY BY RIVERSIDE COUNTY FIRE. MODIFICATIONS ALREADY IN PLACE INCLUDE SPRINKLER THROUGHOUT THE HOME, LIVED SHOCK ALARMS, EXT DICHARGES AND FIRE EXTINGUISHERS. THE FACILITY IS OPERATED BY SOUTH-BEN CALIFORNIA ADDICTION CENTERS, A FINNALLY HELD BUSINESS BASED IN ORANGE COUNTY, WHOSE PRINCIPALS HAVE OVER 15 YEARS OF EXPERIENCE IN THE FIELD OF BEHAVIORAL HEALTH, ADDICTION TREATMENT AND RECOVERY SERVICES. SOUTH-BEN CALIFORNIA ADDICTION CENTERS HAS OPERATED SEVERAL OTHER TREATMENT CENTERS IN CALIFORNIA FOR THE PAST 8 YEARS AND HAVE RECEIVED NO CITATIONS, SUSPENSIONS, OR OTHER NEGATIVE REGULATORY ACTIONS BY THE STATE OF CALIFORNIA ON THEIR FACILITIES.

THE PROPERTY IS IN AN AREA SERVED BY RANCHO CALIFORNIA WATER DISTRICT FOR RESIDENTIAL WATER SERVICE AND IS ON A SEPTIC SYSTEM. THE LANDSCAPING IS ALSO SERVED BY AN AUTOMATIC SPRINKLING SYSTEM.

AS AN EXISTING RESIDENCE, THE FACILITY AND THE EXTENSIVELY LANDSCAPED GROUNDS HAVE BEEN IN LARGELY THEIR CURRENT STATE FOR MORE THAN THIRTY YEARS. NO GRADING OR CONSTRUCTION IS PROPOSED. THE FACILITY IS OPERATED BY SOUTH-BEN CALIFORNIA ADDICTION CENTERS, A FINNALLY HELD BUSINESS BASED IN ORANGE COUNTY, WHOSE PRINCIPALS HAVE OVER 15 YEARS OF EXPERIENCE IN THE FIELD OF BEHAVIORAL HEALTH, ADDICTION TREATMENT AND RECOVERY SERVICES. SOUTH-BEN CALIFORNIA ADDICTION CENTERS HAS OPERATED SEVERAL OTHER TREATMENT CENTERS IN CALIFORNIA FOR THE PAST 8 YEARS AND HAVE RECEIVED NO CITATIONS, SUSPENSIONS, OR OTHER NEGATIVE REGULATORY ACTIONS BY THE STATE OF CALIFORNIA ON THEIR FACILITIES.

NO CONSTRUCTION PROPOSED

DATE PREPARED: JULY 2015

COUNTY OF RIVERSIDE
 47N 827-100-083
 96500 DE PORTOLA ROAD
 CONDITIONAL USE PERMIT
 7/C 005 NO

VSL ENGINEERING
 31805 TEMECULA PARKWAY, #129
 TEMECULA, CA 92592
 TEL: (951) 298-3330, FAX: (951) 537-1398

SCALE: AS SHOWN BENCHMARK:
 COUNTY BENCHMARK:
 COUNTY BENCHMARK:

DATE PREPARED: JULY 2015
 DRAWN BY: ERS
 CHECKED BY: RLY

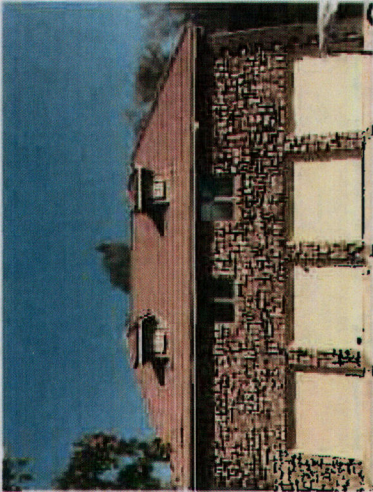
SHEET NO. 1 OF 7
 7/C 005 NO



NOTE: NO NEW PLANTING OR IMPROVEMENTS PROPOSED

<p>NOTE: MUST COMMENCE WITH THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.</p> <p>THE PRIVATE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES IN THE AREA OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES IN THE AREA OF THE PROJECT.</p>		<p>DATE: _____ BY: _____</p> <p>DESIGNED BY: JAV</p>		<p>DATE: _____ BY: _____</p> <p>APPROVED BY: _____</p>		<p>DATE: _____ BY: _____</p> <p>APPROVED BY: _____</p>			
<p>MANOR HOUSE PLANTING PLAN</p>		<p>ENGINEERING COMPANY:</p> <p>YSL ENGINEERING</p> <p>31805 TEMECULA HWY., # 128, TEMECULA, CA 92592</p> <p>TEL. (951) 251-3530, FAX. (951) 251-1388</p>		<p>ACCEPTED BY:</p> <p>FOR HEALTH AND SAFETY DEPARTMENT, COUNTY OF RIVERSIDE</p> <p>DATE: _____</p>		<p>FOR: _____</p>		<p>SHEET NO. _____ OF _____</p> <p>P/C JOB NO. _____</p>	
<p>COUNTY OF RIVERSIDE</p>		<p>ENGINEERING COMPANY:</p> <p>YSL ENGINEERING</p> <p>31805 TEMECULA HWY., # 128, TEMECULA, CA 92592</p> <p>TEL. (951) 251-3530, FAX. (951) 251-1388</p>		<p>DATE: _____</p>		<p>DATE: _____</p>			
<p>MANOR HOUSE PLANTING PLAN</p>		<p>ENGINEERING COMPANY:</p> <p>YSL ENGINEERING</p> <p>31805 TEMECULA HWY., # 128, TEMECULA, CA 92592</p> <p>TEL. (951) 251-3530, FAX. (951) 251-1388</p>		<p>DATE: _____</p>		<p>DATE: _____</p>			





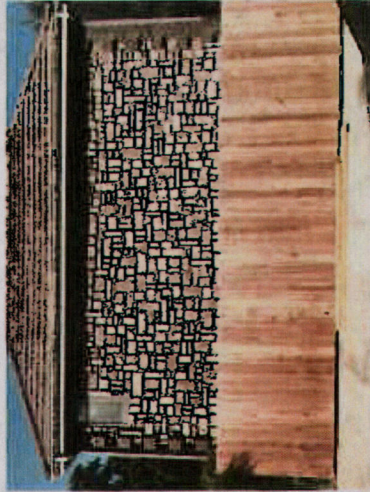
GARAGE - FRONT ELEVATION



GARAGE - LEFT ELEVATION



GARAGE - REAR ELEVATION



GARAGE - RIGHT ELEVATION

NOTE
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A PROFESSIONAL ENGINEERING DESIGN UNLESS THE PROFESSIONAL ENGINEER'S SEAL HAS BEEN AFFIXED.
 THE COUNTY ENGINEER HAS REVIEWED THESE PLANS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE ENGINEERING ACT AND THE PROFESSIONAL ENGINEER'S SEAL HAS BEEN AFFIXED TO THESE PLANS.
 APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 NO LIABILITY IS ASSUMED FOR DAMAGES OF ANY KIND ARISING FROM THE USE OF THESE PLANS.



RECEIVED BY: _____
 DATE: _____
 PREPARED BY: _____
 CHECKED BY: _____

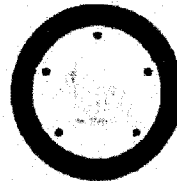


ACCEPTED BY: _____ DATE: _____
 FOR BOARD AND SAFETY DEPARTMENT, COUNTY OF RIVERSIDE
 PREPARED BY: _____ DATE: _____
 RICHARD L. WALLACE, P.E.
 P.E. NO. 17287

ENGINEERING COMPANY:
VSL ENGINEERING
 3166 S. UNIVERSITY BLVD., SUITE 100
 TEL: (888) 308-3350 FAX: (888) 337-1388
 BENCHMARK SEE SHEET NO. 1
 DATE: _____ FOR: _____

SHEET NO. _____ OF _____
 P/C LOG NO. _____
 COUNTY OF RIVERSIDE
MANOR HOUSE
 GARAGE ELEVATIONS
 FOR: _____

ADVISORY NOTIFICATION DOCUMENT



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

The following notifications are included as part of the recommendation of approval for CUP03757. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Conditional Use Permit No. 3757 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Temecula Valley Wine Country (Adopted 3/11/2014)

Advisory Notification. 3 AND - Exhibits

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3757 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3757, Exhibit A, dated 2-9-17.
APPROVED EXHIBIT B AND S = Conditional Use Permit No. 3757, Exhibit B and S, dated 3-14-17.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

ADVISORY NOTIFICATION DOCUMENT

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Project Description & Operational Limits

The use hereby permitted is to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7384 square foot home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full time staff, consisting of 4 licensed therapists, 3 certified addiction counselors, 12 behavioral health technicians, 2 housekeeping staff and 2 facility directors. The maximum number of staff at one time is 12 people at the facility.

Advisory Notification. 6 AND -Hold Harmless

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND -Hold Harmless (cont.)
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 No. 3757 and/or Change of Zone No. 7921 or its associated environmental documentation; 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 Conditional Use Permit No. 3757 and Change of Zone No. 7321, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - B&S SUBMISSION REQ

The Plot Plan has been approved with the following conditions:

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - B&S SUBMISSION REQ
(cont.)

Corrections in Bluebeam on Submittal 3, Page 7 should be addressed when plans are submitted for Plan Check, which is Exhibit B and S dated 3-14-17 of these conditions of approval.

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In residential applications, each separate structure will require a separate building permit.

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E Health

E Health. 1 0010-E Health-USE - OWTS FOR WASTEWATER

CUP3757 is proposing the use of an on-site waste-water treatment system (OWTS). The OWTS must be up-sized to accommodate the 16 max patient facility.

E Health. 2 0010-E Health-USE - POTABLE WATER SERVICE

CUP3757 is proposing potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

Fire

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 5 0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Planning. 6 0010-Planning-USE - ORD 810 O S FEE (1)

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.

Planning. 7 0010-Planning-USE - PERMIT SIGNS

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.

Planning. 8 0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12.

Planning. 9 0010-Planning-USE - MAINTAIN LICENSING

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

Planning. 10 0020-Planning-USE - EXPIRATION DATE-USE CASE

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

0020-Planning-USE - EXPIRATION DATE-USE CASE
(cont.)

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

Planning. 11

0020-Planning-USE - LIFE OF THE PERMIT

The life of Conditional Use Permit No. 3757 shall terminate on July 1, 2028. This permit shall thereafter be null and void and of no effect whatsoever.

Plan: CUP03757

Parcel:927100053

60. Prior To Grading Permit Issuance

Planning. 1 60-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3757, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning. 2 60-Planning-USE - REQD APPLICATIONS (1) Not Satisfied

No grading permits shall be issued until Change of Zone No. 7921 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

80. Prior To Building Permit Issuance

Planning. 1 80-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Conditional Use Permit No. 3757, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

Planning. 2 80-Planning-USE - REQD APPLICATIONS (2) Not Satisfied

No building permits shall be issued until Change of Zone No. 7921 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

Planning. 3 80-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

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

Planning. 4 80-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

90. Prior to Building Final Inspection

E Health. 1 90-E Health-USE - OWTS COMPLETION Not Satisfied

Prior to building final, applicant must coordinate with this Department to complete the installation of the properly sized system based on CUP3757. A construction permit was processed on 9/12/17. Please call 951-955-8980 for additional details.

Plan: CUP03757

Parcel: 927100053

Fire. 1 90-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage.

Fire. 2 90-Fire-USE-#83-AUTO/MAN FIRE ALARM Not Satisfied

Applicant or developer shall be responsible to install a manual or automatic fire alarm system for R-4 occupancies in accordance with California Fire Code, Section 907. Plans must be submitted to the Fire Department for approval prior to installation.

Planning. 1 90-Planning-USE - CONDITION COMPLIANCE Not Satisfied

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

Planning. 2 90-Planning-USE - POOL AND SPA FENCING Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

Planning. 3 90-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659 which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3757 has been calculated to be 10.41 net acres.

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

Planning. 4 90-Planning-USE - ACCESSIBLE PARKING Not Satisfied

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

Plan: CUP03757

Parcel:927100053

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.

Planning. 5 90-Planning-USE - ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3757 is calculated to be 10.41 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 6 90-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of twelve (12) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with either asphaltic concrete, concrete or decomposed granite to current standards as approved by the Department of Building and Safety.

Planning. 7 90-Planning-USE - SKR FEE CONDITION Not Satisfied

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.41 acres (gross) in accordance with APPROVED

01/05/18
10:35

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 4

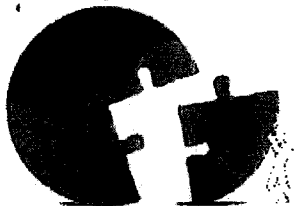
Plan: CUP03757

Parcel:927100053

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

Transportation. 1 90-Transportation-USE - WRCOG TUMF Not Satisfied

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



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Cup 03757

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. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Linda R Davis Family Trust

Contact Person: Linda Davis E-Mail: linda@davislabs.com

Mailing Address: 4265 Citrus Drive

Fallbrook CA 92028
City State ZIP

Daytime Phone No: (714) 330-1053 Fax No: () N/A

Engineer/Representative Name: VSL Engineering

Contact Person: Richard Valdez E-Mail: vslengineering@gmail.com

Mailing Address: 31805 Temecula Parkway #129

Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 296-3930 Fax No: () N/A

Property Owner Name: Linda R. Davis Family Trust

Contact Person: Linda R. Davis E-Mail: linda@davislabs.com

Mailing Address: 4265 Citrus Drive

Fallbrook CA 92028
City State ZIP

Daytime Phone No: (714) 330-0153 Fax No: () N/A

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

"Planning Our Future... Preserving Our Past"

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.)

Linda R. Davis

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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): 927-100-053

Approximate Gross Acreage: 10.61 Acres

General location (nearby or cross streets): North of DePortola Road, South of Paseo Del Traza, East of Anza Road, West of Pauba Road

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Sixteen bed residential treatment facility (drug and alcohol).

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	7384	35'	2	Two Story Residence	<input type="checkbox"/>	BZ411344
2	2668	35'	2	Garage (1st Floor), Bedrooms and Office (2nd Floor)	<input type="checkbox"/>	BZ411344
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				No Proposed Buildings
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	676	Lattice Patio
2	1550	Swimming Pool
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:

Change of Zone From Rural Residential to Wine Country - Equestrian

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): _____

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: Linda R. Davis Family Trust

Address: 4265 Citrus Drive Fallbrook, CA 92028

Phone number: 714-330-0153

Address of site (street name and number if available, and ZIP Code): 36500 DePortola Road 92592

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 927-100-053

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: None

Applicant: Linda R. Davis Family Trust

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
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) Bryan Lopez

Date 9.7.16

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Linda R. Davis, Trustee of the Linda R. Davis Family Income Trust, U/A Dated January 1, 1997 ("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 927-100-053 ("PROPERTY"); and,

WHEREAS, on September 7, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3757 and Change of Zone No. 7921 ("PROJECT"); and,

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPERTY OWNER:
Linda R. Davis
4265 Citrus Drive
Fallbrook, CA 92028

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

By: 
~~Steven Weiss~~ CHARISSA LEACH
Riverside County Planning Director

Dated: 6/8/17

PROPERTY OWNER:
Linda R. Davis, Trustee of the Linda R. Davis Family Income Trust, U/A Dated January 1, 1997

By: 
Linda R. Davis
Trustee of the Linda R. Davis Family Income Trust,
U/A Dated January 1, 1997

Dated: 5/24/17

FORM APPROVED COUNTY COUNSEL

BY: 
MICHELLE GLACK

DATE 6/6/17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

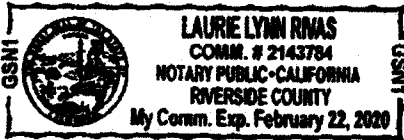
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On 5/24/2017 before me, Laurie Lynn Rivas
Date Here Insert Name and Title of the Officer
personally appeared Linda Renee Davis
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 5/24/2017
Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Linda Renee Davis
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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

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. 3757 and CHANGE OF ZONE NO. 7921 – Exempt from the California Environmental Quality Act (CEQA) Section 15301 and No New Environmental Document Required – EIR524 – Applicant: Linda R Davis Family Trust – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential, in the Temecula Valley Wine Country Policy Area – Equestrian District – Location: Northerly of De Portola Road, and both southerly and westerly of Paseo Del Traza, more specifically at 36500 De Portola Road – 10.41 Acres – Zoning: Rural Residential (R-R) – **REQUEST: Conditional Use Permit No. 3757** proposes to convert an existing six (6) bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 sq. ft. home on a 10.41 acre lot. The facility will operate in three shifts and have 23 full time staff, consisting of four (4) licensed therapists, three (3) certified addiction counselors, 12 behavioral health technicians, two (2) housekeeping staff, and two (2) facility directors. The maximum number of staff at one time is 12 people at the facility. **Change of Zone No. 7921** is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. It will change the site's zoning classification from Rural-Residential to Wine Country-Equestrian.

TIME OF HEARING: 9:00 AM or as soon as possible thereafter.
DATE OF HEARING: JANUARY 17, 2018
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 Project Planner Larry Ross at (951) 955-9294 or e-mail at lross@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 project is exempt from the provisions of the California Environmental Quality Act (CEQA) and although the proposed project could have a significant effect on the environment, **No New Environmental Documentation is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. 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: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 19, 2017,

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

APN (s) or case numbers CUP03757 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

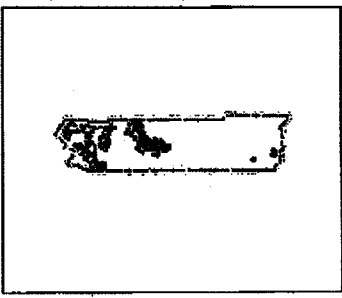
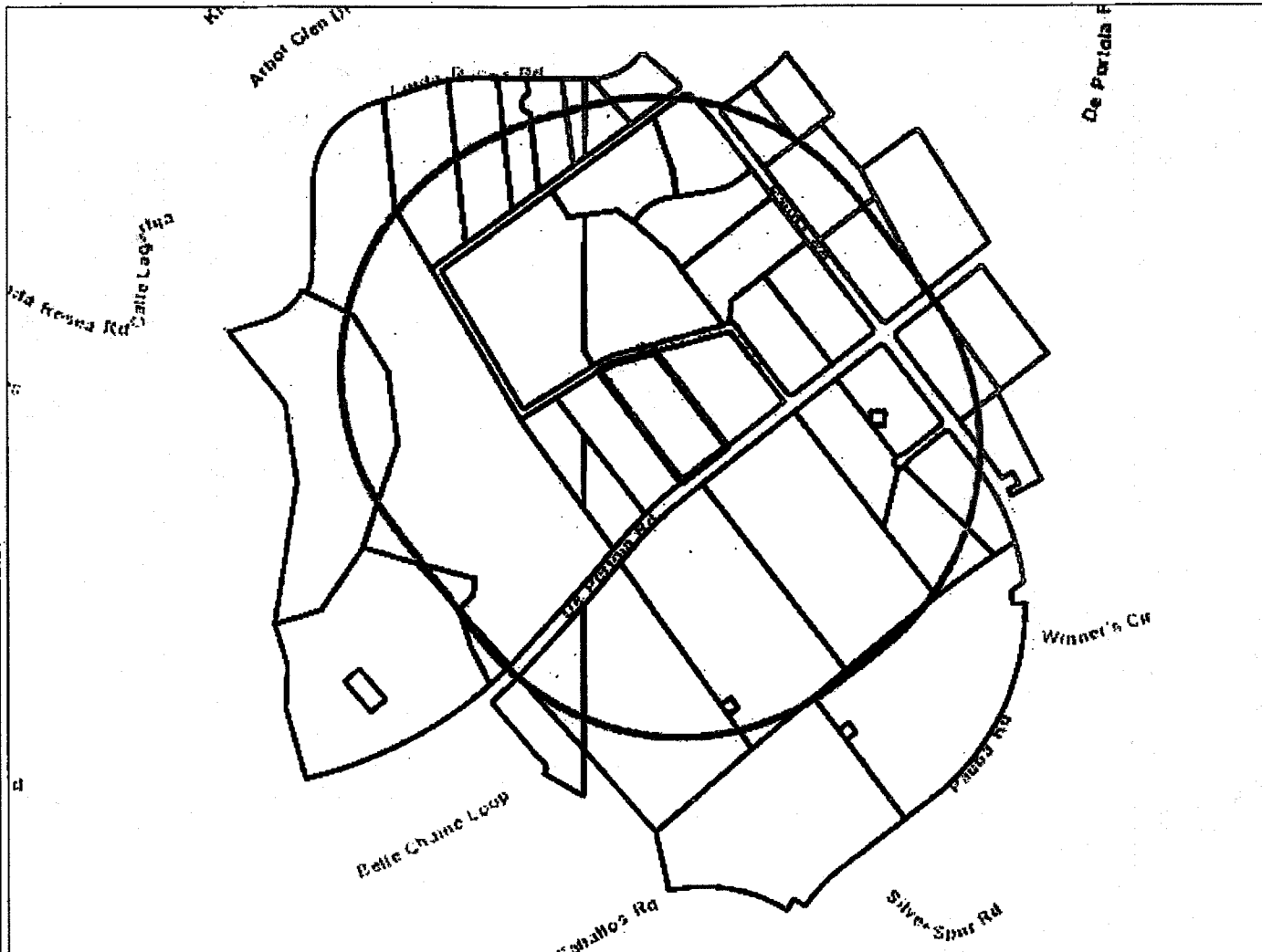
ADDRESS: 4080 Lemon Street 9TH Floor




Riverside, Ca. 92502

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

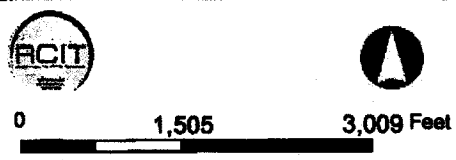
Riverside County GIS

CUP03757 (2400 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  World Street Map

Notes



"IMPORTANT" 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.

927140004
STEPHEN J CORONA
MAUREEN M CORONA
P O BOX 893280
TEMECULA CA 92589

927650027
DAVID LAWRENCE
PAULA LAWRENCE
38495 AVENIDA VERDE
TEMECULA CA. 92592

927100043
JAMES R PICKETT
DENISE M PICKETT
36875 PAUBA RD
TEMECULA CA. 92592

927090037
WALTER BERNARD DIXON
JEANETTE WHITMAN DIXON
P O BOX 531
TEMECULA CA 92593

927100085
DAVID FENTON
LORI FENTON
36511 PAUBA RD
TEMECULA CA. 92592

927140001
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927100053
LINDA R DAVIS
4265 CITRUS DR
FALLBROOK CA 92028

927150020
ENCHANTMENT FARMS
C/O C/O TROY ROSEBOOM
30911 PUTTER CIR
TEMECULA CA 92591

927090040
PATRICIA L RICH
38427 LINDA ROSEA
TEMECULA CA. 92592

927140022
HEATH A MCMICHAEL
TANYA M MCMICHAEL
38835 DE PORTOLA RD
TEMECULA CA. 92592

927100011
WESTFIELD HILLS
233 S BEAUDRY AVE NO 1100
LOS ANGELES CA 90012

927100076
MICHAEL P HICKMAN
38400 DE PORTOLA RD
TEMECULA CA 92592

927090041
PATRICIA L RICH
38427 LINDA ROSEA RD
TEMECULA CA. 92592

927100089
PAUBA PROP
C/O C/O JOSH STEPHENSON
38137 LINDA ROSEA RD
TEMECULA CA 92592

927090043
ROBERT SPOGLI
JANNETTA A SPOGLI
TEMECULA TREASURE

36293 LINDA ROSEA RD
TEMECULA CA. 92592

927090045
J T STEPHENSON
36137 LINDA ROSEA RD
TEMECULA CA 92592

927090032
ARTHUR C KALFUS
KRISTINE ANN KALFUS
36385 LINDA ROSEA RD
TEMECULA CA 92592

927630013
ROBERT G WELLS
BETTY D WELLS
37028 DEPORTOLA RD
TEMECULA CA 92592

927630011
JOHN WAN
LUNING CHEN
37104 DE PORTOLA RD
TEMECULA CA. 92592

927090033
BING CAI
MINGFU MAO
MARTIN M ZHANG

5460 CASTILLO DE ROSAS
CAMERILLO CA 93012

927100070
BELLAGIO PROP
P O BOX 894029
TEMECULA CA 92589

927100042
JAMES H BROWN
36733 PAUBA RD
TEMECULA CA. 92592

927100068
MICHAEL P HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

927100067
MICHAEL P HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

927630014
HANDLE IT MMS
43620 RIDGE PARK DR NO 310
TEMECULA CA 92590

927100073
GREEN ACRES RANCH INC
35750 DE PORTOLA RD
TEMECULA CA 92592

927100075
MICHAEL P HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

927100054
HONG HUA ZHU
JIN CHENG QIAN
57 CONSTANTINE
IRVINE CA 92620

927650028
PHILLIPS BENTHEY BAILY
CAROL JEAN BAILY
36150 PAUBA RD
TEMECULA CA 92592

927100074
GREEN ACRES RANCH INC
35750 DE PORTOLA RD
TEMECULA CA 92592

927100062
BONNIE D ROLOFF
DON E ROLOFF
C/O C/O DON E ROLOFF
36420 DE PORTOLA RD
TEMECULA CA. 92592

927140008
RANCHO CALIFORNIA WATER DISTRICT
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927140011
DONNA K DENNIS
JAMES ROBERT DENNIS
DENFAMCO

564 SAN LUCAS DR
SOLANA BEACH CA 92075

927140028
RENE LAMBERT
MARJORIE LAMBERT
PO BOX 7158
PORTER RANCH CA 91327

927140006
FATIH SALIH ZADA
461 W PALOS VERDES DR
PALOS VERDES CA 90274

927140023
MICHAEL J CALAGNA
VICKI J CALAGNA
24445 ADAMS AVE
MURRIETA CA 92562

927150016
GROVE PLAZA
6480 WEATHERS PL STE 225
SAN DIEGO CA 92121

927690013
BRADEN J STUMP
KIMBERLY K STUMP
35917 BELLE CHAINE LOOP
TEMECULA CA. 92592

927140003
FRASER DEV
39933 BELLA VISTA RD
TEMECULA CA 92592

927140010
RENE LAMBERT
MARJORIE LAMBERT
PO BOX 7158
PORTER RANCH CA 91327

927100013
JAMES L RAMSAY
MARY ANN RAMSAY
P O BOX 62
TEMECULA CA 92593

927140024
DEBORAH L MCCOMAS
GLENN N LEISURE
MARJORIE N LEISURE

36885 AVENIDA MADERA
TEMECULA CA. 92591

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Utilisez le Gabarit Avery 5962

927100044
FRAMTELO LTD PARTNERSHIP
36820 PASEO DEL TRAZA
TEMECULA CA. 92592

927150017
DEVELOPERS RESOURCE CO INC PLAN &
32446 CORTE BARELA
TEMECULA CA 92592

927140025
DONALD BRICKER
LAURIE BRICKER
36925 AVENIDA MADERA
TEMECULA CA. 92592

927100051
JAMES L RAMSAY
MARY ANN RAMSAY
P O BOX 52
TEMECULA CA 92593



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Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

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Linda R Davis Family Trust
4265 Citrus Drive
Fallbrook, CA 92028

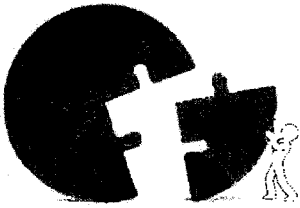
Linda R Davis Family Trust
4265 Citrus Drive
Fallbrook, CA 92028

Linda R Davis Family Trust
4265 Citrus Drive
Fallbrook, CA 92028

VSL Engineering
31805 Temecula Parkway
Temecula, CA 92592

VSL Engineering
31805 Temecula Parkway
Temecula, CA 92592

VSL Engineering
31805 Temecula Parkway
Temecula, CA 92592



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: Conditional Use Permit No. 3757 and Change of Zone No. 7921

Project Location: north of De Portola Road, and both south and west of Paseo Del Traza, more specifically at 36500 De Portola Road.

Project Description: Conditional Use Permit No. 3757 proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7,384 square foot home on a 10.41 acre lot. Change of Zone No. 7921 proposes to change the site's zoning classification from Rural-Residential to Wine Country-Equestrian.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Linda R Davis Family Trust, 4265 Citrus Drive, Fallbrook, CA 92028

- Exempt Status: (Check one)
- Ministerial (Sec. 21080(b)(1); 15268)
 - Declared Emergency (Sec. 21080(b)(3); 15269(a))
 - Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 - Categorical Exemption (Sec. 15301)
 - Statutory Exemption (_____)
 - Other: _____

Reasons why project is exempt: This proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 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 proposes to convert an existing 6 bed residential drug and alcohol treatment facility to a 16 bed residential drug and alcohol treatment facility within an existing 7384 square foot home. No changes will occur to the exterior of the home. Additional employee parking will be accommodated in an existing parking area. Therefore, increasing to 16 beds is a negligible expansion of the existing 6 bed residential drug and alcohol treatment facility.

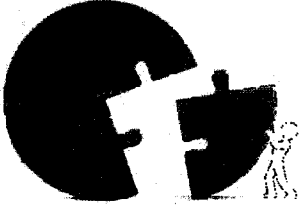
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCFG No.06318 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21162 of the California Public Resources Code.

Change of Zone No. 7921 and Conditional Use Permit No. 3757

Project Title/Case Numbers

Larry Ross
County Contact Person

951-955-9294
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Linda R Davis Family Trust
Project Applicant

4265 Citrus Drive, Fallbrook, CA 92028
Address

North of De Portola Road, and both south and west of Paseo Del Traza, more specifically at 36500 De Portola Road.

Project Location

Change of Zone No. 7921 proposes to change the existing zoning of Rural Residential (RR) zone to Wine Country-Equestrian (WC-E) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7921 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7921 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7921 is changing the property's zoning classification to WC-E Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-E Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7921 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

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

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#:

ZCFG No.08318 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1610525

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: DAVIS LINDA R \$44.90
paid by: CK 3010
FOR CUP03757 CZ07921
paid towards: CFG06318 CALIF FISH & GAME: DOC FEE
at parcel: 36500 DE PORTOLA RD TEM
appl type: CFG3

By _____ Sep 07, 2016 09:42
MGARDNER posting date Sep 07, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$44.90

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1610524

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: DAVIS LINDA R \$5.10
paid by: CK 1713
FOR CUP03757 CZ07921
paid towards: CFG06318 CALIF FISH & GAME: DOC FEE
at parcel: 36500 DE PORTOLA RD TEM
appl type: CFG3

By _____ Sep 07, 2016 09:42
MGARDNER posting date Sep 07, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$5.10

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

COB

My name is Marina Santoro and I live in the Wine Country.
You have before you a packet referencing the following:

Our neighborhood has had **THREE** Drug Rehabs operating nearby, and one of them is operated by Aaron Brower. We have experienced an increase in crime and MY home was broken into this past Thanksgiving.

Our neighbors have seen the following since the 1st Drug Rehab opened:

- Increased traffic due to DAILY transportation vans of patients off-site AND employee vehicles.
- A patient had seizures in the middle of the road while being transported off-site for DETOX.
- Multiple 911 calls.
- Several break-ins of homes.
- AND, we have seen people smoking dope on the balcony of Aaron Brower's Rehab.

One rehab has since closed and was associated with a rehab in Murrieta that was ordered to pay \$7 million dollars for the wrongful death of a loved one.

This Board and the Riverside County Planning Commission are being deceived. A large majority of those here today in favor of these facilities are here because they gain financially from them. They are **NOT** citizens of the wine community, and they have their own interests at heart. These drug rehab facilities are an Insurance Scam established to take advantage of this state's unique healthcare coverage for substance addiction, by importing patients from other states, treating them for their 3 month benefit and then dumping them onto the street – HOMELESS.

Aaron Brower is NOT running a Residential Facility but a Commercial Enterprise. He has 5 facilities, not the 3 he told the Planning Commission. He advertised "Sex Addiction Therapy" yet denied it to the Planning Commission. He is expanding a large drug rehab network from Orange County into the Wine Country. His Facilities are UNSECURED. Dennis Hollingsworth has advocated for these facilities but he is a PAID CONSULTANT by Southern California Addiction Centers.

The Temecula Wine Country has been established by this Board of Supervisors to be an agricultural and equestrian community. Because of that the entire COUNTY has benefitted greatly from its tourism, culture, and sustained beauty. These facilities have already shown themselves to be a degradation to our community, our healthcare system, themselves, and their patients. PLEASE do your duty by REPRESENTING your Wine Country Community and NOT these Special Interests. ----- PLEASE **VOTE NO** for the sake of The Wine Country. THANK YOU.

Submitted by Marina Santoro
3/27 (date) Item 18.2