

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

816B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 12, 2007

**SUBJECT:** PUBLIC USE PERMIT NO. 556, REVISED PERMIT NO. 3 – MITIGATED NEGATIVE DECLARATION – Applicant: Inland Valley Regional Medical Center – Engineer / Representative: Nicholas J. Nowicki, LTD - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio), and Community Center (CD-CC) (5 - 40 Dwelling Units Per Acre / 0.10 - 0.3 Floor Area Ratio) – Location: Northerly of Interstate 15 and westerly of Inland Valley Drive – 17.8 Gross Acres - Zoning: Industrial Park (I-P) and Scenic Highway Commercial (C-P-S) - **REQUEST:** The Public Use Permit proposes to expand an existing 123,866 square foot Hospital on a 17.8 acre site in five (5) phases as part of a Master Development Plan. Phase I constitutes the existing Hospital Facility, which includes 123,866 square foot of building area, a heliport, 543 parking spaces, and 405,570 square foot of landscaping. Phase II proposes a 39,427 square foot expansion of an Intensive Care Building, a Cardiac Care Service Building, and a Radiology / Emergency Building. Phase III proposes an 11,000 square foot expansion of an Administration Building, a Service Building, and an Engineering Building. Phase IV proposes a 10,500 square foot expansion of an Operating Room and Intensive Care Building. Phase V proposes a 10,500 square foot expansion of an Outpatient Services Building and 74-Car Parking Lot. At build out, the development proposal will provide 195,293 square foot of building area, 488 parking spaces, and 362,256 square foot of landscaping.

Departmental Concurrence

Background:

The Assessor's Parcel Numbers (APNs) for the subject property were changed during the review process of this revised permit. The current APNs are: 380-250-009, 380-250-027, 380-250-029 & 380-260-031.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the

*Ron Goldman*  
Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 3/22/07

- Dep't Recomm.:  Consent
- Per Exec. Ofc.:  Consent
- Policy
- Policy

Prev. Agn. Ref.

District: First

Agenda Number:

1.3

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors  
RE: PUBLIC USE PERMIT NO. 556, REVISED PERMIT NO. 3  
March 12, 2007  
Page 2 of 2

Planning Commission on March 7, 2007.

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40358**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED** **PUBLIC USE PERMIT NO. 556, REVISED PERMIT NO. 3**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.