

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

3028



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 28, 2007

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3515 – MITIGATED NEGATIVE DECLARATION – Applicant: Medical Real Estate Development LLC – Engineer / Representative: Medical Real Estate Development LLC - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Valley Area Plan: Community Development: Commercial Office (CD-CO) (0.35 - 1.00 Floor Area Ratio) – Location: Northerly of McCall Boulevard, southerly of Tioga Lane, easterly of Sherman Road and westerly of Chatham Road – 7.59 Gross Acres - Zoning: Commercial Office (C-O) - **REQUEST:** The Conditional Use Permit proposes the construction and operation of an 119,400 square foot Medical Office-Retail Center on 4 existing parcels totaling approximately 7.59 acres. The development is comprised of five 1 to 3-story buildings with a maximum height of 55 feet 6 inches and varying in square footage and use as follows: Building A: three-story, 72,000 square foot Medical Office Building; Building B: three-story, 28,700 square foot Medical/ Professional Office Building; Building C: one-story 7,500 square foot bank with drive-thru and Building D and E: one-story, 5,600 square foot Retail/ Restaurant building each. The site includes the provision of 1.83 acres of landscaping throughout (24%) and a total of 498 parking spaces.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on September 19, 2007.

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

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE: 12/15/07

Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2

The Honorable Board of Supervisors  
RE: CONDITIONAL USE PERMIT NO. 3515  
November 28, 2007  
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**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40901**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

**APPROVED** **CONDITIONAL USE PERMIT NO. 3515**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.