

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

3018



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 3, 2007

**SUBJECT:** PUBLIC USE PERMIT NO. 799 REVISED PERMIT NO. 2 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: St. Mary's Sunset Partners LLC – Engineer / Representative: Megaland Engineers & Associates - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio) – Location: Easterly of Bradley Road, southerly of Rio Vista Drive, westerly of Via Naravilla and northerly of Park Avenue – 1.98 Gross Acres - Zoning: Commercial Office (C-O) - **REQUEST:** This, the 2nd Revised Permit for Public Use Permit No. 799 will allow for the construction and operation of a 58-unit, 78-bed assisted living center comprised of five 1-story buildings, 29 parking spaces and 23,252 Square Feet (28.2 %) for landscaping. The five buildings consist of Building A, which will serve as the family and conference room, activities lounge and 17 bedroom units; Building B will include 3 bedroom units; Building C will include 9 bedroom units; Building D will include 7 bedroom units, and Building E will be utilized as a 21 bedroom unit dementia center.

**BACKGROUND:**

This project was approved by the Planning Commission on October 3, 2007 based on a finding that the project was exempt from CEQA. Further analysis finds that finding was incorrect. Instead, the Planning Department has now determined that pursuant to Section 15162 that California Environmental Quality Act (CEQA), the project will have no new effects, and no new mitigation measures will be required, and that the project is within the scope of the project covered by the earlier Negative Declaration and it adequately described this project for the purposes of CEQA, therefore no new environmental document will be required.

The approval of this Revised Permit by the Planning Commission establishes a new approval date, which subsequently establishes a new expiration date of October 3, 2009, with the potential for the applicant to apply for a one-year extension of time request. If such an

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/14/07  
Tina Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

1.3

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors  
RE: PUBLIC USE PERMIT NO. 799 REVISED PERMIT NO. 2  
December 3, 2007  
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extension was to be approved, a new expiration date of October 3, 2010 would be established. However, Condition 20. Planning, 2 (Life of the Permit) from the 1<sup>st</sup> Revised Permit, was not brought forward into this the 2<sup>nd</sup> Revised Permit, therefore there is no intent to establish a permit lifespan expiration date.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on October 3, 2007.

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

**APPROVED PUBLIC USE PERMIT NO. 799 REVISED PERMIT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions in the staff report.