

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

901B




FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 29, 2015

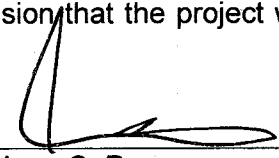
SUBJECT: GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE PERMIT NO. 3599 – Adoption of Mitigated Negative Declaration - Applicant: Fayez Sedrak – Engineer/Representative: W Tan Engineering – First Supervisorial District – North Perris Zoning Area - Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) - Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215 – Zoning: Manufacturing: Service Commercial (M-SC) – REQUEST: A General Plan Amendment proposing to amend the land use designation from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO). A Change of Zone proposing to change the zoning classification from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O). A Conditional Use Permit proposing a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres.

RECOMMENDED MOTION: The Planning Commission recommends that the Board of Supervisors:

ADOPT A MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41981, 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,


Steve Weiss, AICP
Planning Director
SW:pr

(Continued on next page)


Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	


SOURCE OF FUNDS: Deposit based funds
Budget Adjustment:
For Fiscal Year:

C.E.O. RECOMMENDATION:
APPROVE
BY 
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Washington, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: June 2, 2015
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: District: 1 Agenda Number: **16-1**

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL
USE PERMIT NO. 3599
DATE: April 29, 2015
PAGE: Page 2 of 2**

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1058, to amend the General Plan Land Use designation from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7672, amending the zoning classification for the subject property from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O), based on 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. 3599, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The project proposes to construct a three story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. The hotel will have an outdoor swimming pool and spa area, exercise room, laundry facilities, and breakfast area. The project site provides 180 parking spaces, 8 of which are used as accessible parking, and 17 bike rack spaces for guests and employees. The project has driveway entrances on Harvill Avenue and Dree Circle. There is a perimeter 6 foot high decorative block wall located on the northern and eastern property lines. Approximately 28 employees will work at the facility. The hotel operates 24 hours daily. The banquet hall operates from 7:00 a.m. to 2:00 a.m. the next day. The project has driveway access on both Dree Circle and Harvill Avenue. The facility will have a Type 47 alcohol license from the Department of Alcoholic Beverage Control. Type 47 licenses are used for on-site sale of alcohol as part of as an eating establishment. The license allows for the sale of beer, wine, and distilled spirits for on-site consumption only.

The project was presented to the Mead Valley Municipal Advisory Committee on April 8, 2015. The Committee voted to support the project.

On April 15, 2015, the Planning Commission recommended approval of the project to the Board of Supervisors by a vote of 5-0.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. April 15, 2015, Planning Commission Staff Report
- B. April 15, 2015, Planning Commission Meeting Minutes



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 19, 2015

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 1058; ZC 7672; CUP 3599 EA

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, May 22, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Tuesday, May 19, 2015 8:17 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1058 ZC 7672 CUP 3599

Received for publication on May 22. Proof with cost to follow.

Thank you!

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Tuesday, May 19, 2015 8:08 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 1058 ZC 7672 CUP 3599

Good morning! Here's a Notice of Public Hearing for publication on Friday, May 22, 2015. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 19, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1058; ZC 7672; CUP 3599

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: June 2, 2015 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: May 19, 2015
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenne@asrclkrec.com>
Sent: Wednesday, May 20, 2015 7:33 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1058 ZC 7672 CUP 3599

Good Morning,

The notice was received and posted yesterday.

Thank you,
Bonnie

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, May 19, 2015 8:10 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 1058 ZC 7672 CUP 3599

Good morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE NORTH PERRIS – MEAD VALLEY AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 2, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Fayez Sedrak – W Tan Engineering, on **General Plan Amendment No. 1058**, which proposes to amend the land use from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO); **Change of Zone No. 7672**, which proposes to change the zoning from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3599**, which proposes a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres (“the project”). The project is located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41981**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PAUL RULL PROJECT PLANNER, AT (951) 955-0972 OR EMAIL PRULL@rctlma.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 19, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 19, 2015, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1058; ZC 7672; CUP 3599

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 2, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: May 19, 2015
Cecilia Gil

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

ASMT: 317110008, APN: 317110008
WILLIAM WARNER
C/O PAUL N WARNER
1573 JAMESON CT
RIVERSIDE CA 92507

ASMT: 317110040, APN: 317110040
RIVERSIDE COUNTY TRANSPORTATION COM
C/O CATHY BECHTEL
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

ASMT: 317110010, APN: 317110010
PAUL WARNER
P O BOX 1381
MORENO VALLEY CA 92556

ASMT: 317110050, APN: 317110050
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 317110028, APN: 317110028
MONA SEDRAK, ETAL
C/O TAX SERVICE
2834 HAMNER AVE NO 508
NORCO CA 92860

ASMT: 317110051, APN: 317110051
SHIRLEY SABA, ETAL
41309 AVD BIONA
TEMECULA CA 92591

ASMT: 317110034, APN: 317110034
PINNACLE REAL ESTATE HOLDINGS INC
C/O WILLIAM D ANGEL
23261 CAJALCO EXPRS
PERRIS CA 92571

ASMT: 317110069, APN: 317110069
MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDA CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

ASMT: 317110035, APN: 317110035
RIVERSIDE COUNTY TRAVEL ZONE CENTER II
23261 CAJALCO EXY
PERRIS, CA. 92570

ASMT: 317110071, APN: 317110071
J L S ENTERPRISES
P O BOX 1290
AGOURA HILLS CA 91376

ASMT: 317110037, APN: 317110037
PEGGY STAGLIANO, ETAL
5501 ST ANDREWS CT
PLANO TX 75093

ASMT: 317110072, APN: 317110072
DEBORAH SIROONIAN, ETAL
14150 VINE PL
CERRITOS CA 90703

ASMT: 317110039, APN: 317110039
PARCEL 33 TRUST
C/O TAX SERVICE
2834 HAMNER AVE NO 506
NORCO CA 92860

ASMT: 317120021, APN: 317120021
RICHARD CHEN
3812 KIRKWOOD AVE
ORANGE CA 92869

GPA 1058

38

ASMT: 317130021, APN: 317130021
GLENN ROWLEY
11401 PETTIT
MORENO VALLEY CA 92555

ASMT: 317140009, APN: 317140009
BARBARA CLOYD, ETAL
23665 CAJALCO RD
PERRIS CA 92570

ASMT: 317130025, APN: 317130025
WF FERON
620 ARROW HIGHWAY
LA VERNE CA 91753

ASMT: 317140015, APN: 317140015
HELEN TOTH
19543 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317130026, APN: 317130026
I 215 AT RAMONA
C/O QUANAH PROP
2600 E SOUTHLAKE 120 371
SOUTHLAKE TX 76092

ASMT: 317140035, APN: 317140035
VIRGINIA CRUZ, ETAL
655 COTTONWOOD ST NO 4
WOODLAND CA 95695

ASMT: 317130035, APN: 317130035
VCH NO 1
C/O HAMANN COMPANIES
1000 PIONEER WAY
EL CAJON CA 92020

ASMT: 317140036, APN: 317140036
JINESA DELFIS, ETAL
305 N CHICAGO AVE
BOLIVAR MO 65613

ASMT: 317130040, APN: 317130040
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 317140037, APN: 317140037
CORA FANN, ETAL
3248 HIGHWAY RB
BOLIVAR MO 65613

ASMT: 317130041, APN: 317130041
KAY FOLLETT, ETAL
C/O KAY S FOLLETT
6254 PARIMA ST
LONG BEACH CA 90803

ASMT: 317140038, APN: 317140038
VICENTE CERVANTES
9031 OLIVE ST
BELLFLOWER CA 90706

ASMT: 317130047, APN: 317130047
VAL VERDE UNIFIED SCHOOL DIST
975 W MORGAN ST
PERRIS CA 92571

ASMT: 317140049, APN: 317140049
VANAGAN HOLDINGS INC
7411 VANTAGE WAY
DELTA BC CANADA V4G1C9

Easy Peel
Use Avery template

le rebord
Repliez à la hauteur

Bend along
expose Pop-up edge

Utilisez le gabarit
Etiquettes faciles à peler
AVERY 162

ASMT: 317160021, APN: 317160021
ROBERT LANGE
42814 BEMAN DR
MURRIETA CA 92562

ASMT: 317160027, APN: 317160027
RIVERSIDE COUNTY TRANSPORTATION COM
PO BOX 12008
RIVERSIDE CA 92502

Etiquettes faciles à peler
Utilisez le gabarit
AVERY 162

Bend along line to
expose Pop-up edge

à la hauteur
le rebord Pop-up

Easy Peel Avery template 162

Pechanga Cultural Resources
Pechanga Band of Luiseno Mission
Indians
Attn: Tuba Ebru Ozdil
P.O. Box 2183
Temecula CA 92593

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto CA 92581

Val Verde Unified School District
975 Morgan Street
Perris CA 92571

City of Perris Planning Dept.
Attn: Planning Director
101 N. D Street
Perris CA 92570

Airport Land Use Commission
Attn: John Guerin
4080 Lemon Street, 14th Floor
Riverside CA 92501

Eastern Municipal Water District
P.O. Box 8300
Perris CA 92572-8300

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

FOR BILLING INQUIRIES:
 CALL: (951) 368-9710
 EMAIL: BillingInquiry@pe.com

THE PRESS-ENTERPRISE **PE.com**

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
5/22/2015	10051256	GPA 1058 ZC 7672 CUP 3599	Press-Enterprise	2 x 80 Li	160	1	1.45	232.00	232.00

Ordered By: Cecilia Gil

*Planning
 16-1 of 06/02/15
 ZC 7672*

Legal Advertising Invoice

Balance
\$232.00

Sales Contact Information		Advertiser Information		
Maria Tinajero 951-368-9225	Billing Period 05/22/2015 - 05/22/2015	Billed Account Number 1100141323	Advertiser/Client Number 1100141323	Advertiser/Client Name BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

Advertiser/Client Name		
BOARD OF SUPERVISORS		
Billing Period	Billed Account Number	Advertiser/Client Number
05/22/2015 - 05/22/2015	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$232.00	10051256	Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P O BOX 1147
 RIVERSIDE, CA 92502

The Press-Enterprise
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2015 JUN -4 PM 2:10

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1058 ZC 7672 CUP 3599

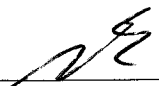
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05/22/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May 22, 2015

At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010051256-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE NORTH PERRIS - MEAD VALLEY AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 2, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Favez Sedrak - W Tan Engineering, on **General Plan Amendment No. 1058**, which proposes to amend the land use from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO); **Change of Zone No. 7672**, which proposes to change the zoning from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3599**, which proposes a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 6,937 sq. ft. banquet hall on 3.1 gross acres ("the project"). The project is located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41981**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PAUL RULL PROJECT PLANNER, AT (951) 955-0972 OR EMAIL PRULL@rcplma.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 19, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

5/22

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms Miller

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Michelle Randall

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Fayez Sedrak

APPL CMT

Address: 2337 Norco Drive
(only if follow-up mail response requested)

City: Norco **Zip:** 92860

Phone #: (951) 265-7354

Date: 6/2/2015 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.