

Plan: CUP03599R01

Parcel: 317110073

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 0080-Transportation-USE - R-O-W DEDICATION 1 (cont.) Not Satisfied

080 - Transportation. 7 0080-Transportation-USE - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 8 0080-Transportation-USE - VACATION FROM 60.SERIES Not Satisfied
DEFERRED FROM 60.TRANS 005. THIS CONDITION WAS NOT ADDED.

The applicant, by his/her design, is requesting a vacation of the existing access restriction on Harvill Avenue. The applicant begin the vacation process by filing a separate application with the County Surveyor for a conditional vacation of the access restriction for the Board of Supervisors to consider and approve. If the Board of Supervisors denies the vacation request, the project will need to be redesigned.

080 - Transportation. 9 0080-Transportation-USE-LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Harvill Avenue and Dree Circle and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.) Not Satisfied
from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving
 - b. Precise Grade Inspection
 - c. Inspection of completed onsite storm drain facilities
 - d. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D (cont.) Not Satisfied
Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied
Contact the Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied
Install a complete fire sprinkler system per NFPA 13 2013 edition. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level

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Fire

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS (cont.) Not Satisfied
with maximum 4" projection from the wall. Contact Fire Department for proper placement of
equipment prior to installation.

090 - Fire. 3 0090-Fire-USE-#35-VOICE FIRE ALARM Not Satisfied
Applicant or developer shall be responsible to install a manual and automatic pre-recorded VOICE
Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

090 - Fire. 4 0090-Fire-USE-#36-HOOD DUCTS Not Satisfied
A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet
chemical extinguishing system must provide automatic shutdown of all electrical components and
outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans
must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of
monitoring this suppression system. However, a new or pre-existing alarm system must be
connected to the extinguishing system. (*separate fire alarm plans must be submitted for connection)

090 - Fire. 5 0090-Fire-USE-#37-LOW LEVEL EXIT SIGN Not Satisfied
Floor level exit signs, exit markers and exit path marking shall be installed per the California Building
Code.

090 - Fire. 6 0090-Fire-USE-#45-FIRE LANES Not Satisfied
The applicant shall prepare and submit to the Fire Department for approval, a site plan designating
required fire lanes with appropriate lane painting and/or signs.

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied
A minimum of 8 accessible parking spaces 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 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.

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Planning

090 - Planning. 2 0090-Planning-USE - AGENCY CLEARANCE Not Satisfied

A clearance letter from the following agencies shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letters, summarized as follows:

Airport Land Use Commission, dated February 13, 2014 Industrial Hygiene, dated November 5, 2014
Waste Management, dated March 5, 2015

090 - Planning. 3 0090-Planning-USE - COMPACT PARKING SPACES Not Satisfied

A maximum 18 parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY."

090 - Planning. 4 0090-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.

090 - Planning. 5 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 6 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 17 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 7 0090-Planning-USE - LOADING SPACES Not Satisfied

A minimum of 5 loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 8 0090-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, or prior to use, or occupancy for cases without final inspection, or certificate of occupancy (such as an SMP), 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. 3599 is calculated to be 3.1 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.

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Planning

- 090 - Planning. 8 0090-Planning-USE - ORD 810 O S FEE (2) (cont.) Not Satisfied
- 090 - Planning. 9 0090-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. 3599 has been calculated to be 3.1 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.

- 090 - Planning. 10 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of 180 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 asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

- 090 - Planning. 11 0090-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.

- 090 - Planning. 12 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

- 090 - Planning. 13 0090-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 3.1 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be

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Planning

090 - Planning. 13 0090-Planning-USE - SKR FEE CONDITION (cont.) Not Satisfied
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.

090 - Planning. 14 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied
3 trash enclosures which are adequate to enclose a minimum of 6 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 15 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 16 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall and Fence locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 17 Gen -Electrical Vehicle Parking Not Satisfied
Per Ordinance No 348, the project shall install 5 parking spaces for electric vehicles with charging stations and signage per Ordinance No. 348 18.12 A c

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Harvill Avenue and Dree Circle.
- (2) Streetlights.
- (3) Street sweeping.

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Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST (cc Not Satisfied

090 - Transportation. 2 0090-Transportation-USE - EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Dree Circle and Harvill Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html
If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 36' driveway along Dree Circle and a 40' driveway along Harvill Avenue shall be constructed in accordance with County Standard No. 207A.

090 - Transportation. 3 0090-Transportation-USE - FACILITY COMPLETION Not Satisfied

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

090 - Transportation. 4 0090-Transportation-USE - IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

090 - Transportation. 5 0090-Transportation-USE - LANDSCAPE INSPECTION RQM Not Satisfied

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 6 0090-Transportation-USE - LANDSCAPING Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall

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Transportation

- 090 - Transportation. 6 0090-Transportation-USE - LANDSCAPING (cont.) Not Satisfied
be improved within Harvill Avenue and Dree Circle.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

- 090 - Transportation. 7 0090-Transportation-USE - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Harvill Avenue and Dree Circle.

- 090 - Transportation. 8 0090-Transportation-USE - LNDSCP INSPECTION DEPOSI Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

- 090 - Transportation. 9 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

- 090 - Transportation. 10 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

- 090 - Transportation. 11 0090-Transportation-USE - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of

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Transportation

090 - Transportation. 11 0090-Transportation-USE - UTILITY INSTALL (cont.) Not Satisfied
Transportation as proof of completion.

090 - Transportation. 12 0090-Transportation-USE - VACATION Not Satisfied

The applicant, by his/her design, is requesting a vacation of the existing access restriction on Harvill Avenue. The applicant shall have completed the vacation process of the access restriction by obtaining approval from the Board of Supervisors. If the Board of Supervisors denies the vacation request, the project will need to be redesigned.

090 - Transportation. 13 0090-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.

090 - Transportation. 14 0090-Transportation-USE STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

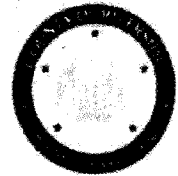
090 - Transportation. 15 0090-Transportation-USE-COMPLY WITH LNDSCP/IRRGTN Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/23/19, 11:55 am

CUP03599R01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03599R01. 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.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

BS-Grade. 2 0010-BS-Grade-USE - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

BS-Grade. 3 0010-BS-Grade-USE - DRAINAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

BS-Grade. 4 0010-BS-Grade-USE - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-USE - DUST CONTROL (cont.)

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

BS-Grade. 5 0010-BS-Grade-USE - EROSION CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

BS-Grade. 6 0010-BS-Grade-USE - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

BS-Grade. 7 0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

BS-Grade. 8 0010-BS-Grade-USE - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE (cont.)

BS-Grade. 9 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

BS-Grade. 10 0010-BS-Grade-USE - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

**Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599**

BS-Grade. 11 0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

**Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599**

BS-Grade. 12 0010-BS-Grade-USE - OFFST. PAVED PKG

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

**Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599**

BS-Grade. 13 0010-BS-Grade-USE - RETAINING WALLS

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

**Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599**

BS-Grade. 14 0010-BS-Grade-USE - SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 14 0010-BS-Grade-USE - SLOPE SETBACKS (cont.)

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SGONZALE 20140102
DRAFT SGONZALE 20140102
CUP03599

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE -PERMIT REQUIRED

PERMIT ISSUANCE:

Per section 105.1 (2013 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 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.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND SWEBB 20141104
CUP03599

E Health

E Health. 1 0010-E Health-EMWD WATER AND SEWER SERVICE

Conditional Use Permit 3599 (CUP 3599) is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of this facility to ensure that all requirements to obtain water and sewer service are met with EMWD, as well as, all other applicable agencies.

As the agency providing sewer service, EMWD shall be the responsible agency to ensure that all grease interceptor requirements (if applicable) are met. Any existing septic system(s) and/or well(s) must be properly abandoned or removed under permit with the Department of Environmental Health (DEH).

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-EMWD WATER AND SEWER SERVICE
(cont.)

Comments: INEFFECT JAIESPIN 20160107
RECOMMND MMISTICA 20140107
DRAFT MMISTICA 20140107
RECOMMND MMISTICA 20081120
CUP03599

Fire

Fire. 1 0010-Fire-USE-#19-ON/OFF LOOPED HYD

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 210 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND DWAGNER 20141209
CUP03599

Fire. 2 0010-Fire-USE-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND DWAGNER 20141209
CUP03599

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND DWAGNER 20141209
CUP03599

Flood

Flood. 1 0010-Flood-USE COORDINATE DRAINAGE DESIGN

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE COORDINATE DRAINAGE DESIGN
(cont.)

obtained from the affected property owners for the release of concentrated or diverted storm flows.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND ERUSSELL 20141106
CUP03599

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT

Conditional Use Permit 03599 is a proposal to construct a hotel and a detached ancillary banquet hall/restaurant on an approximately 3.24-acre site. The site is located in the Perris area south of Cajalco Road at the southeast corner of Harvill Avenue and Dree Street. Change of Zone 07672 is being processed concurrently with this proposal. The site is Parcel 33 of Parcel Map 24110. The District previously reviewed this site as PAR 1036.

The District's existing Perris Valley Master Drainage Plan (MDP) Line E (District Project No. 4-0-00490) is an underground storm drain which runs southerly in Harvill Avenue, turns easterly in Dree Circle, proceeds easterly within an easement through private property before connecting to the box culvert under the Interstate 215 freeway. This facility, which is a component of other existing drainage infrastructure and street improvements constructed by Parcel Map 24110, provides this site with significant protection from major flooding. Therefore, the site is considered free from ordinary storm flood hazard. However a storm of unusual magnitude may cause some damage. Any grading should perpetuate the existing southeasterly drainage flow patterns of the area and new construction should comply with all applicable ordinances. This southeasterly flow pattern of the site would be consistent with the drainage patterns planned for the Perris Valley MDP. Flows from this site, and future surrounding development in this area, are intended to flow to Lateral E-8. Since no site runoff is discharged directly to the Line E storm drain, no encroachment permit from the District is required.

It is proposed to discharge onsite runoff at the southeast corner of the site. It appears this may be a concentration of flows onto the adjacent property and letter(s) of permission should be obtained from these property owner(s). The development of this site would increase peak flow rates on downstream properties, especially properties downstream of the freeway. The District recommends the increased runoff generated by this development be mitigated so the flow rates from the post-developed condition are no greater than the pre-developed condition. There are no District maintained facilities proposed with this proposal but the District's standard 'Increase Runoff Criteria' (See 10. FLOOD RI. 3 INCREASED RUNOFF CRITERIA) is provided as a reference and a guide to the engineer and the plan checker. The WQMP and any drainage related issues, including maintenance responsibilities, will be reviewed and approved by the Transportation Department.

The project is located in within the boundaries of the Perris Valley Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

ADVISORY NOTIFICATION DOCUMENT**Flood**

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT (cont.)

Comments: INEFFECT JAIESPIN 20160107
RECOMMND ERUSSELL 20141106
CUP03599

Flood. 3 0010-Flood-USE INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND ERUSSELL 20141106
CUP03599

Flood. 4 0010-Flood-USE INCREASED RUNOFF CRITERIA

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4 **0010-Flood-USE INCREASED RUNOFF CRITERIA (cont.)**
should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND ERUSSELL 20141106
CUP03599

Planning

Planning. 1 **0010-Planning-MAP - IF HUMAN REMAINS FOUND**

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Comments: INEFFECT JAIESPIN 20160107
RECOMMND LMOURIQU 20090129
DRAFT LMOURIQU 20090129
CUP03599

Planning. 2 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND LMOURIQU 20090129
DRAFT LMOURIQU 20090129
CUP03599

Planning. 3 0010-Planning-USE - AIRPORT LAND USE COMM.

The project shall be consistent with the Airport Land Use Commission conditions heard and accepted at the ALUC meeting on February 13, 2014. These conditions are provided below:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-USE - AIRPORT LAND USE COMM. (cont.)

amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, recycling centers containing putrescible wastes, and construction and demolition debris facilities, fly ash disposal and incinerators).

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e)Children's schools, noise sensitive outdoor nonresidential uses, and hazards to flight.

3.Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority.

4.The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.

5.Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. In the event that a retention basin or detention basin is established on this site, on-site landscaping shall not include trees that produce seeds, fruits or berries.

6.This project has been evaluated as a proposal for the establishment of a hotel and restaurant. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure: churches, chapels, and other places of worship, classrooms, day care centers, gymnasiums, theaters, conference or convention halls, auditoriums, fraternal lodges, bowling alleys, gaming, auction rooms.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-USE - AIRPORT LAND USE COMM. (cont.)

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150219
CUP03599

Planning. 4 0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), and that a total of 179 parking spaces are required, and 180 parking spaces are provided.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 5 0010-Planning-USE - BUSINESS LICENSING

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 6 0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 7 0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - CEASED OPERATIONS (cont.)

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 8 0010-Planning-USE - COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B and R.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150304
DRAFT PRULL 20150210
CUP03599

Planning. 9 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150303
DRAFT PRULL 20150210
CUP03599

Planning. 10 0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 11 0010-Planning-USE - FEES FOR REVIEW

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - FEES FOR REVIEW (cont.)
on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150303
DRAFT PRULL 20150210
CUP03599

Planning. 12 0010-Planning-USE - GEO02414

County Geologic Report (GEO) No. 2414, submitted for this project (CUP03599) was prepared by City & County Soil Engineering and Testing Corp. and is entitled: "Geological and Geotechnical Report, Proposed 108 Room Fairfield Hotel Complex, Approximately 3.50 Acres, SE corner of Dree Circle and Harville Avenue, Perris Area, County of Riverside, California", dated March 28, 2013.

- GEO02414 concluded:
- 1.No active or potentially active faults are known to transect the site.
 - 2.The subject site is not located within the limits of the currently established Earthquake Fault Zone.
 - 3.The probability of ground rupture is considered nil.
 - 4.The overall potential for liquefaction is considered low to very low.
 - 5.Land sliding due to seismic shaking is nil.
 - 6.The possibility of seiches/tsunamis is considered nil.
 - 7.The potential for rockfall at the site is considered unlikely.
 - 8.The potential for settlement due to seismic shock will be minimal.
 - 9.Expansion potential is mostly low to very low.

- GEO02414 recommended:
- 1.During the grading, more sandy material should be inter-mixed with clayey sand to minimize the Expansion Index.
 - 2.Reworking of at least upper five (5) feet of top soils in the structural grading area must be considered during the earthwork operation.
 - 3.Remedial grading would be required to remove loose alluvial material at shallow depths and re-compact the bottom at optimum moisture content prior to placing any fill or foundation.

GEO No. 2414 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2414 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 . 0010-Planning-USE - GEO02414 (cont.)

Comments: INEFFECT JAIESPIN 20160107
RECOMMND JEMORRIS 20150209
CUP03599

Planning. 13 0010-Planning-USE - HOTEL USE ONLY

The project shall only be used as a hotel per the project description. No fractional ownership or anything similar is allowed under this Conditional Use Permit No. 3599. Any changes to the description or operation of may require a Planning Department application.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150303
CUP03599

Planning. 14 0010-Planning-USE - HOURS OF OPERATION

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 2:00 a.m. the following day for the banquet hall, and hotel operations are 24 hours daily.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 15 0010-Planning-USE - LANDSCAPING REVIEW/COMPL

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND JSWYNN 20081103
CUP03599

Planning. 16 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.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150303
DRAFT PRULL 20150210
CUP03599

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 0010-Planning-USE - MAINTAIN LICENSING (cont.)

Planning. 17 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 Department of Alcoholic Beverage Control, or equivalent agency as provided by law for the sale of alcohol. If the licensing expire or lapse at any time in the future, the sale of alcohol as part of this permit will become null and void.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 18 0010-Planning-USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 19 0010-Planning-USE - NO OFFSITE CONSUMPTION

The project is prohibited to sell beer and wine for consumption off-site consistent with Section 18.48 of Ordinance No. 348.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
CUP03599

Planning. 20 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.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 21 0010-Planning-USE - NO RESIDENT OCCUPANCY

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21 0010-Planning-USE - NO RESIDENT OCCUPANCY (cont.)
No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 22 0010-Planning-USE - NOISE STUDY RECOMMEN.

The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene. These recommendations are listed below:

- 1. All windows and glass door facing on facing Harville Ave. shall use dual glazing
- 2. All windows and glass door facing on facing Harville Ave. shall use dual glazing at STC rating of 26 or higher.
- 3. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
- 4. During construction, best efforts should be made to locate stockpiling and/or vehicle
- 5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
- 6. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
- 7. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
CUP03599

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 23 0010-Planning-USE - ORD 810 O S FEE (1) (cont.)

Planning. 23 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.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 24 0010-Planning-USE - PDA04887

County Archaeological Report (PDA) No. 4887 submitted for this project (CUP03599/GPA01058) was prepared by Brian F. Smith and Associates and is entitled: "Phase I Cultural Resources Survey for the Sedrak/Fairfield Inn Project< Riverside County," dated November 18, 2014.

(PDA) No. 4887 concluded that there are no cultural resources present on this property.

(PDA) No. 4887 recommends no mitigation monitoring.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND HTHOMSON 20141201
CUP03599

Planning. 25 0010-Planning-USE - PDP01554 ACCEPTED

County Paleontological Report (PDP) No. 1554, submitted for this case (CUP03599), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Impact Mitigation Program (PRIMP) for the Fairfield Inn Perris Project, west of Perris, unincorporated Riverside County, California (Conditional Use Permit Case No. CUP03599; APN 317-110-039)", dated 5 January, 2017.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25 0010-Planning-USE - PDP01554 ACCEPTED (cont.)

PDP01554 satisfies the requirement for a PRIMP for this site grading. PDP01554 is hereby accepted for CUP03599. PDP01554 shall be implemented for site grading under this grading permit. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01554 for fossil protection and recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

Comments: RECOMMND DWALSH 20170117
DRAFT DWALSH 20170117
CUP03599

Planning. 26 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.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning. 27 0010-Planning-USE - RECLAIMED WATER

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND JSWYNN 20081103
CUP03599

Planning. 28 0010-Planning-USE - VIABLE LANDSCAPING

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 28 0010-Planning-USE - VIABLE LANDSCAPING (cont.)
of this permit. To ensure that this occurs, the Planning
Department shall require inspections in accordance with the
Planning Department's Milestone 90 condition entitled "USE
- LNDSCP/IRRIG INSTALL INS."

Comments: INEFFECT JAIESPIN 20160107
RECOMMND JSWYNN 20081103
CUP03599

Planning. 29 0020-Planning-USE - EXPIRATION DATE-CUP/PUP

This approval shall be used within two (2) years of the
approval date; otherwise, it shall become null and void and
of no effect whatsoever. By use is meant the beginning of
substantial construction contemplated by this approval
within two (2) year period which is thereafter diligently
pursued to completion or to the actual occupancy of
existing buildings or land under the terms of the
authorized use. Prior to the expiration of the two year
period, the permittee may request a one (1) year extension
of time in which to begin substantial construction or use
of this permit. Should the one year extension be obtained
and no substantial construction or use of this permit be
initiated within three (3) years of the approval date this
permit, shall become null and void.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150210
CUP03599

Planning-All

Planning-All. 1 0010-Planning-All-USE - 90 DAYS TO PROTEST

The project developer has 90 days from the date of approval of these conditions to
protest, in accordance with the procedures set forth in Government Code Section
66020, the imposition of any and all fees, dedications, reservations and/or other
exactions imposed on this project as a result of this approval or conditional approval of
this project.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150303
DRAFT PRULL 20150210
CUP03599

Planning-All. 2 0010-Planning-All-USE - DEFINITIONS

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - DEFINITIONS (cont.)

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3599 shall be henceforth defined as follows:

APPROVED EXHIBIT = Conditional Use Permit No. 3599, Amended No. 2, dated 12/4/14.

- Exhibit A, Site Plans, dated 12/4/14
- Exhibit B, Floor Plans, dated 12/4/14
- Exhibit C, Building Elevations, dated 12/4/14
- Exhibit G, Grading, dated 12/4/14
- Exhibit L, Landscaping, dated 12/4/14
- Exhibit R, Building Rendering, dated 12/4/14

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150304
DRAFT PRULL 20150210
CUP03599

Planning-All. 3 0010-Planning-All-USE - 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) 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; 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 the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-USE - HOLD HARMLESS (cont.)

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150303
DRAFT PRULL 20150210
CUP03599

Planning-All. 4 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for 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.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND PRULL 20150305
DRAFT PRULL 20150305
RECOMMND PRULL 20150304
DRAFT PRULL 20150304
RECOMMND PRULL 20150303
DRAFT PRULL 20150210
CUP03599

Transportation

Transportation. 1 0010-Transportation-USE - 100YR SUMP OUTLET

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND KTSANG 20150114
CUP03599

Transportation. 2 0010-Transportation-USE - COUNTY WEBSITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND REGRAML4 20141119
DRAFT REGRAML4 20141106
CUP03599

Transportation. 3 0010-Transportation-USE - INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-USE - INCREASED RUNOFF (cont.)
volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND KTSANG 20150114
CUP03599

Transportation. 4 0010-Transportation-USE - LANDSCAPE RQMTS (LS)

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - LANDSCAPE RQMTS (LS)
(cont.)

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND MARHUGHE 20141107
DRAFT MARHUGHE 20141107
CUP03599

Transportation. 5 0010-Transportation-USE - OFFSITE ESMT OR REDESIGN

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND KTSANG 20150114
CUP03599

Transportation. 6 0010-Transportation-USE - ONSITE ESMT ON FINAL MAP

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND KTSANG 20150114
CUP03599

Transportation. 7 0010-Transportation-USE - PERP DRAINAGE PATTERNS

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-USE - PERP DRAINAGE PATTERNS
(cont.)

owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND KTSANG 20150114
CUP03599

Transportation. 8 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND REGRAML4 20141119
DRAFT REGRAML4 20141106
CUP03599

Transportation. 9 0010-Transportation-USE - SUBMIT FINAL WQMP

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific"

ADVISORY NOTIFICATION DOCUMENT**Transportation**

Transportation. 9 0010-Transportation-USE - SUBMIT FINAL WQMP (cont.)
WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP.

Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND KTSANG 20150114
CUP03599

Transportation. 10 0010-Transportation-USE - WRITTEN PERM FOR
GRADING

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

Comments: INEFFECT JAIESPIN 20160107
RECOMMND KTSANG 20150114
CUP03599

August 24, 2018

Mr. Quan Tan
W Tan Engineering
55 W. Hospitality Lane, Ste 165
San Bernardino, CA 92408

Subject: Fairfield Inn – Block Wall Acoustical Review – Memorandum #1

Dear Mr. Tan:

MD Acoustics, LLC (MD) is pleased to submit this Memo #1 to provide an exterior block wall acoustical review for the proposed 6-foot block wall at the Fairfield Inn and Banquet Hall project located at 19310 Harvill Avenue, in the City of Perris, CA.

1.0 Assessment Overview

In a report submitted by RK ENGINEERING GROUP, INC (RK), (*Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014*), a noise model was used to predict sound levels at the property, and a 6-foot tall property line block wall was specified to bring the proposed building into compliance within the City's noise specifications. MD investigated and assessed the existing noise conditions at the project site, reviewed the original noise report, re-evaluated the exterior noise levels, and compared the results to the City's applicable noise limits.

The on-site measurements conducted by MD Acoustics, LLC for this report allows a comparison of the RK noise model with actual sound level data collected from the project site to validate or invalidate the model. As a result of this study, MD has provided changes in the recommended noise abatement measures necessary to bring this project into compliance with local noise regulations.

2.0 Review of RK Report

The RK report provided a summary of Federal, State, and Local regulations for the proposed project. For the County of Riverside, the proposed property line wall is necessary in areas with noise levels exceeding 65 dBA LDN/CNEL unless it can be demonstrated that the interior levels will not exceed an LDN/CNEL of 45 dBA.

The primary noise sources for the Fairfield Inn and Banquet Hall include the Interstate 215 (I-215), railroad tracks to the east of the property, and local traffic on Harvill Avenue and Dree Street. Using a version of the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108) and traffic data, RK created a model to predict noise levels at the hotel due to automobile traffic. In addition, RK included a model for the addition of railroad noise and vibration at the project site.

RK predicted that the dominant noise source would be traffic noise from I-215, and that noise from the railroad line would not have a significant impact on the property. RK predicted an exterior noise level of

approximately 70.5 dBA at the pool area, and that the facade facing the I-215 Freeway would experience traffic noise levels of approximately 69.6 dBA CNEL.

The noise levels predicted by RK were greater than the 65-dBA limit required by local noise regulations and therefore RK proposed the implementation of a 6-foot high block wall to reduce the exterior noise levels to 63 dBA CNEL at the pool area.

3.0 Findings

MD performed several 24-Hour noise measurements from August 10-13, 2018 (Friday through Monday) to evaluate the existing noise conditions at the site. Appendix A provides detailed field measurements, and Table 1 displays the measured Community Noise Equivalent Level (CNEL) from each day. The average value of the CNEL over the course of three (3) days is 62 dBA, with the worst case occurring on a weekday (Monday). This indicates that the property is currently in compliance with the local regulations without any improvements; furthermore, the measured noise level is lower than the exterior noise level RK predicted even with a 6-foot sound wall by approximately 7.5 dBA

Table 1: Existing CNEL Noise Measurement Data

Measurement	Start	Stop	CNEL
1	12:00 PM	12:00 PM	61.8
2	12:00 PM	12:00 PM	60.9
3	12:00 PM	12:00 PM	63.2
Average	--	--	62.1
County Exterior Noise Regulation			65

Table 2 shows a comparison of the measured noise levels with the levels predicted by RK. The CNEL measured at the project site was significantly lower than the value predicted by the RK model (an approximate 7.5 dBA difference); therefore, the 6-foot block wall is no longer deemed necessary.

Table 2: CNEL Noise Comparison

MD Measured CNEL (dBA)	RK Predicted CNEL (unmitigated)	RK Predicted CNEL (with proposed sound wall)
62.1	69.6	63.0

For the past five published years, Caltrans has not changed the annual average daily traffic (ADT) for the I-215 near the proposed site (126,000). Even if a doubling of traffic volume were to occur along the I-215 (e.g. 252,000 ADT) the resultant would be a doubling of the sound pressure, equal to a 3.0 dBA increase (e.g from 62.1 dBA to 65.1 dBA CNEL) at the project site. Even without the prescribed block wall, this project would comply with the County's noise regulations. Furthermore, the project would still fall within the normally acceptable limit when comparing the noise projection to the County's compatibility matrix for transient lodging-motels hotels uses.

4.0 Conclusion

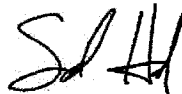
In light of the field measured data, the 6-foot tall block wall recommended by RK is not necessary to bring the project into compliance with local noise regulations. The proposed block wall is not necessary because sound levels at the property line are below the County's noise regulation. Furthermore, if the traffic volumes along the I-215 Freeway were to double the sound level would increase by 3 dBA which would still be acceptable according to the County's noise regulation and land use compatibility matrix.

MD is pleased to provide this Memo #1 with regard to the proposed 6-foot block wall at the Fairfield Inn and Banquet Hall project located at 19310 Harvill Avenue, in the City of Perris, CA. If you have any questions regarding this letter please call our office at (805) 426-4477.

Sincerely,
MD Acoustics, LLC



Mike Dickerson, INCE
Principal



Samuel Hord, MS
Acoustical Consultant

Appendix A
Field Sheet Data

24-Hour Continuous Noise Measurement Datasheet

Project: Fairfield Inn - Block Wall
Site Address/Location: 19310 Harvill Ave
Date: 8/10/2018 to 8/13/2018
Field Tech/Engineer: Mike Dickerson, INCE

Site Observations: Clear sky, measurement was performed in eastern corner of property

General Location:
Sound Meter: LD 831 SN: 3168
Settings: A-weighted, slow, 1-hour interval, 24-hour duration
Meteorological Con.: 72 to 95 degrees F., 1 to 5 mph south
Site ID: LT-1

Site Topo: Flat
Ground Type: Soft site, w/ street surface hard
Noise Source(s) w/ Distance:

Figure 1: LT-1 Monitoring Location

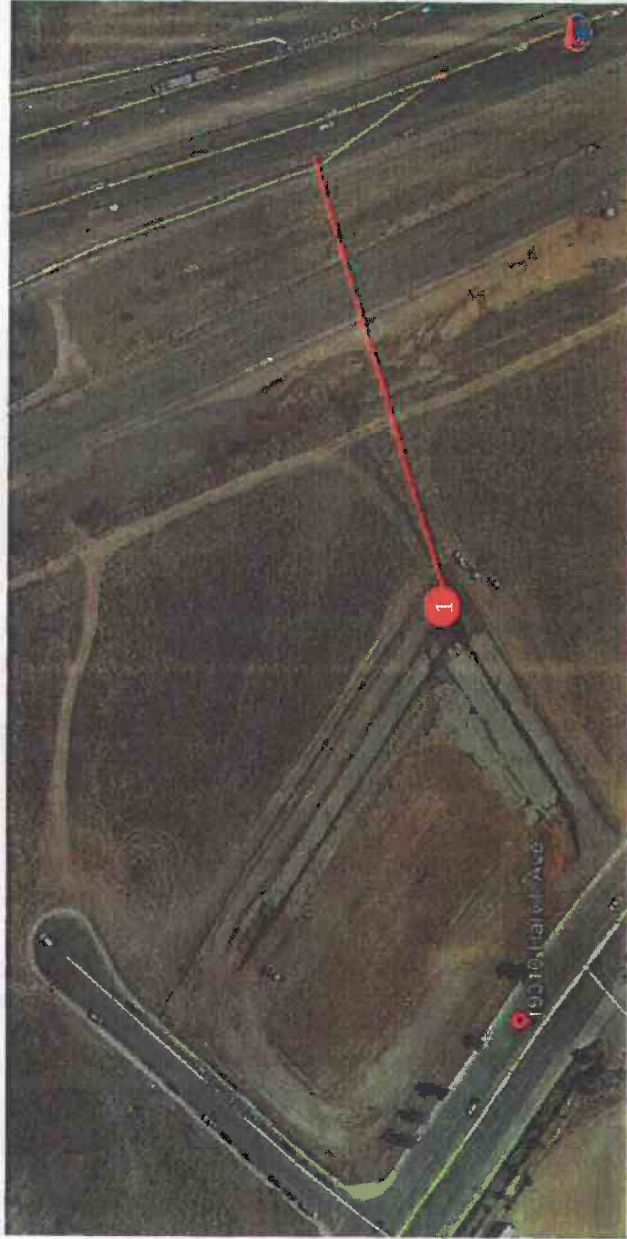


Figure 2: LT-1 Photo



24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: Fairfield Inn - Block Wall Day: 1 of 3

Site Address/Location: 19310 Harvill Ave

Site ID: LT-1

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
8/10/2018	12:00 PM	1:00 PM	54.8	69.8	47.4	60.1	57.0	55.4	53.8	51.1
8/10/2018	1:00 PM	2:00 PM	55.5	77.4	47.8	59.7	56.7	55.1	53.7	51.6
8/10/2018	2:00 PM	3:00 PM	55.3	71.9	48.9	59.4	57.2	55.7	54.5	52.0
8/10/2018	3:00 PM	4:00 PM	55.1	73.4	48.7	58.3	56.7	55.6	54.5	52.7
8/10/2018	4:00 PM	5:00 PM	56.0	72.4	51.4	58.8	57.5	56.4	55.5	54.0
8/10/2018	5:00 PM	6:00 PM	57.1	68.9	51.9	60.7	58.8	57.6	56.6	54.8
8/10/2018	6:00 PM	7:00 PM	58.4	73.7	52.7	65.2	59.4	57.7	56.8	55.2
8/10/2018	7:00 PM	8:00 PM	57.5	74.0	52.6	60.8	58.9	57.8	56.8	54.9
8/10/2018	8:00 PM	9:00 PM	55.6	68.8	50.2	60.7	57.5	55.9	54.6	52.9
8/10/2018	9:00 PM	10:00 PM	55.6	72.3	48.6	59.5	57.3	56.1	55.0	52.7
8/10/2018	10:00 PM	11:00 PM	54.2	70.5	46.9	58.4	56.1	54.8	53.6	51.1
8/10/2018	11:00 PM	12:00 AM	53.7	66.7	47.1	59.2	55.9	54.2	52.9	50.6
8/11/2018	12:00 AM	1:00 AM	53.5	72.3	46.0	57.5	55.2	53.5	52.1	49.9
8/11/2018	1:00 AM	2:00 AM	51.1	71.7	44.3	59.9	55.8	54.0	52.6	50.6
8/11/2018	2:00 AM	3:00 AM	52.1	71.9	44.7	57.5	55.7	54.3	52.9	50.7
8/11/2018	3:00 AM	4:00 AM	53.7	63.7	46.6	58.6	56.6	55.3	54.1	51.7
8/11/2018	4:00 AM	5:00 AM	56.5	75.3	48.8	64.9	57.3	55.4	54.3	52.5
8/11/2018	5:00 AM	6:00 AM	58.1	66.7	49.5	58.9	57.0	55.7	54.7	52.8
8/11/2018	6:00 AM	7:00 AM	55.8	63.8	50.8	60.3	57.7	56.6	55.6	54.1
8/11/2018	7:00 AM	8:00 AM	54.6	65.5	49.1	64.3	58.4	56.6	55.6	54.0
8/11/2018	8:00 AM	9:00 AM	56.4	66.5	50.9	59.1	56.8	55.6	54.6	52.9
8/11/2018	9:00 AM	10:00 AM	55.8	68.2	48.8	60.9	57.2	55.5	54.3	52.4
8/11/2018	10:00 AM	11:00 AM	54.3	66.1	46.9	59.5	55.6	53.8	52.6	50.7
8/11/2018	11:00 AM	12:00 PM	54.3	71.7	48.0	60.7	55.4	53.2	51.8	49.6

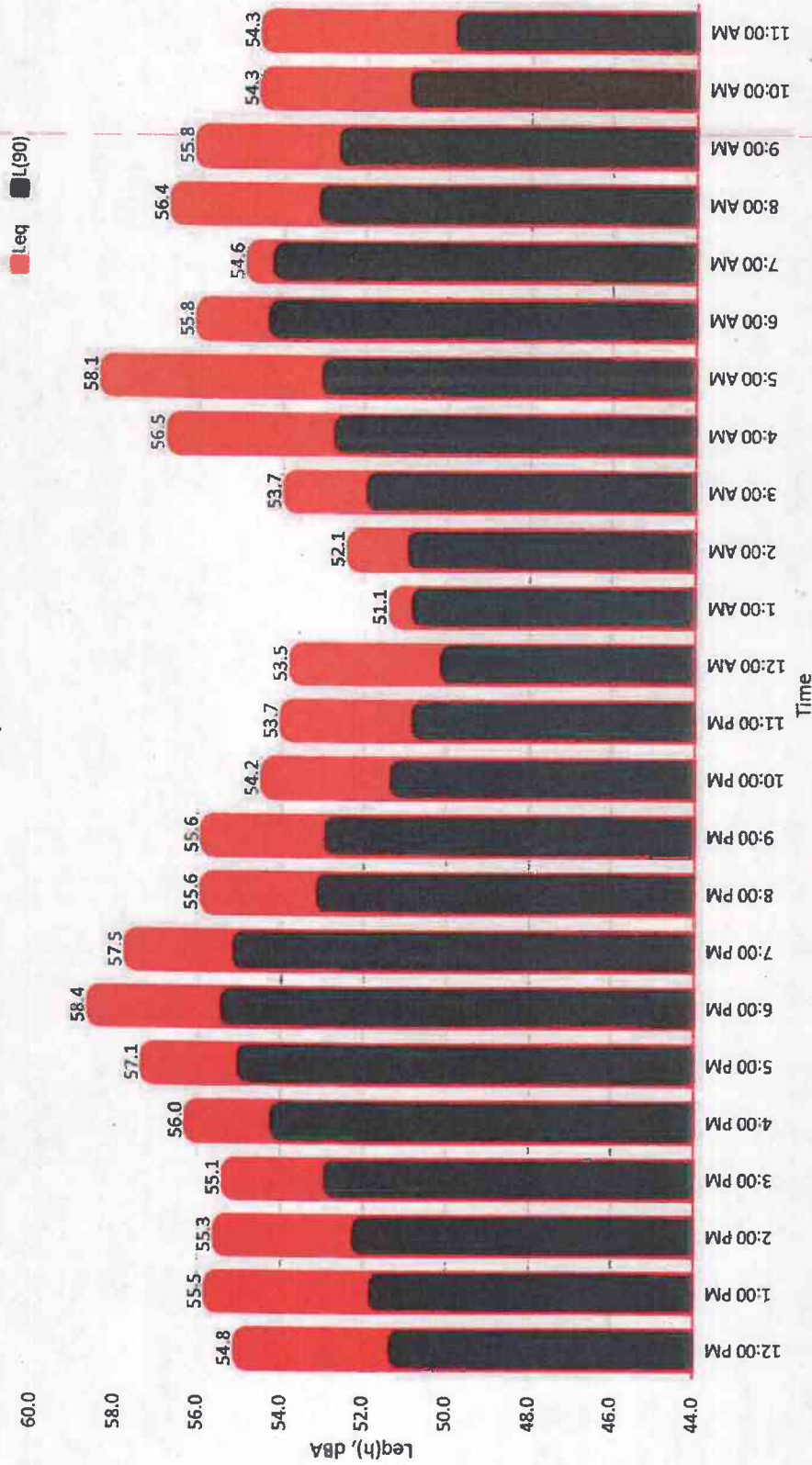
CNEL: 61.8

24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: Fairfield Inn - Block Wall
Site Address/Location: 19310 Harvill Ave
Site ID: LT-1

Day: 1 of 3

Day 1



24-Hour Continuous Noise Measurement Datasheet

Project: Fairfield Inn - Block Wall
Site Address/Location: 19310 Harvill Ave
Date: 8/10/2018 to 8/13/2018
Field Tech/Engineer: Mike Dickerson, INCE

Site Observations: Clear sky, measurement was performed in eastern corner of property

General Location: _____
Sound Meter: LD 831 SN: 3168
Settings: A-weighted, slow, 1-hour interval, 24-hour duration
Meteorological Con.: _____
Site ID: LT-1

Site Topo: Flat
Ground Type: Soft site, w/ street surface hard
Noise Source(s) w/ Distance: Escondido Fwy, 155 yards

Figure 1: LT-1 Monitoring Location



Figure 2: LT-1 Photo



24-Hour Continuous Noise Measurement Datasheet - Cont.

Day: 2 of 3

Project: Fairfield Inn - Block Wall

Site Address/Location: 19310 Harvill Ave

Site ID: LT-1

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
8/11/2018	12:00 PM	1:00 PM	53.0	67.4	47.3	57.5	55.2	53.5	52.1	49.9
8/11/2018	1:00 PM	2:00 PM	53.9	69.0	47.1	59.9	55.8	54.0	52.6	50.6
8/11/2018	2:00 PM	3:00 PM	53.6	65.9	47.5	57.5	55.7	54.3	52.9	50.7
8/11/2018	3:00 PM	4:00 PM	54.6	64.1	49.7	58.6	56.6	55.3	54.1	51.7
8/11/2018	4:00 PM	5:00 PM	56.6	76.7	50.4	64.9	57.3	55.4	54.3	52.5
8/11/2018	5:00 PM	6:00 PM	55.1	63.0	50.0	58.9	57.0	55.7	54.7	52.8
8/11/2018	6:00 PM	7:00 PM	56.3	70.8	52.1	60.3	57.7	56.6	55.6	54.1
8/11/2018	7:00 PM	8:00 PM	57.3	78.0	52.2	64.3	58.4	56.6	55.6	54.0
8/11/2018	8:00 PM	9:00 PM	55.1	66.1	50.6	59.1	56.8	55.6	54.6	52.9
8/11/2018	9:00 PM	10:00 PM	55.9	74.4	48.3	60.9	57.2	55.5	54.3	52.4
8/11/2018	10:00 PM	11:00 PM	53.8	70.5	47.3	59.5	55.6	53.8	52.6	50.7
8/11/2018	11:00 PM	12:00 AM	53.9	74.8	47.2	60.7	55.4	53.2	51.8	49.6
8/12/2018	12:00 AM	1:00 AM	55.7	72.7	48.3	61.1	57.7	56.0	54.7	52.0
8/12/2018	1:00 AM	2:00 AM	54.9	79.2	43.8	61.5	56.6	54.4	52.8	50.1
8/12/2018	2:00 AM	3:00 AM	52.3	71.5	40.2	56.8	54.7	52.8	51.2	47.7
8/12/2018	3:00 AM	4:00 AM	51.5	62.1	41.6	55.7	54.1	52.4	50.9	47.6
8/12/2018	4:00 AM	5:00 AM	52.8	63.7	45.0	57.9	55.2	53.5	52.0	48.8
8/12/2018	5:00 AM	6:00 AM	52.1	65.7	46.0	56.9	54.2	52.5	51.3	49.2
8/12/2018	6:00 AM	7:00 AM	55.3	62.6	47.1	59.6	58.0	56.5	54.8	51.1
8/12/2018	7:00 AM	8:00 AM	55.3	75.0	48.9	59.7	56.8	55.4	54.3	52.2
8/12/2018	8:00 AM	9:00 AM	55.1	70.3	47.5	61.5	57.3	55.3	53.8	51.2
8/12/2018	9:00 AM	10:00 AM	54.9	66.3	48.0	61.0	57.4	55.3	53.8	51.2
8/12/2018	10:00 AM	11:00 AM	54.0	68.0	47.7	59.9	56.6	54.4	52.9	50.7
8/12/2018	11:00 AM	12:00 PM	54.0	69.6	46.0	61.1	56.6	54.2	52.5	50.1

CNEL: 60.9

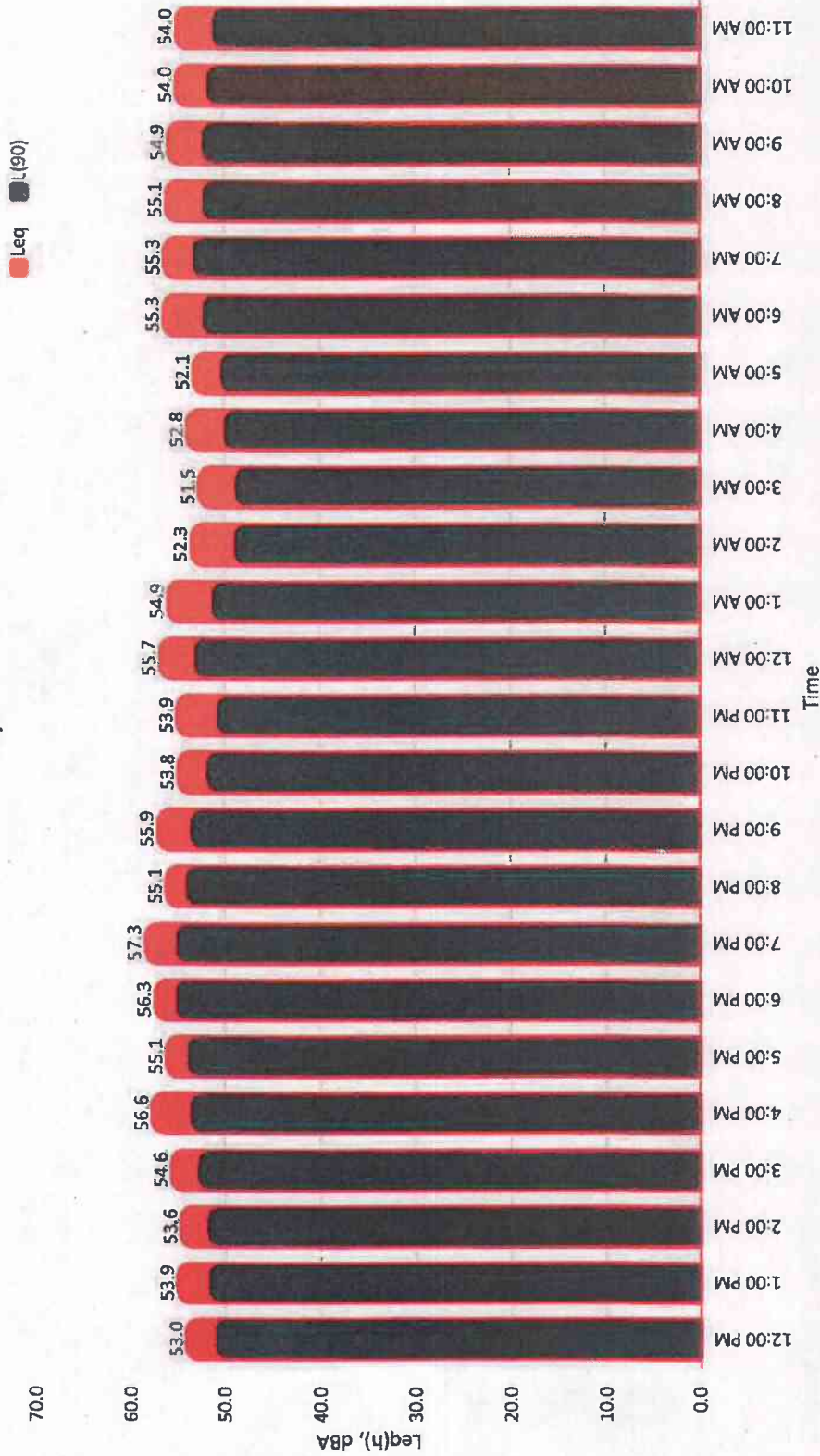
24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: Fairfield Inn - Block Wall Day: 2 of 3

Site Address/Location: 19310 Harvill Ave

Site ID: LT-1

Day 2



24-Hour Continuous Noise Measurement Datasheet

Project: Fairfield Inn - Block Wall
Site Address/Location: 19310 Harvill Ave
Date: 8/10/2018 to 8/13/2018
Field Tech/Engineer: Mike Dickerson, INCE

Site Observations: Clear sky, measurement was performed in eastern corner of property

General Location:
Sound Meter: LD 831 **SN:** 3168
Settings: A-weighted, slow, 1-hour interval, 24-hour duration
Meteorological Con.:
Site ID: LT-1

Site Topo: Flat
Ground Type: Soft site, w/ street surface hard

Noise Source(s) w/ Distance:
Escondido Fwy, 155 yards

Figure 1: LT-1 Monitoring Location

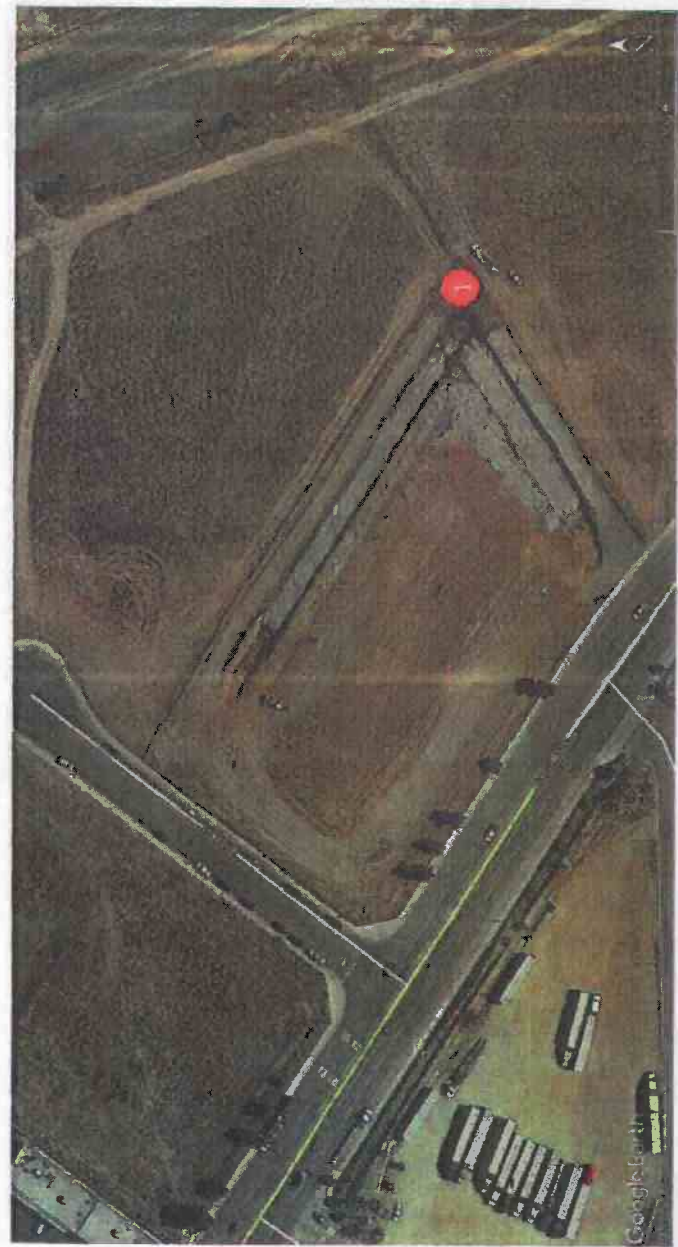


Figure 2: LT-1 Photo



24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: Fairfield Inn - Block Wall Day: 3 of 3

Site Address/Location: 19310 Harvill Ave

Site ID: LT-1

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
8/12/2018	12:00 PM	1:00 PM	51.8	61.3	45.5	56.0	54.1	52.6	51.2	48.7
8/12/2018	1:00 PM	2:00 PM	53.0	66.6	47.5	58.2	55.1	53.3	52.0	49.7
8/12/2018	2:00 PM	3:00 PM	53.6	62.7	47.6	58.0	56.1	54.3	53.0	50.5
8/12/2018	3:00 PM	4:00 PM	54.6	72.7	48.0	60.2	56.3	54.7	53.5	51.3
8/12/2018	4:00 PM	5:00 PM	54.3	68.5	49.0	58.9	56.2	54.6	53.5	51.8
8/12/2018	5:00 PM	6:00 PM	54.8	67.3	48.6	59.4	56.7	55.1	54.1	52.4
8/12/2018	6:00 PM	7:00 PM	55.6	69.4	51.3	60.0	57.3	56.0	55.0	53.5
8/12/2018	7:00 PM	8:00 PM	57.1	73.9	51.8	62.4	58.6	57.0	56.0	54.2
8/12/2018	8:00 PM	9:00 PM	55.9	67.4	51.0	60.4	57.5	56.2	55.3	53.6
8/12/2018	9:00 PM	10:00 PM	54.1	67.4	48.5	59.6	56.1	54.5	53.2	50.9
8/12/2018	10:00 PM	11:00 PM	54.1	71.9	46.2	59.6	56.0	54.2	52.8	50.5
8/12/2018	11:00 PM	12:00 AM	52.6	66.0	43.4	56.7	54.6	53.2	52.0	49.5
8/13/2018	12:00 AM	1:00 AM	50.7	63.0	42.5	57.3	53.4	51.0	49.2	46.2
8/13/2018	1:00 AM	2:00 AM	50.3	67.1	41.1	55.1	52.6	50.3	48.5	45.7
8/13/2018	2:00 AM	3:00 AM	54.8	76.4	45.2	58.7	55.5	53.7	52.1	48.8
8/13/2018	3:00 AM	4:00 AM	57.0	65.7	49.4	60.6	59.3	58.0	56.6	54.0
8/13/2018	4:00 AM	5:00 AM	59.0	67.7	52.7	62.1	60.9	59.8	58.6	56.6
8/13/2018	5:00 AM	6:00 AM	60.9	69.6	55.6	63.8	62.5	61.8	60.7	58.1
8/13/2018	6:00 AM	7:00 AM	59.1	67.1	53.4	62.9	61.9	60.2	58.5	55.7
8/13/2018	7:00 AM	8:00 AM	57.4	70.3	49.0	62.1	59.5	58.1	56.5	53.6
8/13/2018	8:00 AM	9:00 AM	57.1	74.0	49.1	60.4	58.9	57.6	56.5	53.9
8/13/2018	9:00 AM	10:00 AM	56.3	69.1	51.6	59.9	58.0	56.9	55.9	54.0
8/13/2018	10:00 AM	11:00 AM	55.2	65.9	49.3	59.7	57.4	55.8	54.6	52.2
8/13/2018	11:00 AM	12:00 PM	55.0	64.4	47.9	58.9	57.4	55.8	54.4	51.7

CNEL: 63.2

24-Hour Continuous Noise Measurement Datasheet - Cont.

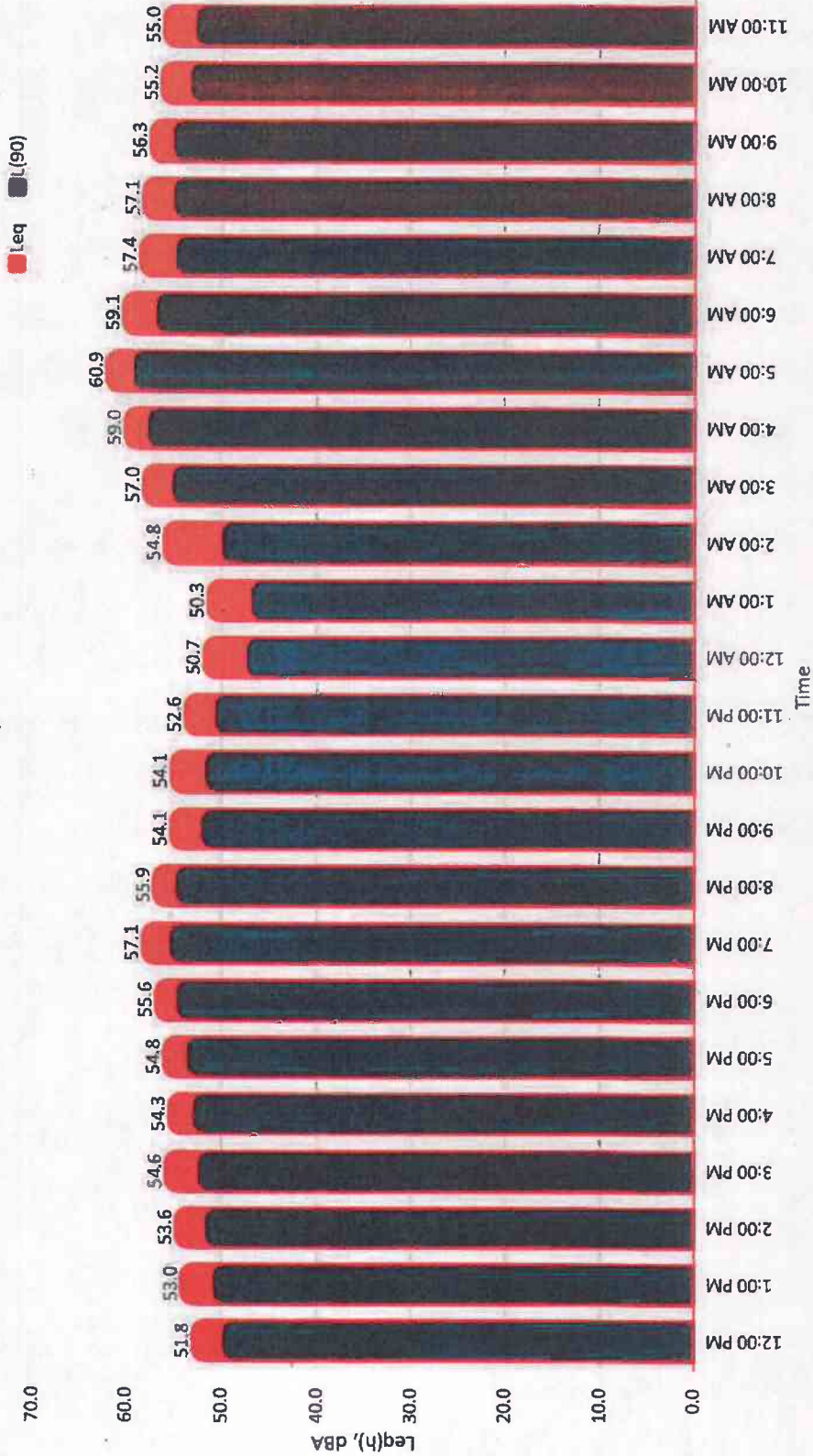
Project: Fairfield Inn - Block Wall

Site Address/Location: 19310 Harvill Ave

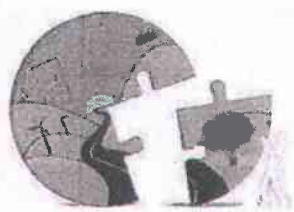
Site ID: LT-1

Day: 3 of 3

Day 3



CUP 3599K



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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. CUP 3599

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Creative Design Associates

Contact Person: Caleb Wong E-Mail: cwong@cda-arc.com

Mailing Address: 17528 Rowland Street 2nd Floor

City of Industry Street CA 91748
City State ZIP

Daytime Phone No: (626) 913-8101 Fax No: (626) 913-8102

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner Name: Fayez Sedrak

Contact Person: Quan Tan E-Mail: wtane@yahoo.com

Mailing Address: 2337 Norco Drive

Norco Street CA 92860
City State ZIP

Daytime Phone No: (951) 265-7354 Fax No: (____) _____

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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

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.)

Fayez Sedrak

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): 317-110-039 317-110-073

Approximate Gross Acreage: 135,911 SF (APPROX. 3.12 ACRES)

General location (nearby or cross streets): North of Cajalco Road, South of Dree Circle, East of Harvill Avenue, West of 215 Highway

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Revised permit for revision of approved 6'-0" High Masonry Wall to proposed 6'-0" High Wrought Iron Fence

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): C-O Commercial Office

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	52798	43'-1"	3	Hotel	<input type="checkbox"/>	160076-77
2	6961	30'-0"	2	Banquet Hall	<input type="checkbox"/>	160076-77
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 type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
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:

N/A

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: FAYEZ SEORAK

Address: 2337 NORCO DRIVE, NORCO, CA 92860

Phone number: 951-265-7354

Address of site (street name and number if available, and ZIP Code): 19310 HARVILL AVE
PERRIS, CA 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: BOOK 165, PAGE 11, APN 317-110-039

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ 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) _____ Date _____

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




RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 4/17/2019

Property Owner(s) Signature(s) and Date

Fayer Sedrak

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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) 863-7040

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 3599, REVISION NO. 1 – Intent to Consider an Addendum No. 1 to a Mitigated Negative Declaration – (EA41981) – Applicant: Fayez Sedrak – Engineer/Representative: Creative Design Associates, c/o Caleb Wong – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: Conditional Use Permit No. 3599, Revision No.1 (CUP03599R01), is a request by the applicant, Creative Designs Associates, to modify the perimeter fencing design for the approved 3-story, 52,798 sq. ft., 103 room Fairfield Inn hotel. The revision proposes the installation of a wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	MAY 1, 2019
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	22930 ST. ANNES COURT, MURRIETA, CA 92562

For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or email at TEngelki@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 will not have a significant effect on the environment and has recommended certification of an addendum to an MND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project and the addendum to the MND, 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 Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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: Travis Engelking
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 28, 2019,

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

APN (s) or case numbers CUP03599R01 for

Company or Individual's Name RCIT - GIS

Distance buffered 1600'

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

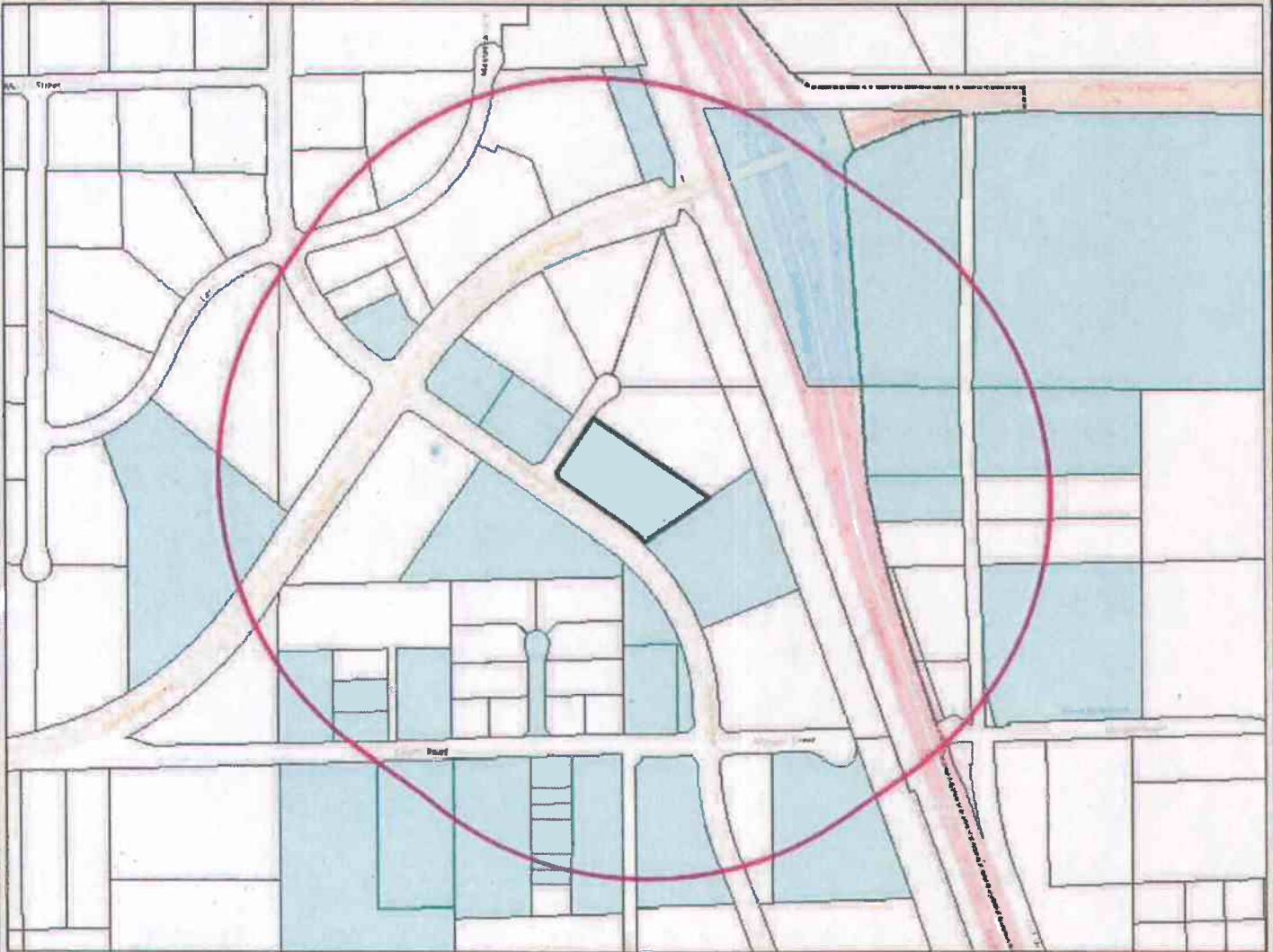
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CUP03599R01 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels

Notes



0 752 1,505 Feet



"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.

REPORT PRINTED ON... 3/28/2019 7:44:53 AM

© Riverside County RCIT

317130028
1215 AT RAMONA
2600 E SOUTHLAKE 120 371
SOUTHLAKE TX 76092

317140036
CHRISTOPHER J POWERS
JINESA M DELFIS
305 N CHICAGO AVE
BOLIVAR MO 65613

317110057
HHI RIVERSIDE
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

317120021
RICHARD CHEN
3812 KIRKWOOD AVE
ORANGE CA 92869

317110029
RIVERSIDE COUNTY TRANSPORTATION
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

317110051
SABA A SABA
SHIRLEY L SABA
41309 AVD BIONA
TEMECULA CA 92591

317110038
SABA SABA
SHIRLEY L SABA
41309 AVENIDA BIONA
TEMECULA CA 92591

317110037
SABA A SABA
SHIRLEY L SABA
41309 AVENIDA BRONA
TEMECULA CA 92591

317160021
ROBERT V LANGE
42814 BEMAN DR
MURRIETA CA 92562

317120016
STATE OF CALIF
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

317140043
ANGEL DELATORRE
MARIA DELATORRE
5753 G SANTA ANA CY RD
ANAHEIM CA 92807

317130025
WF FERON
620 ARROW HIGHWAY
LA VERNE CA 91753

317120015
SUE SWOFFER WARD
KAY SWOFFER FOLLETT
BRADLEY CLEGG POPE

317110004
OCTAVIO TAFOLLA
6758 HELLMAN AVE
RANCHO CUCAMONGA CA 91701

6254 PARIMA ST
LONG BEACH CA 90803

317140049
VANAGAN HOLDINGS INC
7411 VANTAGE WAY
DELTA BC CANADA V4G1C9 0

317140038
VICENTE CERVANTES
LETICIA CERVANTES
9031 OLIVE ST
BELLFLOWER CA 90706

317130047
VAL VERDE UNIFIED SCHOOL DIST
975 W MORGAN ST
PERRIS CA 92571

317110009
PAUL N WARNER
P O BOX 1381
MORENO VALLEY CA 92556

317120019
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

317140037
DAVID M FANN
CORA FANN
PO BOX 292728
PHELAN CA 92329

317130034
VCH NO 1
1000 PIONEER WAY
EL CAJON CA 92020

317130016
GLENN L ROWLEY
11401 PETTIT
MORENO VALLEY CA 92555

317100019
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

317110006
CHARLES B SIROONIAN
DEBORAH M SIROONIAN
14150 VINE PL
CERRITOS CA 90703

317110008
WILLIAM JOHN WARNER
1573 JAMESON CT
RIVERSIDE CA 92507

317140051
PREMIER MARICOPA INV
17705 S MAIN ST
GARDENA CA 90248

317110028
FAYEZ SEDRAK
MONA SEDRAK
19248 HARVILL AVE
PERRIS CA. 92570

317160042
JOEY M TOTH
HELEN I TOTH
19543 PATTERSON AVE
PERRIS CA 92570

317140015
HELEN I TOTH
19543 PATTERSON AVE
PERRIS CA. 92570

317140042
DER BAO CHEN
23161 BOUQUET CYN
MISSION VIEJO CA 92692

317110034
PINNACLE REAL ESTATE HOLDINGS
23261 CAJALCO EXPRS
PERRIS CA 92571

317110073
FAYEZ SEDRAK
MONA SEDRAK
2337 NORCO DR
NORCO CA 92860

317140035
RODRIGO AGUILAR
23451 CAJALCO RD
PERRIS CA. 92570

317140009
KENNETH CLOYD
BARBARA ANN CLOYD
23665 CAJALCO RD
PERRIS CA 92570

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
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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

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

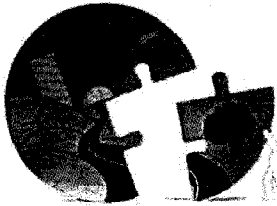
Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto CA 92581

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

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 ("NOD") in compliance with Section 21152 of the California Public Resources Code.

Addendum to Mitigated Negative Declaration, Conditional Use Permit No. 3599 Revision No. 1

Project Title/Case Numbers

Travis Engelking
County Contact Person

951-955-1417
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Creative Design Associates
Project Applicant

17528 Rowland St. 2nd Floor City of Industry, CA 91748
Address

Northeasterly of Harvill Road, southeasterly of Dree Circle, westerly of 215 Freeway
Project Location

The project proposes to modify the perimeter fencing design for the approved 3-story, 52,798 square foot, 103 room Fairfield Inn hotel. The revision proposes the installation of a Wrought Iron fence surrounding the hotel property in the same location of the previously approved solid block wall.
Project Description

This is to advise that the Riverside County Planning Commission 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. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,078.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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: _____

Revised: 02/07/2019

Please charge deposit fee case#: EA / CEQ

CFG / CFW

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG05330)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Fayez Sedrak

**County of Riverside
Trans. & Land Management Agency**



2337 Norco Dr
Norco, Ca 92860

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG05330	06/25/2008	06/25/2008	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG05330	0451 - CF&G TRUST	\$2,210.00
	0452 - CF&G TRUST: RECORD FEES	\$64.00
19310 Harvill Ave Perris,	SUB TOTAL	\$2,274.00

TOTAL **\$2,274.00**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 1.2

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. TR31500 – Applicant: Trip Hord Associates – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD-MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 – Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road – 53.3 Gross Acres – Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – Approved Project Description: Schedule “A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 sq. ft. and 12 open space lots totaling approximately acres 6.74.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31500, extending the expiration date to April 5, 2022.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer

A vote of 3-0 (Commissioner Taylor-Berger Absent; Commissioner Kroencke Abstained)

APPROVED First Extension of Time Request for Tentative Tract Map No. 31500, extending the expiration date to April 5, 2022.

RS



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 1.3

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954 – RECEIVE and FILE – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road, and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70' high broadleaf tree. The project will consist of 12 antennas mounted 65' high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Taylor-Berger Absent)

APPROVED First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028.



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 1.4

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096 – RECEIVE and FILE – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E, and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An unmanned disguised 75' high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Taylor-Berger Absent)

RECEIVED and FILED: and,

APPROVED First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029.



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 1.5

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193 – RECEIVE and FILE – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: an unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto three (3) sectors and located 47' high above grade level. Additionally the project shall include six (6) equipment cabinets and one (1) GPS antenna within a 7' high wrought iron fence enclosure on a 581 sq. ft. lease area.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Taylor-Berger Absent)

RECEIVED and FILED; and,

APPROVED First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028.



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 4.1

TENTATIVE TRACT MAP NO. 33978, REVISION NO. 1 – Intent to Consider Addendum No. 3 to Environmental Impact Report No. 319 – (CEQ190007) – Applicant: Rockne Construction, Inc. – Engineering/Representative: Engineering Solutions – Fifth Supervisorial District – Nuevo Area/Perris Reservoir Zoning District/Areas – Lakeview/Nuevo Area Plan – Community Center (CC) – Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – Open Space – Conservation (OS-C) – Open Space Recreation (OS-R) – Rural Residential (RR) – Located: Northerly of Placentia Avenue, southerly of Walnut Street, easterly of Bradley Road, and westerly of Sherman Avenue – 51.5 Gross Acres – Zoning: Specific Plan (SP).

II. PROJECT DESCRIPTION:

A revision to an approved Schedule "A" Tentative Tract Map subdivision of 51.5 gross acres into 139 single family residential lots. The revision proposes to include a dedication for a future parkway, and does not propose additional lots or a reduction in open space.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

Spoke in favor:

Barry Gross, Applicant's Representative, Rockne Construction
Charlene Cho, Applicant's Representative

Spoke in opposition:

Kenneth Phung, Interested Party, City of Perris, (951) 943-5003 ext. 237

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Shaffer

A vote of 3-0 (Commissioner Taylor-Berger Absent; Commissioner Hake Recused himself)

CONSIDERED Addendum No. 3 to Environmental Impact Report No. 319 (CEQ190007); and,

APPROVED Tentative Tract Map No. 33978, Revision No. 1, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
MAY 1, 2019**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 3599, REVISION NO. 1 – Intent to Consider Addendum No. 1 to a Mitigated Negative Declaration – (EA41981) – Applicant: Fayez Sedrak – Engineer/Representative: Creative Design Associates, c/o Caleb Wong – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC).

II. PROJECT DESCRIPTION:

Conditional Use Permit No. 3599, Revision No.1 (CUP03599R01), is a request by the applicant, Creative Designs Associates, to modify the perimeter fencing design for the approved 3-story, 52,798 sq. ft., 103 room Fairfield Inn hotel. The revision proposes the installation of a wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

Spoke in favor:

Fayez Sedrak, Applicant, (951) 955-265-7354

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

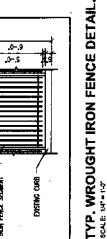
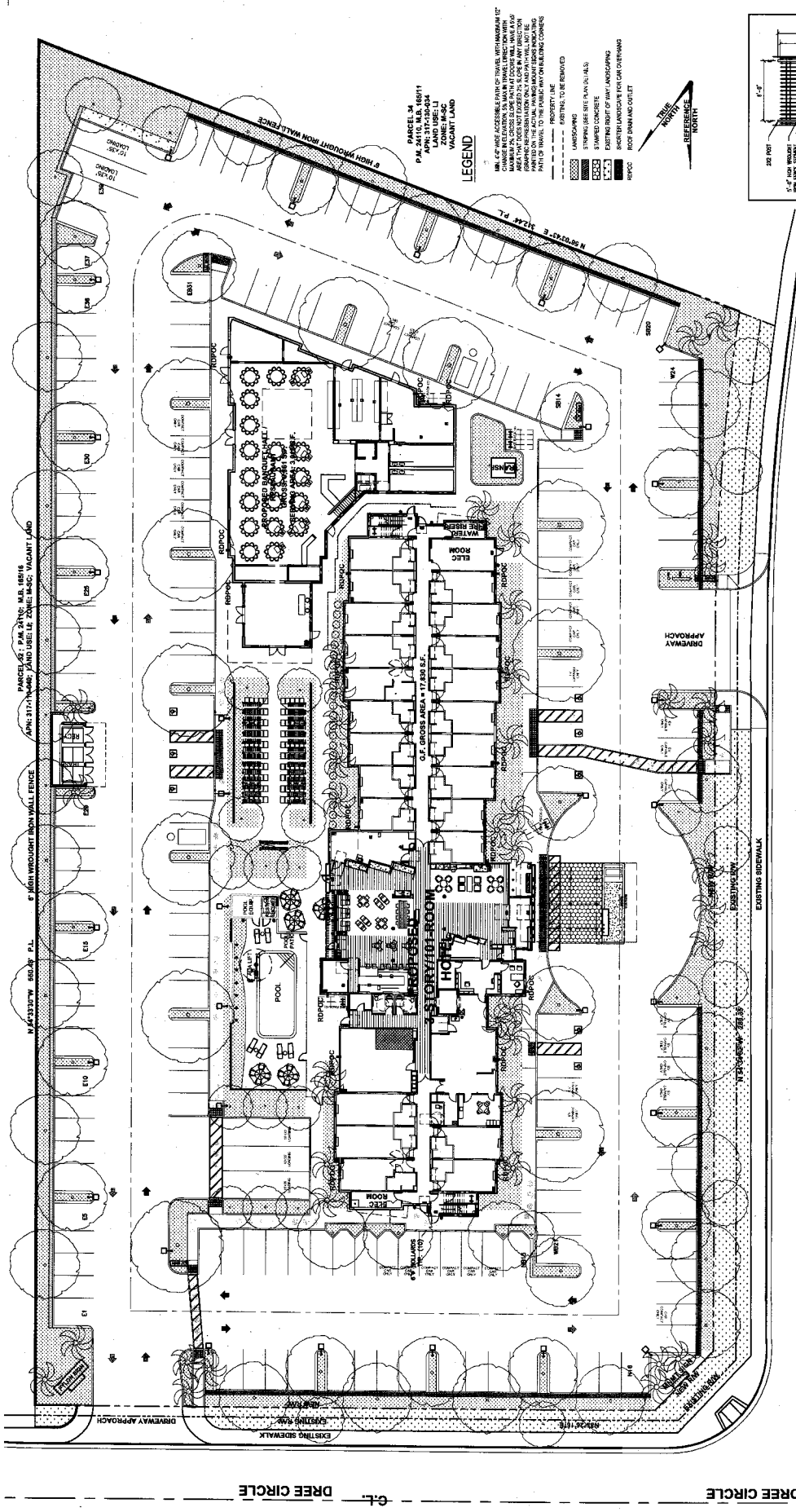
Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Hake

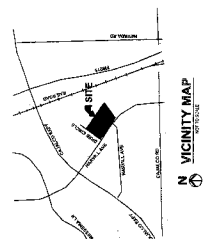
A vote of 4-0 (Commissioner Taylor-Berger Absent)

ADOPTED an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 41981; and,

APPROVED Conditional Use Permit No. 3599, Revision No. 1, subject to the conditions of approval.



2 TYP. WROUGHT IRON FENCE DETAIL.
SCALE: 1/4" = 1'-0"



N VICINITY MAP
SCALE: 1" = 100'

1 SITE PLAN
SCALE: 1/8" = 1'-0"

OCCUPANCY GROUP	TYPE OF CONSTRUCTION	FLOOR AREA OF ENTIRE BUILDING	MAIN HOTEL BUILDING	BANKQUET HALL BUILDING
1.0	TYPE I (NON-HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
2.0	TYPE II (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
3.0	TYPE III (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
4.0	TYPE IV (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
5.0	TYPE V (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
6.0	TYPE VI (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
7.0	TYPE VII (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
8.0	TYPE VIII (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
9.0	TYPE IX (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
10.0	TYPE X (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
11.0	TYPE XI (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
12.0	TYPE XII (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
13.0	TYPE XIII (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
14.0	TYPE XIV (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
15.0	TYPE XV (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
16.0	TYPE XVI (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
17.0	TYPE XVII (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
18.0	TYPE XVIII (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
19.0	TYPE XIX (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.
20.0	TYPE XX (HABITABLE)	17,484 S.F.	17,484 S.F.	6,904 S.F.

6-L HARVILL AVE

LOADING AREA	STALLS	TYPE	REQUIREMENT
MAIN RECD	5 STALLS	SHORT TERM (PATRONS OR VISITORS)	MIN. 50' X 10'
BIKE - SHORT TERM (PATRONS OR VISITORS)	6 STALLS	SHORT TERM (PATRONS OR VISITORS)	MIN. 50' X 10'
BIKE - LONG TERM (EMPLOYEES)	6 STALLS	LONG TERM (EMPLOYEES)	MIN. 50' X 10'
PARKING (CLOSED LOCKER / RACK)	8 STALLS	PARKING (CLOSED LOCKER / RACK)	MIN. 50' X 10'
PARKING LANDSCAPE	8 STALLS	PARKING LANDSCAPE	MIN. 50' X 10'
ORIGINAL USE (STALLS)	14 STALLS	ORIGINAL USE (STALLS)	MIN. 50' X 10'
NEW USE (STALLS)	14 STALLS	NEW USE (STALLS)	MIN. 50' X 10'
EXISTING SIDEWALK	14 STALLS	EXISTING SIDEWALK	MIN. 50' X 10'

6-L HARVILL AVE

CLIENT INFORMATION	PROJECT INFORMATION
CLIENT: MARSHALL AVENUE	PROJECT: FAIRFIELD INN & SUITES
ADDRESS: 2320 HARVILL AVENUE	APPROVAL: CD/A
PHONE: 781-326-1234	DATE: 10/15/2024
PROJECT MANAGER: JOHN DOE	DESIGNER: JANE SMITH
ARCHITECT: ABC ARCHITECTS	ENGINEER: DEF ENGINEERS
DATE: 10/15/2024	SCALE: 1/8" = 1'-0"
PROJECT NO: 2024-001	SHEET NO: 1 OF 1

6-L HARVILL AVE

PROJECT SCOPE	LEGAL DESCRIPTION
PROJECT SCOPE: HOTEL BUILDING, RESTAURANT, MEETING ROOMS, GUEST ROOMS, POOL, AND PARKING.	LEGAL DESCRIPTION: PARCEL 34, PAR 2411, M.B. 18971, LAND USE 1, ZONE M-3C, VACANT LAND.
PROJECT SCOPE: HOTEL BUILDING, RESTAURANT, MEETING ROOMS, GUEST ROOMS, POOL, AND PARKING.	LEGAL DESCRIPTION: PARCEL 34, PAR 2411, M.B. 18971, LAND USE 1, ZONE M-3C, VACANT LAND.

6-L HARVILL AVE

CREATIVE DESIGN ASSOCIATES	CREATIVE DESIGN ASSOCIATES
CREATIVE DESIGN ASSOCIATES	CREATIVE DESIGN ASSOCIATES
100 MAIN STREET	100 MAIN STREET
MASSACHUSETTS	MASSACHUSETTS
PHONE: 617-555-1234	PHONE: 617-555-1234
WWW.CDA.COM	WWW.CDA.COM

6-L HARVILL AVE

CREATIVE DESIGN ASSOCIATES	CREATIVE DESIGN ASSOCIATES
CREATIVE DESIGN ASSOCIATES	CREATIVE DESIGN ASSOCIATES
100 MAIN STREET	100 MAIN STREET
MASSACHUSETTS	MASSACHUSETTS
PHONE: 617-555-1234	PHONE: 617-555-1234
WWW.CDA.COM	WWW.CDA.COM

100 HARVILL AVE

100 HARVILL AVE

100 HARVILL AVE

100 HARVILL AVE

100 HARVILL AVE

100 HARVILL AVE

100 HARVILL AVE

Marriott Fairfield INN & SUITES
 100 HARVILL AVE
 HARVILL, MA 01831
 (978) 326-1234
 www.marriott.com

CREATIVE DESIGN ASSOCIATES
 100 MAIN STREET
 MASSACHUSETTS
 (617) 555-1234
 WWW.CDA.COM

CD/A
 10/15/2024

A100



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

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

38886 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21152 of the California Public Resources Code.

Addendum to Mitigated Negative Declaration, Conditional Use Permit No. 3599 Revision No. 1

Project Title/Case Numbers _____

Travis Engelking 951-955-1417
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Creative Design Associates 17528 Rowland St. 2nd Floor City of Industry, CA 91748
Project Applicant Address

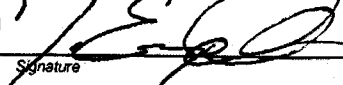
Northeasterly of Harvill Road, southeasterly of Dree Circle, westerly of 215 Freeway
Project Location

The project proposes to modify the perimeter fencing design, for the approved 3-story, 52,798 square foot, 103 room Fairfield Inn hotel. The revision proposes the installation of a Wrought Iron fence surrounding the hotel property in the same location of the previously approved solid block wall.
Project Description

This is to advise that the Riverside County Planning Commission as the lead agency, has approved the above-referenced project on May 1, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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.

Travis Engelking  Urban Regional Planner II 5-15-19
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 02/07/2019

Please charge deposit fee case#: EA / CEQ CFG / CFW
FOR COUNTY CLERK'S USE ONLY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.,
Assistant TLMA Director*

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

[Handwritten Signature]

4/17/2019

Property Owner(s) Signature(s) and Date

Fayer Sedrak

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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) 863-7040

E

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.