

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