

SRC COMMENTS
***** BUILDING & SAFETY *****

Planning Case File No(s): CONDITIONAL USE PERMIT #22-05002 & 22-05003

Case Planner: Lupita Garcia (951) 943-5003

Applicant: Kamran Benji

Location: Northwest corner of Trumble Road and Ethanac Road.

Project: Proposal to construct a 13,980 SF Travel Center with a drive-thru restaurant and an

Associated Cases: APN: 302-250-011 & 012

Reviewed By: David J. Martinez, CBO

Date: 1-19 -2022 & **3-30-22**

SPECIFIC COMMENTS

1. None

GENERAL CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Energy Code
 - E. 2019 California Fire Code
 - F. 2019 California Green Building Standards Code
 - G. Proposed Project will have to comply with the Title 24 Access Regulations and ADA Access regulations
2. All signs if any shall be Underwriters Laboratories, or equal, approved.
3. You will have to comply with the new EV charging station requirements.
4. The entire site will have to have proper fire access.
5. County Health Department approval will be required.
6. Any proposed buildings cannot be built across any property lines. The parcels will have to be consolidated prior to any building permits being issued

7. Fire Sprinklers will be required

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - A. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - B. Precise grading plans shall be submitted and approved
 - C. Rough grading shall be completed
 - D. Compaction must be certified
 - E. The Pad elevations must be certified
 - F. The rough and finish grade must be inspected and signed off

FIRE CONDITIONS

1. Fire Conditions will be provided by Dennis Grubb and Associates