

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

901B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
April 29, 2015

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

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

**ADOPT A MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41981**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

*Steve Weiss*

Steve Weiss, AICP  
Planning Director  
SW:pr

(Continued on next page)

*Juan C. Perez*

Juan C. Perez  
TLMA Director

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

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**

For Fiscal Year:

**C.E.O. RECOMMENDATION:**

APPROVE

BY *Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

**16-1**

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL  
USE PERMIT NO. 3599**

**DATE:** April 29, 2015

**PAGE:** Page 2 of 2

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

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7672**, amending the zoning classification for the subject property from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O), based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3599**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

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

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

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

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

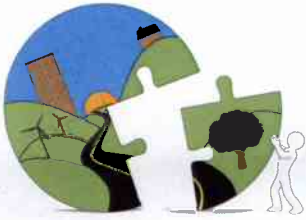
N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS (if needed, in this order):**

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

**DATE: April 29, 2015**

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** General Plan Amendment No. 1058, Change of Zone No. 7672, Conditional Use Permit No. 3599

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File, EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing                                      | <input checked="" type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | <input type="checkbox"/> (1 <sup>st</sup> Dist) Press Enterprise  |
| <input type="checkbox"/> Place on Consent Calendar   | <input checked="" type="checkbox"/> MITIGATED NEGATIVE DECLARATION  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances; PNC)</small>  | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>            | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                      |

**Designate Newspaper used by Planning Department if set for hearing:**  
(1<sup>st</sup> Dist) Press Enterprise

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination and Mit Neg Dec Forms  
California Department of Fish & Wildlife Receipt (CFG5330)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

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 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*



**PLANNING COMMISSION  
MINUTE ORDER  
APRIL 15, 2015**

**I. AGENDA ITEM 4.5**

**GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE PERMIT NO. 3599** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Fayez Sedrak - Engineer/Representative: W. Tan Engineering - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of the 215 Freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC).

**PROJECT DESCRIPTION:**

The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to Community Development: Commercial Office (CD:CO) (0.35 – 1.0 Floor Area Ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres.

**II. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org).

Spoke in favor of the proposed project:

- Fred Irianto, Respondent, 2850 Inland Empire Blvd., Ontario (909) 581-0676
- Quan Tan, 155 W. Hospitality Lane, San Bernardino (909) 804-4991
- Rick Skinner, Representative
- Fayez Sedrak, Applicant, 2337 Norco Drive, Norco (951) 265-7354

No one spoke in a neutral position or in opposition.

**III. CONTROVERSIAL ISSUES:**

None.

**IV. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Leach, 2<sup>nd</sup> by Commissioner Hake,

A vote of 5-0

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
APRIL 15, 2015**

**ADOPTED RESOLUTION NO. 2015-006 RECOMMENDING ADOPTION** of General Plan Amendment No. 1058; and,

*RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:*

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

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1058**; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7672**; and,

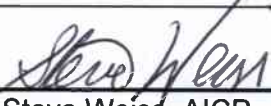
**APPROVE CONDITIONAL USE PERMIT NO. 3599.**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

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**Agenda Item No.:**  
**Area Plan:** Mead Valley  
**Zoning Area:** North Perris  
**Supervisory District:** First  
**Project Planner:** Paul Rull  
**Planning Commission:** April 15, 2015

**GENERAL PLAN AMENDMENT NO. 1058**  
**CHANGE OF ZONE NO. 7672**  
**CONDITIONAL USE PERMIT NO. 3599**  
**Environmental Assessment No. 41981**  
**Applicant:** Fayez Sedrak  
**Engineer/Representative:** W Tan Engineering

  
Steve Weiss, AICP  
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

**General Plan Amendment No. 1058** proposes to amend the Riverside County General Plan Land Use Element by changing the land use designation from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) to Community Development: Commercial Office (CD: CO) (0.35 – 1.0 floor area ratio).

**Change of Zone No. 7672** proposes to change the zoning classification from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O).

**Conditional Use Permit No. 3599** proposes to permit construct of a three-story 52,798 sq.ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq.ft. banquet hall on 3.1 gross acres.

The proposed project is located in the Mead Valley Area Plan, more specifically the project is located northerly of northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

**BACKGROUND:**

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

**ISSUES OF POTENTIAL CONCERN:**

*Mead Valley Municipal Advisory Council*

The applicant is presenting his project to the Mead Valley Municipal Advisory Council (MVMAC) on April 8, 2015. The applicant has been informed that any comments from the MVMAC meeting will require review by staff and may require continuing the Planning Commission meeting.

*Commercial Office Land Use Designation*

The proposed Commercial Office (CO) land use designation was initiated by the Planning Commission and Board of Supervisors through the General Plan Initiation Proceedings process in August 28, 2008, and September 16, 2008 respectively. The CO land use designation allows for a variety of office uses and support services and is permitted based on their compatibility with its surrounding uses. The proposed hotel facility will provide support services in terms of accommodation and conference room facilities. The proposed hotel facility is also compatible with its immediate surrounding uses which consist of a gas station, convenience store, and fast food restaurants.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #6):    | Community Development: Light Industrial   |
| 2. Proposed General Plan Land Use:             | Community Development: Commercial Office  |
| 3. Surrounding General Plan Land Use (Ex. #6): | Community Development: Light Industrial, Commercial Retail, City of Perris  |
| 3. Existing Zoning (Ex. #3):                   | Manufacturing-Service Commercial  |
| 4. Proposed Zoning (Ex. #3):                   | Commercial-Office   |
| 5. Surrounding Zoning (Ex. #3):                | Manufacturing-Service Commercial, Manufacturing Heavy, City of Perris   |
| 5. Existing Land Use (Ex. #1):                 | Vacant  |
| 6. Surrounding Land Use (Ex. #1):              | Vacant, gas station, convenience store, fast food restaurants   |
| 7. Project Data:                               | Total Acreage: 3.1 gross acres<br>Total Building Area: 61,735 sq.ft.<br>Floor Area Ratio: 0.46 FAR<br>Number of Rooms: 103<br>Number of Floors: 3 |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPT RESOLUTION NO. 2015-006 RECOMMENDING ADOPTION** of General Plan Amendment No. 1058.

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41981**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1058**, amending the General Plan Land Use designation for the subject property from Community Development: Light Industrial to Community Development: Commercial Office, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7672**, amending the zoning classification for the subject property from Manufacturing-Service Commercial to Commercial Office, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3599**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is currently designated Community Development: Light Industrial in the Mead Valley Area Plan.
2. The proposed use, a hotel and banquet hall facility, is consistent with the proposed land use designation of Commercial Office. The proposed hotel facility will provide support services in terms of accommodation and conference room facilities. The proposed hotel facility is also compatible with its immediate surrounding uses which consist of a gas station, convenience store, and fast food restaurants.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial and Commercial Retail. The City of Perris is to the east.
4. The current zoning for the subject site is Manufacturing-Service Commercial.
5. The proposed use, a hotel and banquet hall facility, is a permitted use, subject to approval of a conditional use permit, in the proposed Commercial Office zone.
6. The proposed use, a hotel and banquet hall facility, is consistent with the development standards set forth in the proposed Commercial Office zone, specifically:



**GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE**

**PERMIT NO. 3599**

**PC Staff Report: April 15, 2015**

**Page 4 of 8**

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- a) The project has no minimum setbacks because there are no adjacent residential zones.
  - b) The project's building height of 43 feet is consistent and within the maximum building height restriction of 50 feet.
  - c) The project proposes decorative block walls along the northern and eastern property lines for sound mitigation purposes. Block walls are not required when not adjacent to residential zones.
  - d) The project's proposed landscaping exceeds the minimum landscape coverage requirement of 15%. The project provides 20% coverage.
  - e) The project proposes one trash enclosure area which will contain three double-wide trash bins. The trash enclosure is screened with decorative block wall and landscaping.
  - f) The project provides a total of 180 parking stalls, which is consistent with minimum requirement of 179 parking stalls.
  - g) The project's roof mounted mechanical equipment shall be screened from ground elevation view.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial, Scenic Highway Commercial, and Manufacturing Heavy. The City of Perris is to the east.
  8. Similar commercial uses such as gas stations, convenience stores, and fast food restaurants have been constructed and operating in the project vicinity.
  9. This project is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Fee Area but not within a designated Criteria Cell of the WRMMSHCP.
  10. This project is within the Sphere of Influence of the City of Perris. The Riverside County Planning Department transmitted a copy of the project to the City of Perris Planning Department on October 27, 2008. No comments from the City of Perris have been received.
  11. In order to support the proposed General Plan Amendment, it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 identify four categories of amendments, Technical, Entitlement/Policy, Foundation and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1058 falls into the Entitlement/Policy Amendment category which involves an amendment within the same Foundation-Component, Community Development. The applicant is requesting a change in land use designation from Light Industrial to Commercial Office.

The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a) The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Plan Principle set forth in General Plan Appendix B, and any Foundation Designation in the General Plan.
- b) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

The additional findings, only one of which need be made include:

- c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g) An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors

Findings:

- a) The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Plan Principle, and any Foundation Designation.

The proposed Amendment would contribute to the achievement of the general plan principles and policies, and would not be detrimental to them. The project is consistent with General Plan Principles such as:

- encouraging increased densities and intensities for transit-adaptive development (the project is proposing an intensive 103 bedrooms located adjacent to the 215 freeway which is a major freeway corridor),
- optimize existing circulation systems (the project is located adjacent 215 freeway which is a major freeway corridor),
- bicycle friendly communities (the project proposes bike racks to promote alternative modes of transportation),
- balanced growth by ensuring a balance of jobs, housing and services within communities (the project will add 28 employees which contribute to the economy of the Mead Valley area),
- use of infill sites within existing urbanized area (the vacant project site is located in a regionally urbanized area along the 215 freeway),
- provide employment-generating uses (the project will create approximately 28 direct jobs related to the hotel facility),
- stimulate growth of businesses focused on national and international markets (the project is a part of the Marriott hotel company which has world-wide recognition),
- provide for a range of uses in major transportation/employment centers (the project is located adjacent to the 215 freeway which is a major freeway corridor), and
- focus on availability of vacant, developable land that can accommodate a variety of economic enterprises (the project is located on vacant, desirable land for development which can cater to a variety of economic enterprise).

**GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE**

**PERMIT NO. 3599**

**PC Staff Report: April 15, 2015**

**Page 6 of 8**

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The project is consistent with these above principles which contribute to the achievement of the General Plan. The proposed Amendment from Light Industrial to Commercial Office will not result in a change to a Foundation Component designation as both are already in the Community Development Foundation. The findings can be made that the proposed Amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

b) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

The Vision for Riverside County states that employment is one of the most basic individual needs and values a growing and diversified job base within Riverside County residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of the economy. The proposed Amendment is consistent with the vision as it is providing job opportunities in the commercial, office, and tourism sectors that will contribute to growing the economy in the County. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing employment opportunities for a growing population. The proposed Amendment from Light Industrial to Commercial Office will not result in a change to a Foundation Component designation as both are already in the Community Development Foundation. The findings can be made that the proposed Amendment contributes to the County's vision and does not change or conflict with general plan principles.

f) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The proposed Amendment is consistent with this finding as the project would create jobs both temporary construction jobs and permanent jobs in the commercial, office and tourism sector as part of the hotel facility.

Additionally, the proposed Amendment from Light Industrial to Commercial Office will not result in a change to a Foundation Component designation as both are already in the Community Development Foundation. The findings can be made that the proposed Amendment is required to expand the basic employment job opportunities.

12. Environmental Assessment No. 41981 identified the following potentially significant impacts:

- a) Biological Resources
- b) Cultural Resources
- c) Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Community Development: Commercial Office Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 1058.
2. The proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7672.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Historic District;
  - b. A General Plan Policy Area;
  - c. Tribal Land;
  - d. A Specific Plan;
  - e. A Fault Zone;
  - f. A High Fire Area;
  - g. A 100-year flood plain;
  - h. A Conservation Area;
  - i. Not in an area drainage plan, or dam inundation area;
  - j. An Agriculture Preserve; or
  - k. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
  - a. The March Air Reserve Base Influence Area;
  - b. The General Plan Community Center Overlay
  - c. The City of Perris sphere of influence;
  - d. Very Low Liquefaction area;

**GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE  
PERMIT NO. 3599**

**PC Staff Report: April 15, 2015**

**Page 8 of 8**

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- e. The Mt. Palomar Observatory Area;
- f. High Paleontological Sensitivity area;
- g. Mead Valley Area Plan;
- h. Mead Valley Municipal Advisory Council (MAC) area;
- i. The boundaries of the Val Verde Unified School District.

The subject site is currently designated as Assessor's Parcel Number No: 317-110-039

2  
3 **RESOLUTION NO. 2015-006**  
4 **RECOMMENDING ADOPTION OF**  
5 **GENERAL PLAN AMENDMENT NO. 1058**  
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,  
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on  
9 April 15, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and  
11 Riverside County CEQA implementing procedures have been met and the environmental document  
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on  
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated  
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
18 Commission of the County of Riverside, in regular session assembled on February 18, 2015, that it has  
19 reviewed and considered the environmental document prepared or relied on and recommends the  
20 following based on the staff report and the findings and conclusions stated therein:

21 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental  
22 Assessment No. 41981; and,

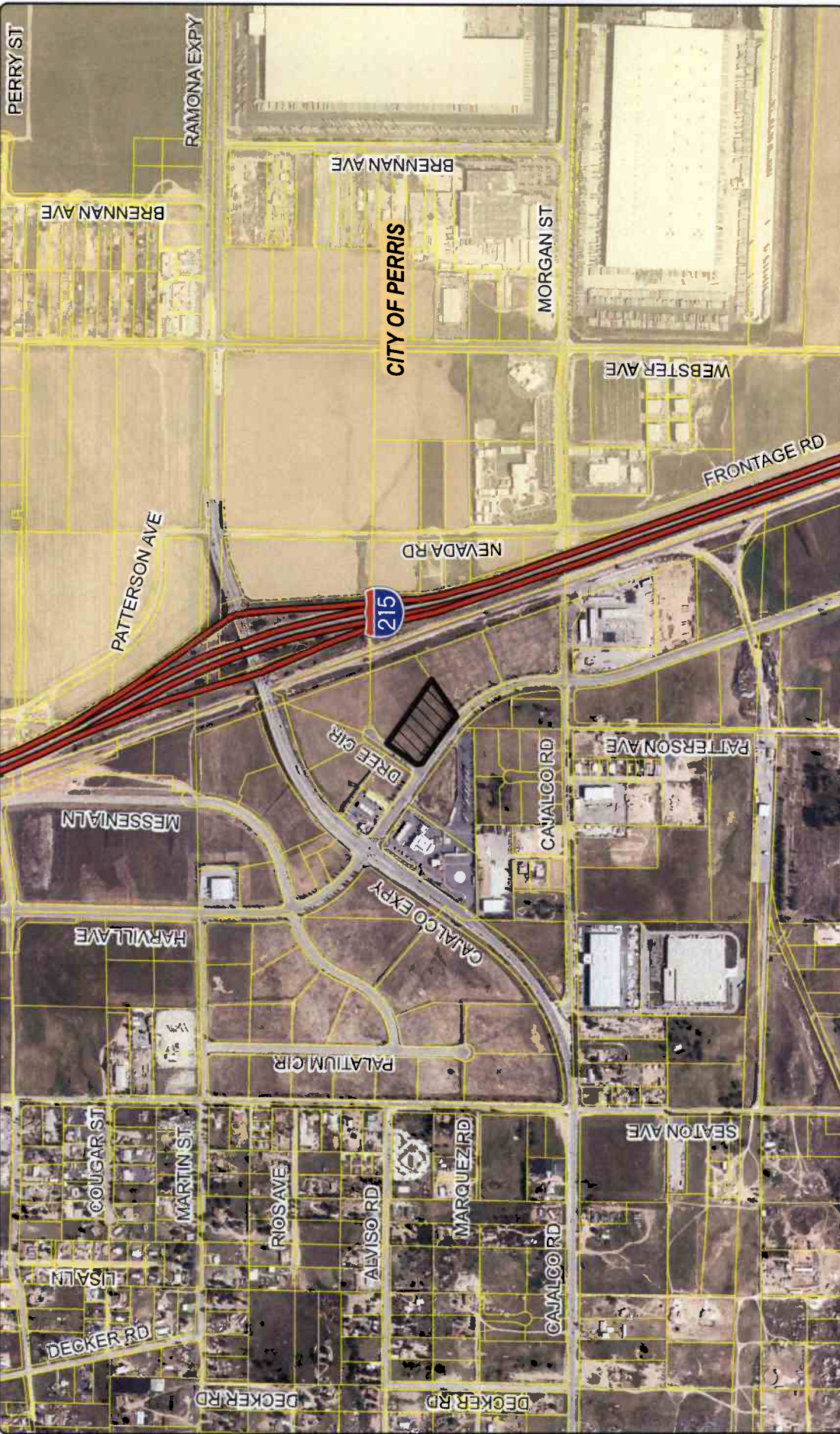
23 **ADOPTION** of General Plan Amendment No. 1058; and,

24 **APPROVAL** of Conditional Use Permit No. 3599.  
25  
26  
27  
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07672 GPA01058 CUP03599**  
**VICINITY/POLICY AREAS**

Supervisor Jeffries  
 District 1

Date Drawn: 03/04/2015  
 Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen

DISCLAIMER: On 03/04/2015, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan map contains different types of land use than as provided in the previous General Plan map. The map is for informational purposes only. Riverside County Planning Department staff in Riverside at (951) 945-2500, Western County or at Perris, CA at (951) 945-2277 (Riverside County) or Website: <http://planning.riverside.ca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07672 GPA01058 CUP03599

Supervisor Jeffries  
District 1

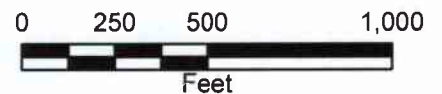
Date Drawn: 03/04/2015  
Exhibit 1

### LAND USE



Zoning Area: North Perris

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdnet.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

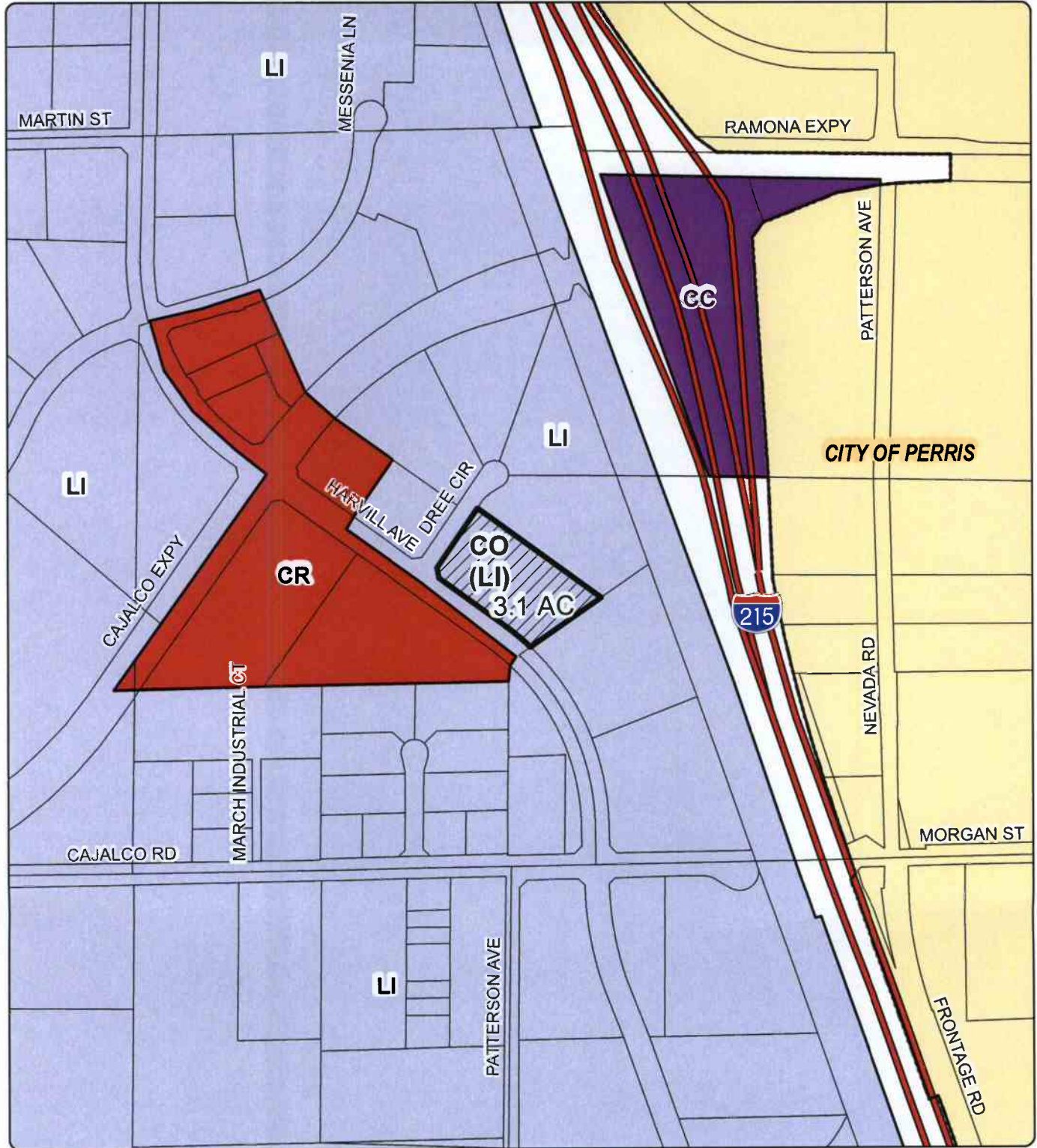
CZ07672 GPA01058 CUP03599

Date Drawn: 03/04/2015

Supervisor Jeffries  
District 1

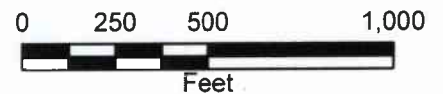
PROPOSED GENERAL PLAN

Exhibit 6



Zoning Area: North Perris

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07672 GPA01058 CUP03599

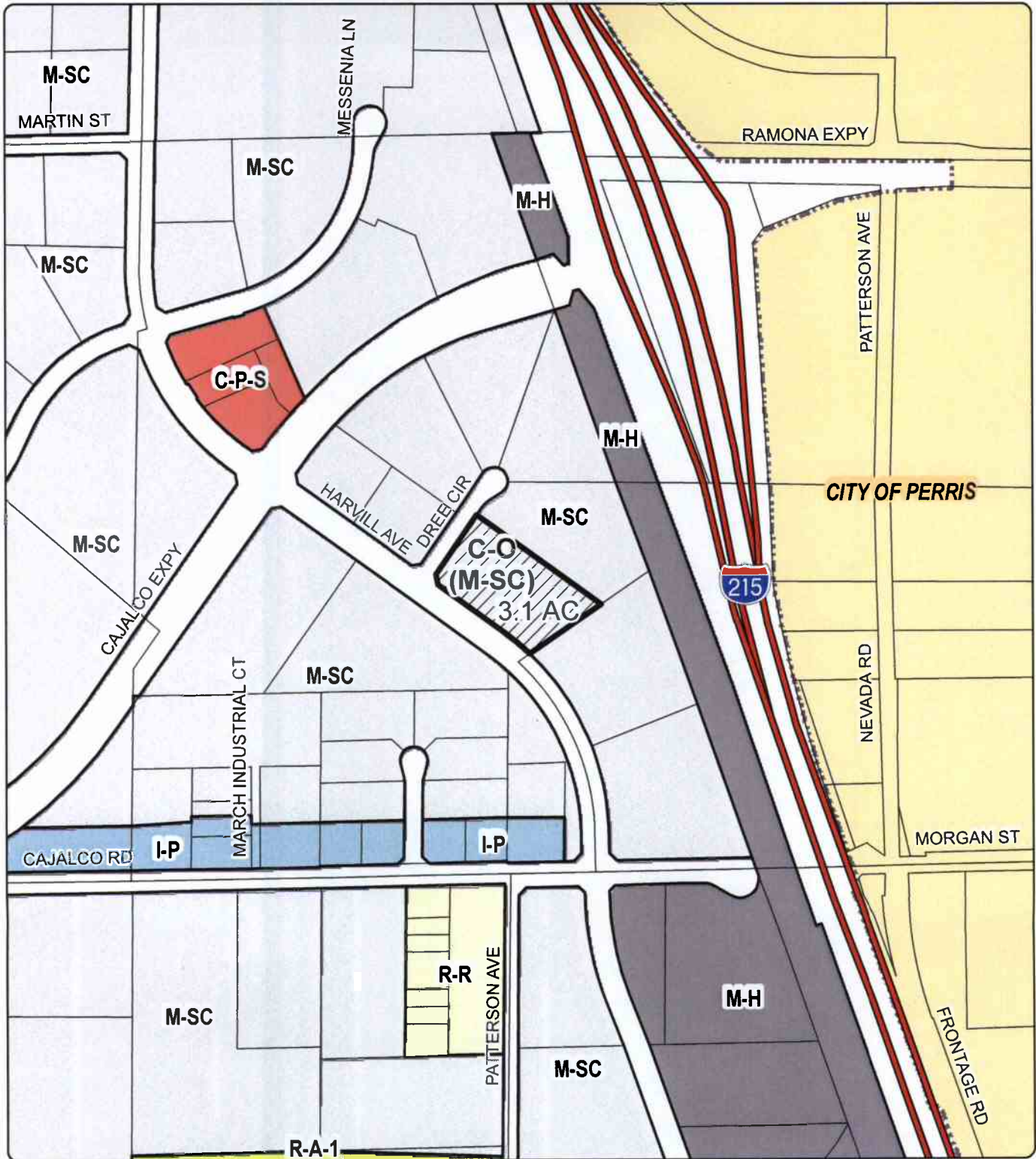
Date Drawn: 03/04/2015

Supervisor Jeffries

District 1

PROPOSED ZONING

Exhibit 3



Zoning Area: North Perris

Author: Vinnie Nguyen

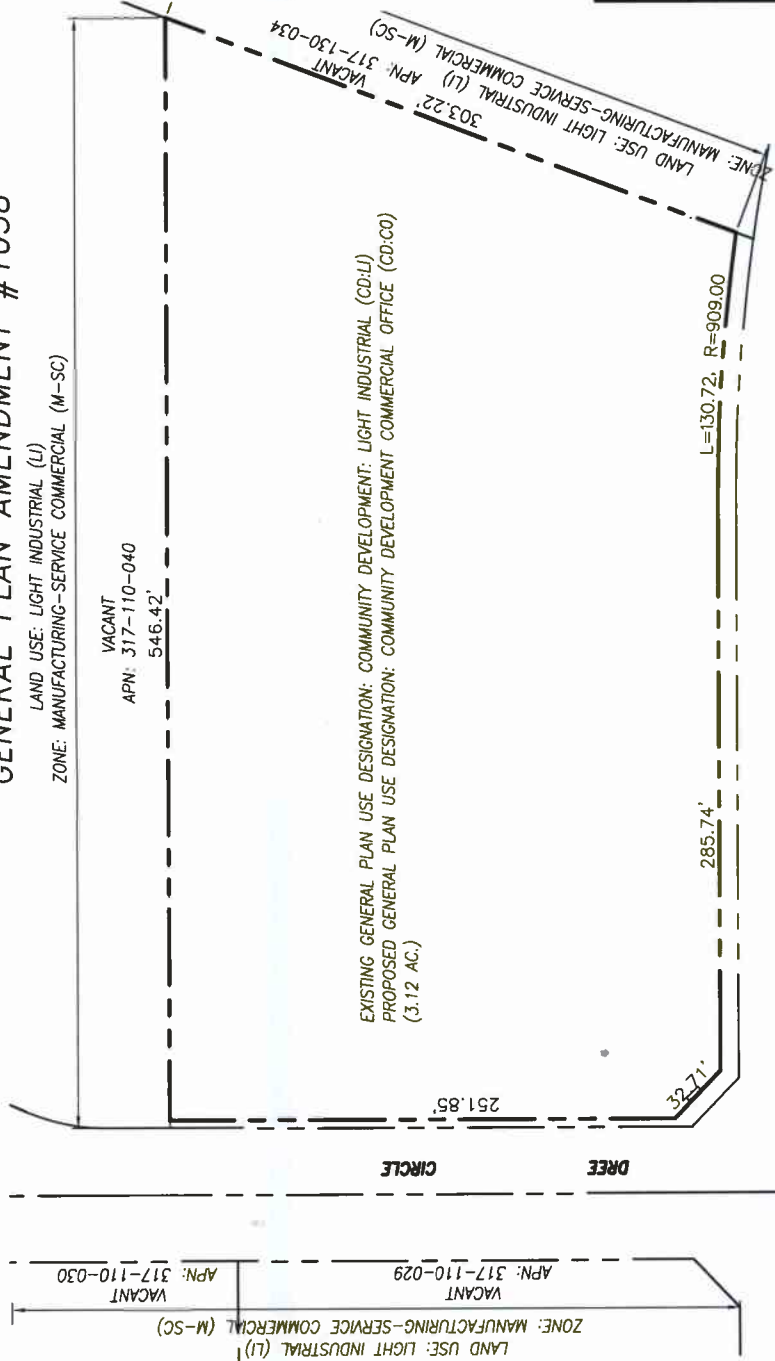


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

# GENERAL PLAN AMENDMENT #1058

LAND USE: LIGHT INDUSTRIAL (LI)  
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

VACANT  
 APN: 317-110-040  
 546.42'



LANDOWNER/APPLICANT:  
 FAYEZ SEDRAK  
 2337 NORCO DRIVE  
 NORCO, CA 92860  
 PHONE: (951)-265-7354

EXHIBIT PREPARER/ENGINEER  
 COMPANY: FUSCOE ENGINEER  
 CONTACT: FRED IRRANTO  
 ADDRESS: 2850 INLAND EMPIRE BLVD, ST B  
 ONTARIO, CA 91764  
 PHONE: (909)-581-0876

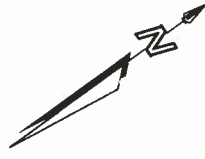
A.P.N.: 317-110-039  
 ACREAGE: 3.12 AC.  
 GROSS SITE AREA: 3.12 AC.  
 NET SITE AREA: 3.12 AC.

LEGAL DESCRIPTION  
 PARCEL 33 OF PARCEL MAP NO. 24110, AS SHOWN ON A MAP FILED IN BOOK 165, PAGE 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, CALIFORNIA

LAND USE / ZONING:  
 EXISTING USE: VACANT  
 PROPOSED USE: HOTEL & BANQUET HALL  
 EXISTING ZONING: MANUFACTURING-SERVICE COMMERCIAL (M-SC)  
 PROPOSED ZONING: COMMERCIAL OFFICE (CO)

EXISTING GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD:LI)  
 PROPOSED GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT COMMERCIAL OFFICE (CD:CO) (3.12 AC.)

NOTES:  
 1. EXISTING GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD:LI)  
 2. PROPOSED GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT: COMMERCIAL OFFICE (CD:CO)  
 3. THOMAS GUIDE RIVERSIDE COUNTY (2006 ED.) PAGE 777, PORTION OF GRID D2 THE PROJECT SITE HAS BEEN DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER THE LATEST FLOOD INSURANCE MAP AVAILABLE AT THE COUNTY OF RIVERSIDE, UNINC & INC AREAS, MAP ID 06065C1410G PANEL 1410 OF 3805 DATE AUGUST 28, 2009.



CASE #: GPA01058  
 DATED: 3/9/15  
 PLANNER: P.RULL

# CHANGE OF ZONE #7672

LAND USE: LIGHT INDUSTRIAL (LI)  
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

**LANDOWNER/APPLICANT**  
 FAYEZ SEDRAK  
 2337 NORCO DRIVE  
 NORCO, CA 92860  
 ADDRESS: (951)-265-7354  
 PHONE: (909)-581-0676

**EXHIBIT PREPARER/ENGINEER**  
 COMPANY: FUSCOE ENGINEER  
 CONTACT: FRED IRVANTO  
 ADDRESS: 2850 INLAND EMPIRE BLVD, ST B  
 ONTARIO, CA 91764  
 PHONE: (909)-581-0676

**LEGAL DESCRIPTION**  
 PARCEL 33 OF PARCEL MAP NO. 24110, AS SHOWN ON A MAP FILED IN BOOK 165, PAGE 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, CALIFORNIA

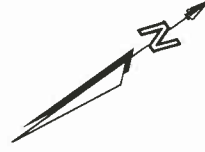
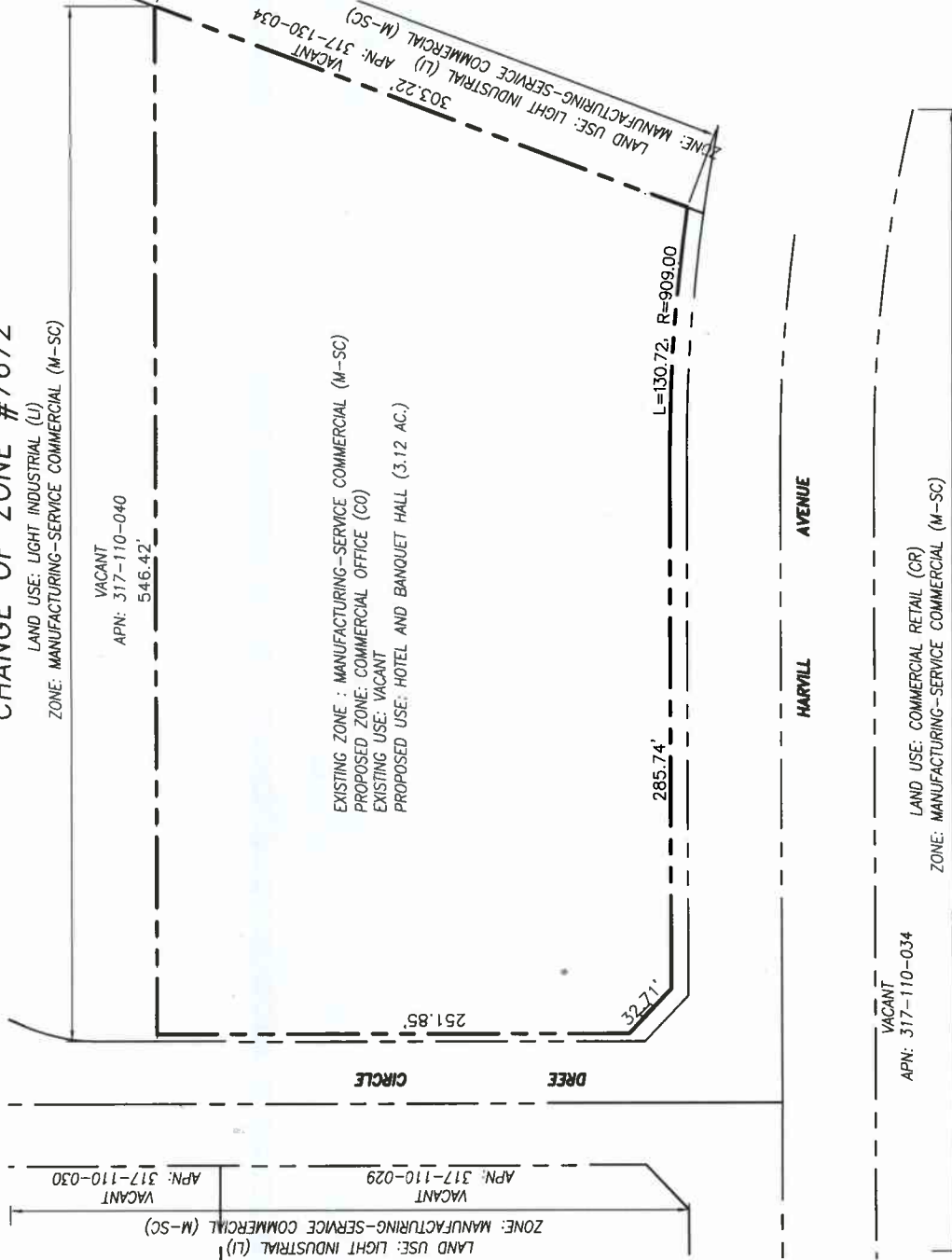
**A.P.N.:** 317-110-039  
**ACREAGE:**  
 GROSS SITE AREA: 3.12 AC.  
 NET SITE AREA: 3.12 AC.

**LAND USE / ZONING**

**EXISTING USE:** VACANT  
**PROPOSED USE:** HOTEL & BANQUET HALL  
**EXISTING ZONING:** MANUFACTURING-SERVICE COMMERCIAL (M-SC)  
**PROPOSED ZONING:** COMMERCIAL OFFICE (CO)

**NOTES:**

1. EXISTING GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD-LI);  
 PROPOSED GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT: COMMERCIAL OFFICE (CO-CO)
2. THOMAS GUIDE RIVERSIDE COUNTY (2006 ED.) PAGE 777, PORTION OF GRID D2. THE PROJECT SITE HAS BEEN DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER THE LATEST FLOOD INSURANCE MAP AVAILABLE AT THE COUNTY OF RIVERSIDE, UNINC & INC AREAS, MAP ID 06065C1410G PANEL 1410 OF 3805 DATE AUGUST 28, 2009.

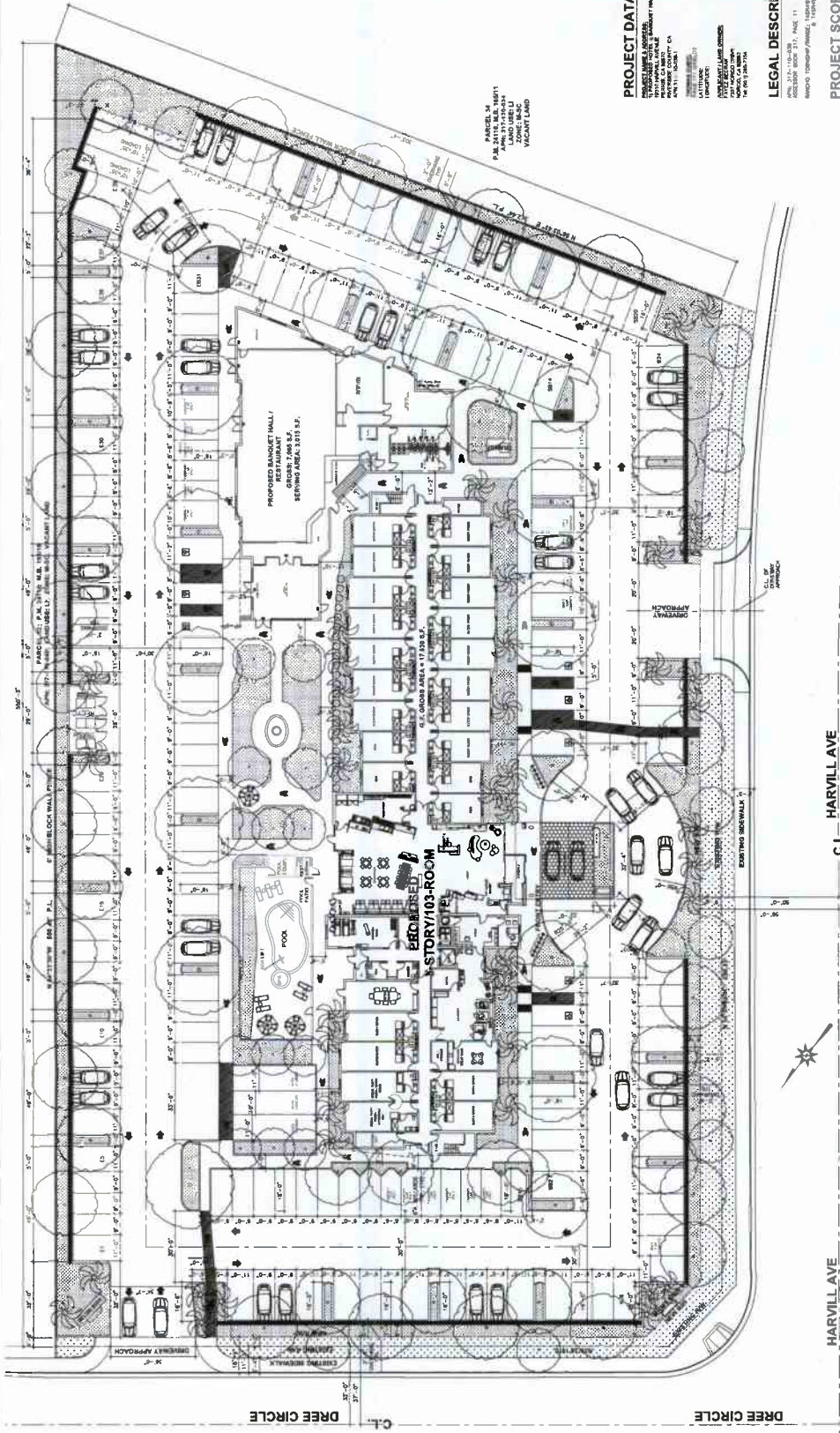


**CASE #: CZ07672**  
**DATED: 3/9/15**  
**PLANNER: P.RULL**

DATE	DESCRIPTION
12/4/14	FINAL REVISION
12/4/14	FINAL REVISION
12/4/14	FINAL REVISION
12/4/14	FINAL REVISION
12/4/14	FINAL REVISION
12/4/14	FINAL REVISION
12/4/14	FINAL REVISION
12/4/14	FINAL REVISION
12/4/14	FINAL REVISION
12/4/14	FINAL REVISION

MARRIOTT HOTEL  
 FARFIELD INN AND BANQUET HALL  
 HARVILL AVE AND DREE CIRCLE  
 APN 317-110-039  
 RIVERSIDE COUNTY, CUP 3599  
 PROJECT NO. 14-000000

PROPOSED PLOT PLAN



PROJECT DATA

PROJECT NO. 14-000000  
 PROJECT NAME: FARFIELD INN AND BANQUET HALL  
 PROJECT LOCATION: HARVILL AVE AND DREE CIRCLE  
 PROJECT AREA: 1.21 ACRES  
 PROJECT OWNER: MARRIOTT INTERNATIONAL  
 PROJECT ARCHITECT: [Faded text]

LEGAL DESCRIPTION

SECTION 35, TOWNSHIP 33N, RANGE 13E, S10E, R13E, S35N  
 SECTION 35, TOWNSHIP 33N, RANGE 13E, S10E, R13E, S35N

PROJECT SCOPE

CONVERT EXISTING BANQUET HALL AND ADJACENT AREAS INTO A 103-ROOM HOTEL AND 10,000 SQ. FT. BANQUET HALL.  
 THE HOTEL WILL BE A 3-STORY BUILDING WITH A TOTAL FLOOR AREA OF 100,000 SQ. FT. INCLUDING 103 HOTEL ROOMS, 10,000 SQ. FT. OF BANQUET HALL, AND 10,000 SQ. FT. OF HOTEL COMMON AREAS.  
 THE BANQUET HALL WILL BE A 1-LEVEL BUILDING WITH A TOTAL FLOOR AREA OF 10,000 SQ. FT. INCLUDING 10,000 SQ. FT. OF BANQUET HALL AND 10,000 SQ. FT. OF HOTEL COMMON AREAS.

SITE & STRUCTURE DATA

TOTAL LOT AREA (PARCELS 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z)  
 TOTAL LOT AREA (PARCELS 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z)  
 TOTAL LOT AREA (PARCELS 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z)

DRAWING INDEX

- A11 PROPOSED PLOT PLAN
- A12 PROPOSED HOTEL FLOOR PLAN
- A13 PROPOSED BANQUET HALL FLOOR PLAN
- A14 PROPOSED HOTEL COMMON AREAS FLOOR PLAN
- A15 PROPOSED BANQUET HALL COMMON AREAS FLOOR PLAN
- A16 PROPOSED HOTEL AND BANQUET HALL EXTERIOR ELEVATIONS
- A17 PROPOSED HOTEL AND BANQUET HALL EXTERIOR ELEVATIONS

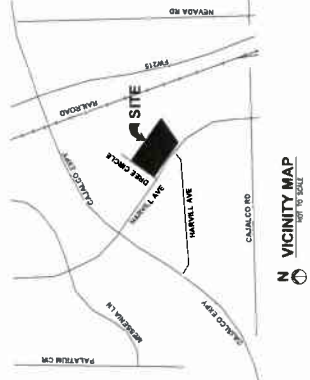
UTILITY PURVEYORS

GAS: CAL GAS COMPANY, INC.  
 WATER: WATERWORKS, 1100 N. GARDEN ST., SUITE 100, ANAHEIM, CA 92815  
 WASTE & RECYCLING SERVICES: WASTE MANAGEMENT, 2600 W. 15TH ST., SUITE 100, ANAHEIM, CA 92815

PROJECT DIRECTORY

ARCHITECT: [Faded text]  
 ENGINEER: [Faded text]  
 PLANNER: [Faded text]  
 SURVEYOR: [Faded text]

**CASE #: CUP3599 AMD#2**  
**EXHIBIT: A (site plan)**  
**DATED: 12/4/14**  
**PLANNER: P.RULL**



PROPOSED PLOT PLAN - 3-STORY HOTEL

CODE ANALYSIS

APPLICABLE ZONING: COMMERCIAL  
 APPLICABLE ORDINANCES: [Faded text]  
 APPLICABLE REGULATIONS: [Faded text]

PARKING ANALYSIS

TOTAL HOTEL ROOMS: 103  
 TOTAL HOTEL COMMON AREAS: 10,000 SQ. FT.  
 TOTAL BANQUET HALL COMMON AREAS: 10,000 SQ. FT.  
 TOTAL HOTEL AND BANQUET HALL COMMON AREAS: 20,000 SQ. FT.

CONTRACT DOCUMENTS: [Faded text]  
 PERMITTED USES: [Faded text]  
 EXISTING UTILITIES: [Faded text]

CONSTRUCTION

CONSTRUCTION PERMITS: [Faded text]  
 CONSTRUCTION SCHEDULE: [Faded text]  
 CONSTRUCTION COSTS: [Faded text]

CONSTRUCTION

CONSTRUCTION PERMITS: [Faded text]  
 CONSTRUCTION SCHEDULE: [Faded text]  
 CONSTRUCTION COSTS: [Faded text]

CONSTRUCTION

CONSTRUCTION PERMITS: [Faded text]  
 CONSTRUCTION SCHEDULE: [Faded text]  
 CONSTRUCTION COSTS: [Faded text]

CONSTRUCTION

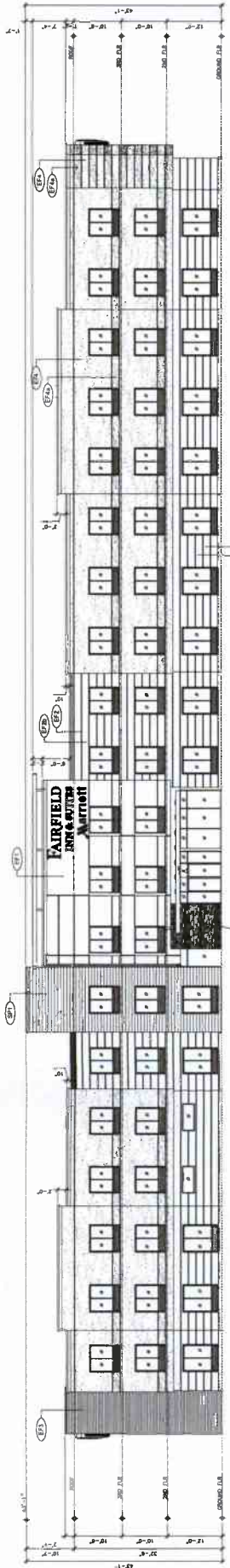
CONSTRUCTION PERMITS: [Faded text]  
 CONSTRUCTION SCHEDULE: [Faded text]  
 CONSTRUCTION COSTS: [Faded text]

DESCRIPTION	DATE
DESIGN REVIEW	11/17/13
OWNER REVIEW	12/12/13
CONTRACT SIGNATURE	11/17/13
DATE OF SUBMITTAL	11/17/13
DATE OF REVISION	11/17/13
DATE OF APPROVAL	11/17/13
DATE OF CLOSURE	11/17/13
DATE OF COMPLETION	11/17/13

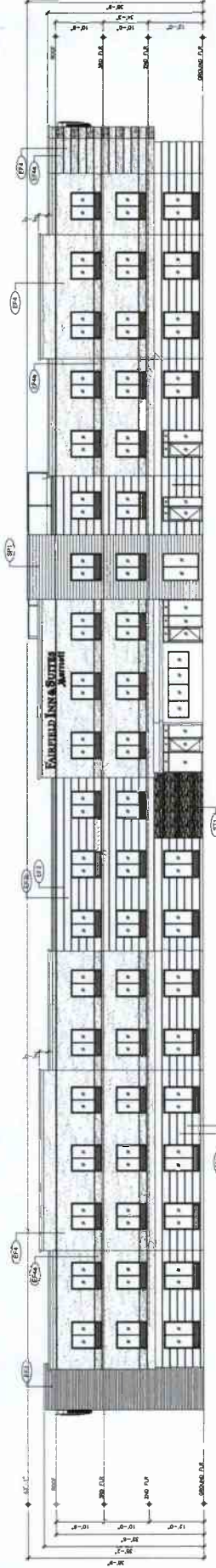
**F.A. CONTRACTORS**  
 1000 S. GARDEN AVENUE  
 SUITE 100  
 ANAHEIM, CA 92805  
 (714) 771-1100  
 FAX (714) 771-1101  
 WWW.FACONTRACTORS.COM

MARRIOTT HOTEL  
 FAIRFIELD INN AND BANQUET HALL  
 APN 317-110-039  
 MARTEL AVE AND PINE CIRCLE  
 PERRIS, CALIFORNIA  
 RIVERSIDE COUNTY, C.P. 3599

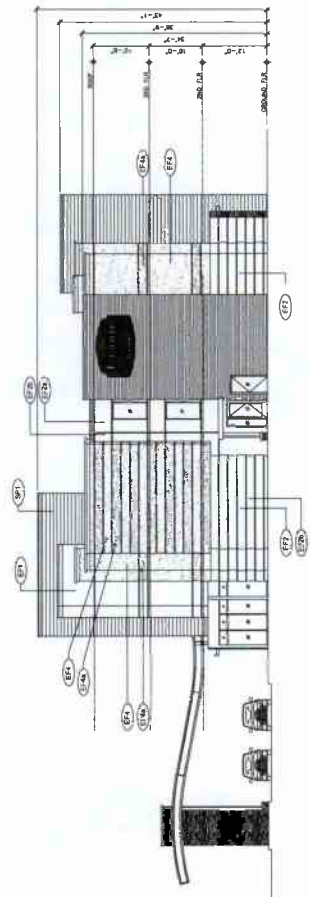
**PROPOSED ELEVATIONS - HOTEL**



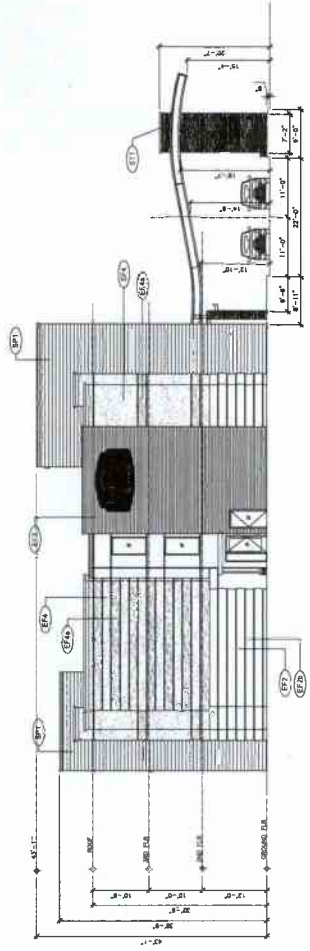
**WEST (FRONT) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EAST (REAR) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**SOUTH (RIGHT) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**NORTH (LEFT) ELEVATION**  
 SCALE: 1/8" = 1'-0"

- PANELS/DOOR/JACKET EFF. FINISH
- WOOD EFF. FINISH COLOR
- METAL EFF. FINISH COLOR
- METAL EFF. FINISH COLOR
- WOOD EFF. FINISH COLOR - REFINISH
- WOOD EFF. FINISH COLOR
- WOOD EFF. FINISH COLOR
- WOOD EFF. FINISH COLOR
- WOOD EFF. FINISH COLOR
- WOOD EFF. FINISH COLOR
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- WOOD EFF. FINISH COLOR
- WOOD EFF. FINISH COLOR

**CASE #: CUP3599 AMD#2**  
**EXHIBIT: B (bldg elevation)**  
**DATED: 12/4/14**  
**PLANNER: P.RULL**

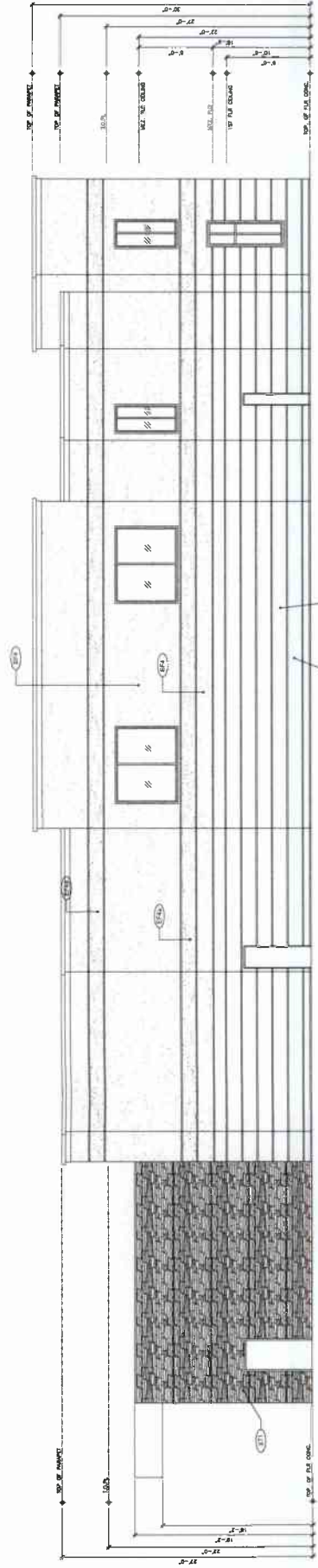
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11/17/11	MM	REVISED PER COMMENTS
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11/17/11	MM	REVISED PER COMMENTS
11/17/11	MM	REVISED PER COMMENTS
11/17/11	MM	REVISED PER COMMENTS
11/17/11	MM	REVISED PER COMMENTS
11/17/11	MM	REVISED PER COMMENTS
11/17/11	MM	REVISED PER COMMENTS

MARRIOTT HOTEL  
 FARFIELD INN AND BANQUET HALL  
 HANFORD, CALIFORNIA  
 RIVERSIDE COUNTY, C.U.P. 3599

PROPOSED BANQUET HALL  
 SOUTH & EAST ELEVATIONS

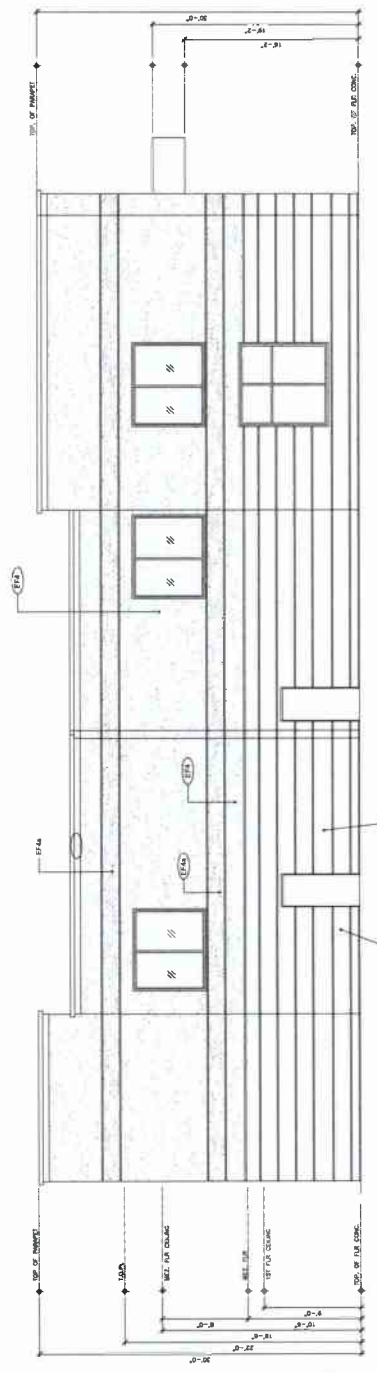
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11/17/11	MM	REVISED PER COMMENTS
11/17/11	MM	REVISED PER COMMENTS
11/17/11	MM	REVISED PER COMMENTS
11/17/11	MM	REVISED PER COMMENTS

A3.2



BANQUET HALL - WEST ELEVATION  
 SCALE: 1/4" = 1'-0"

- (E1) REFLECTIVE ALUMINUM FINISH
- (E2) DARK BROWN COLOR
- (E3) ALUMINUM COLOR
- (E4) DARK BROWN COLOR, TINTED
- (E5) SLATE GREY COLOR
- (E6) HORIZONTAL COLOR
- (E7) ALUMINUM COLOR
- (E8) ALUMINUM COLOR
- (E9) ALUMINUM COLOR
- (E10) ALUMINUM COLOR
- (E11) ALUMINUM COLOR
- (E12) ALUMINUM COLOR
- (E13) ALUMINUM COLOR
- (E14) ALUMINUM COLOR
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- (E98) ALUMINUM COLOR
- (E99) ALUMINUM COLOR
- (E100) ALUMINUM COLOR



BANQUET HALL - SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

DESIGN NO.	DATE
10000	10/20/12
10001	10/20/12
10002	10/20/12
10003	10/20/12
10004	10/20/12
10005	10/20/12
10006	10/20/12
10007	10/20/12
10008	10/20/12
10009	10/20/12
10010	10/20/12
10011	10/20/12
10012	10/20/12
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10014	10/20/12
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10019	10/20/12
10020	10/20/12

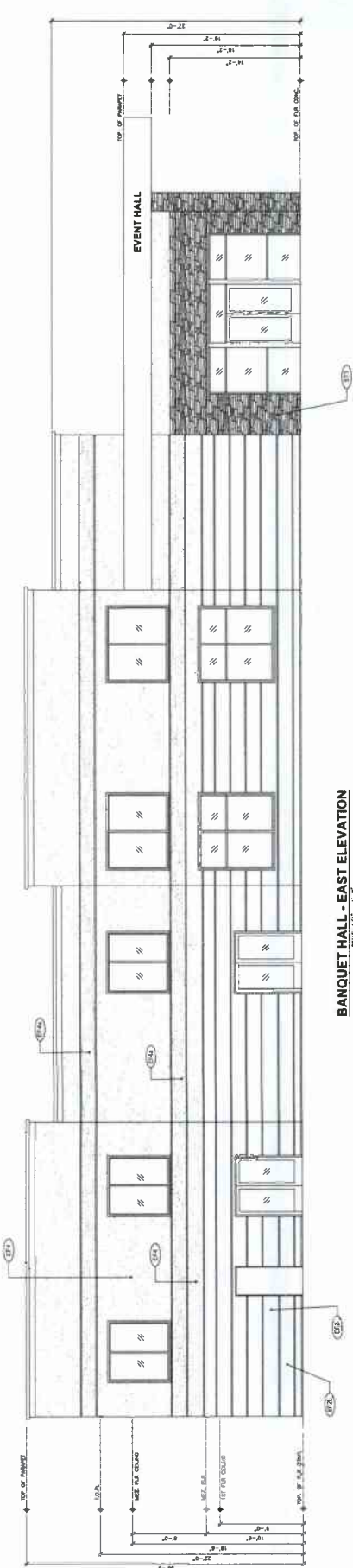
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18	10/20/12	ISSUED FOR PERMITS
19	10/20/12	ISSUED FOR PERMITS
20	10/20/12	ISSUED FOR PERMITS

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MARRIOTT HOTEL  
 FARFIELD INN AND BANQUET HALL  
 APRN 317-10-039  
 PERMITS CALIFORNIA  
 HAYWARD AND DREXEL CIRCLE  
 RIVERSIDE COUNTY, CALIF. 92599

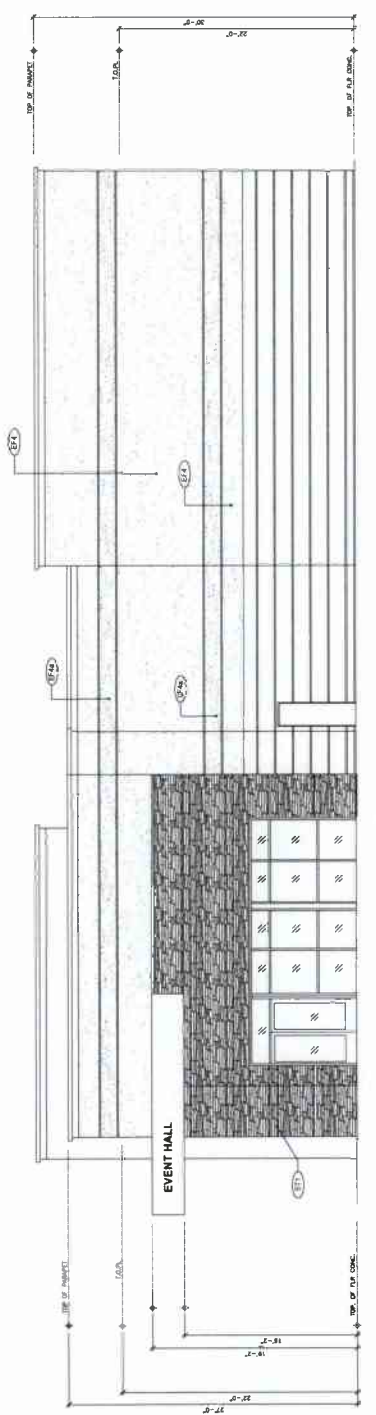
PROPOSED BANQUET HALL  
 NORTH & WEST ELEVATIONS

NO.	DATE	DESCRIPTION
1	10/20/12	ISSUED FOR PERMITS
2	10/20/12	ISSUED FOR PERMITS
3	10/20/12	ISSUED FOR PERMITS
4	10/20/12	ISSUED FOR PERMITS
5	10/20/12	ISSUED FOR PERMITS
6	10/20/12	ISSUED FOR PERMITS
7	10/20/12	ISSUED FOR PERMITS
8	10/20/12	ISSUED FOR PERMITS
9	10/20/12	ISSUED FOR PERMITS
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11	10/20/12	ISSUED FOR PERMITS
12	10/20/12	ISSUED FOR PERMITS
13	10/20/12	ISSUED FOR PERMITS
14	10/20/12	ISSUED FOR PERMITS
15	10/20/12	ISSUED FOR PERMITS
16	10/20/12	ISSUED FOR PERMITS
17	10/20/12	ISSUED FOR PERMITS
18	10/20/12	ISSUED FOR PERMITS
19	10/20/12	ISSUED FOR PERMITS
20	10/20/12	ISSUED FOR PERMITS



BANQUET HALL - EAST ELEVATION  
 SCALE 1/4" = 1'-0"

- MAIN EXTERIOR ACCENT EPS FINISH
- DARK EPS FINISH COLOR
- ACCENT EPS COLOR
- DARK EPS FINISH COLOR - TEXTURED
- STAIN TOWER EPS COLOR
- MAIN BUILDING EPS COLOR
- ACCENT EPS COLOR
- CULTURED STONE
- CULTURED STONE - ACCENT
- CULTURED STONE - MAIN



BANQUET HALL - NORTH ELEVATION  
 SCALE 1/4" = 1'-0"



DATE	12/11/14
BY	AS
PROJECT	POOL EQUIPMENT BLDG.
CLIENT	FAIRFIELD INN AND BANQUET HALL
LOCATION	1400 N. 17th St., Fairfield, CA 94504
SCALE	1/4" = 1'-0"

NO.	DESCRIPTION
1	POOL EQUIPMENT BLDG. FLOOR PLAN
2	POOL EQUIPMENT BLDG. WEST ELEVATION
3	POOL EQUIPMENT BLDG. SOUTH ELEVATION
4	POOL EQUIPMENT BLDG. EAST & WEST ELEVATION

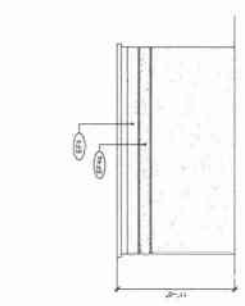
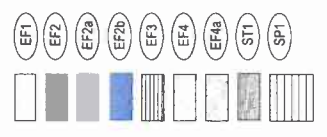
FAIRFIELD INN AND BANQUET HALL  
 1400 N. 17th St., Fairfield, CA 94504  
 RIVERSIDE COUNTY, C.U.P. 3599

POOL EQUIPMENT BLDG.  
 TRASH ENCLOSURE  
 BLOCK WALL FENCE

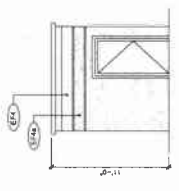
NO.	DESCRIPTION
1	POOL EQUIPMENT BLDG. FLOOR PLAN
2	POOL EQUIPMENT BLDG. WEST ELEVATION
3	POOL EQUIPMENT BLDG. SOUTH ELEVATION
4	POOL EQUIPMENT BLDG. EAST & WEST ELEVATION
5	TRASH ENCLOSURE FLOOR PLAN
6	TRASH ENCLOSURE NORTH ELEVATION
7	TRASH ENCLOSURE SOUTH ELEVATION
8	TRASH ENCLOSURE EAST ELEVATION
9	TRASH ENCLOSURE WEST ELEVATION
10	TYP. PERIMETER FENCE ELEVATION - OUTSIDE FACE
11	TYP. PERIMETER FENCE ELEVATION - INSIDE FACE

A4.1

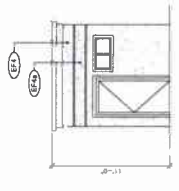
- PEARLESCENT ACCENT EIFS FINISH
- DARK EIFS FINISH COLOR
- ACCENT EIFS COLOR
- DARK EIFS FINISH COLOR - TEXTURED
- STAIR TOWER EIFS COLOR
- MAIN BUILDING EIFS COLOR
- ACCENT EIFS COLOR
- CULTURED STONE
- EXTERIOR ACCENT FINISH
- CEMENT BOARD SIDING
- EXTERIOR PLANT (OPTIONAL)



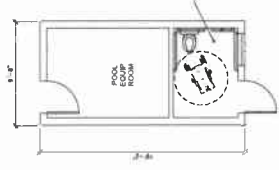
POOL EQUIPMENT BLDG. WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



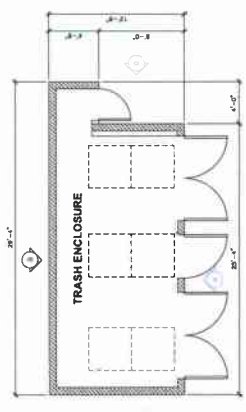
POOL EQUIPMENT BLDG. SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



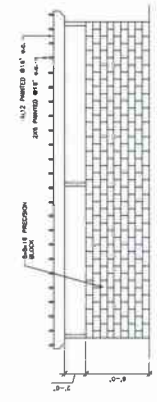
POOL EQUIPMENT BLDG. EAST & WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



POOL EQUIPMENT BLDG. FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



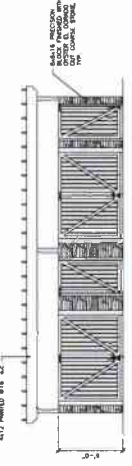
TRASH ENCLOSURE FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



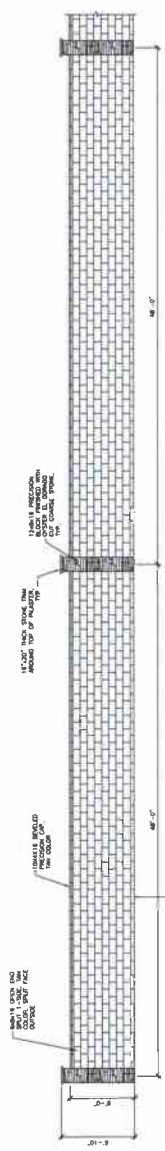
TRASH ENCLOSURE SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



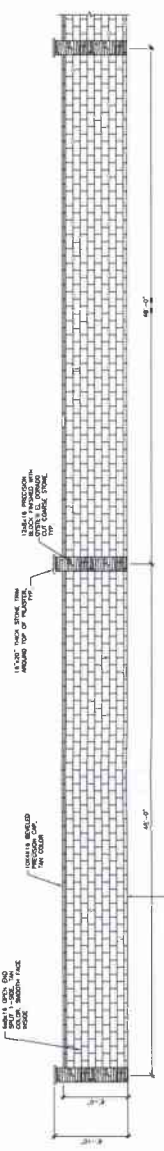
TRASH ENCLOSURE EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



TYP. PERIMETER FENCE ELEVATION - OUTSIDE FACE  
 SCALE: 1/4" = 1'-0"



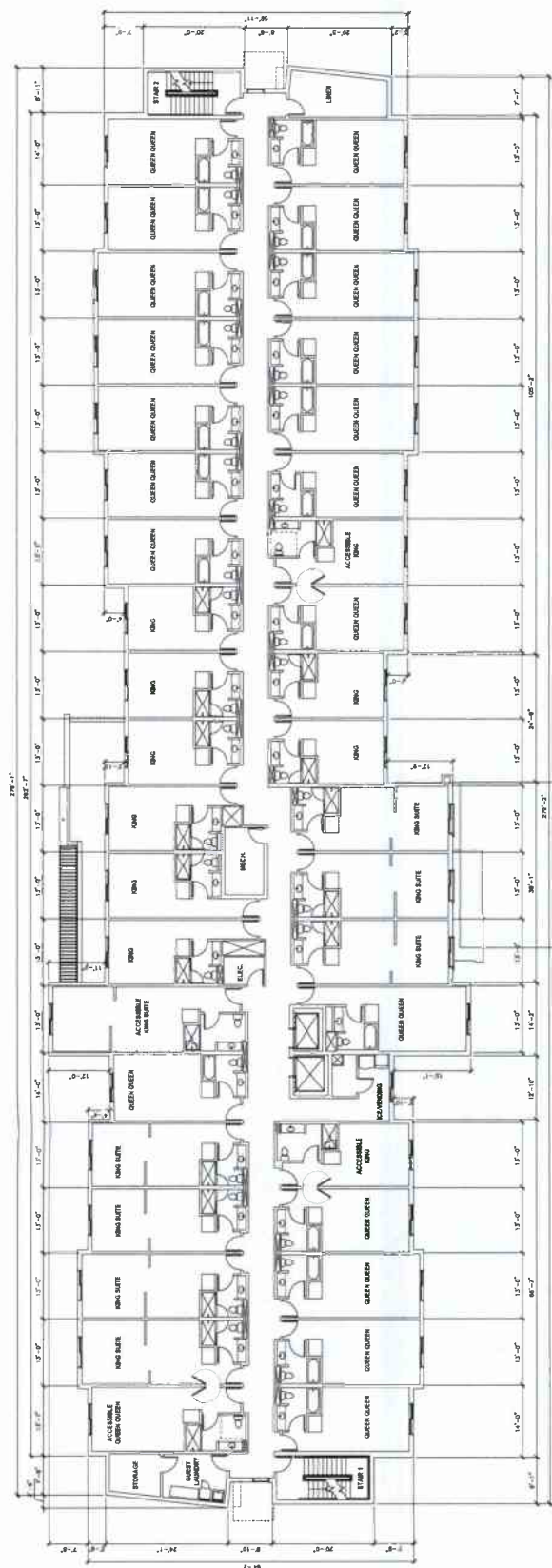
TYP. PERIMETER FENCE ELEVATION - INSIDE FACE  
 SCALE: 1/4" = 1'-0"

DATE	BY	REVISION
12/14/14	PULL	REVISED
12/14/14	PULL	REVISED
12/14/14	PULL	REVISED
12/14/14	PULL	REVISED



FAIRFIELD INN AND BANQUET HALL  
 APN 317-110-059  
 650  
 HARVEY AVE AND ORCHARD  
 PERRIS, CALIFORNIA 92570  
 RIVERSIDE COUNTY, CUP 3599

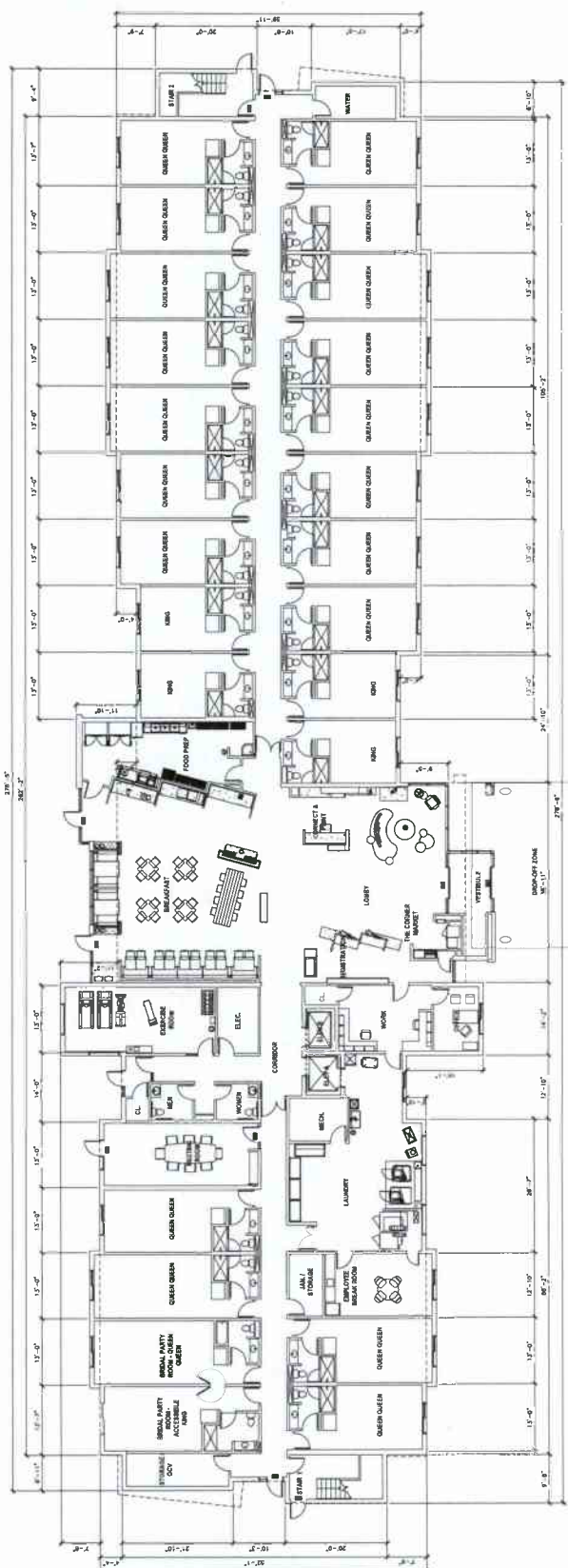
PROPOSED FLOOR PLANS  
 HOTEL



2ND OR 3 FLOOR:  
 GROSS FLOOR AREA = 17,484 S.F.  
 QUEEN QUEEN = 20 + 1 ACCESSIBLE QUEEN QUEEN = 21 = 54%  
 KING = 8 + 2 ACCESSIBLE KING = 10  
 KING SUITE = 7 + 1 ACCESSIBLE KING SUITE = 8  
 TOTAL ROOMS = 39

PROPOSED 2ND & 3RD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

2ND OR 3 FLOOR:  
 EACH FLOOR OCCUPANT LOAD = 17,484 S.F./200 = 88 (PER CBC2013)  
 MINIMUM NUMBER OF EXIT REQUIRED PER CODE = 2 FOR 2ND AND 3 FLOORS



1ST FLOOR:  
 GROSS  
 QUEEN  
 KING =  
 BRIDAL  
 BRIDAL  
 TOTAL

PROPOSED 1ST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

1ST FLOOR OCCUPANT LOAD = 17,830 S.F./200 = 90 (PER CBC2013)  
 MINIMUM NUMBER OF EXIT REQUIRED PER CODE = 2 ON 1ST FLOOR

ALL FLOORS:  
 QUEEN QUEEN = 21x2 + 19 = 61 = 59%  
 KING = 10x2 + 4 = 24 = 23%  
 KING SUITE = 8x2 = 16 = 18%  
 BRIDAL ROOMS = 2 = 2%  
 TOTAL ROOMS OF BLDG = 103

CASE #: CUP3599 AMD#2  
 EXHIBIT: C (floor plan)  
 DATED: 12/4/14  
 PLANNER: P.RULL

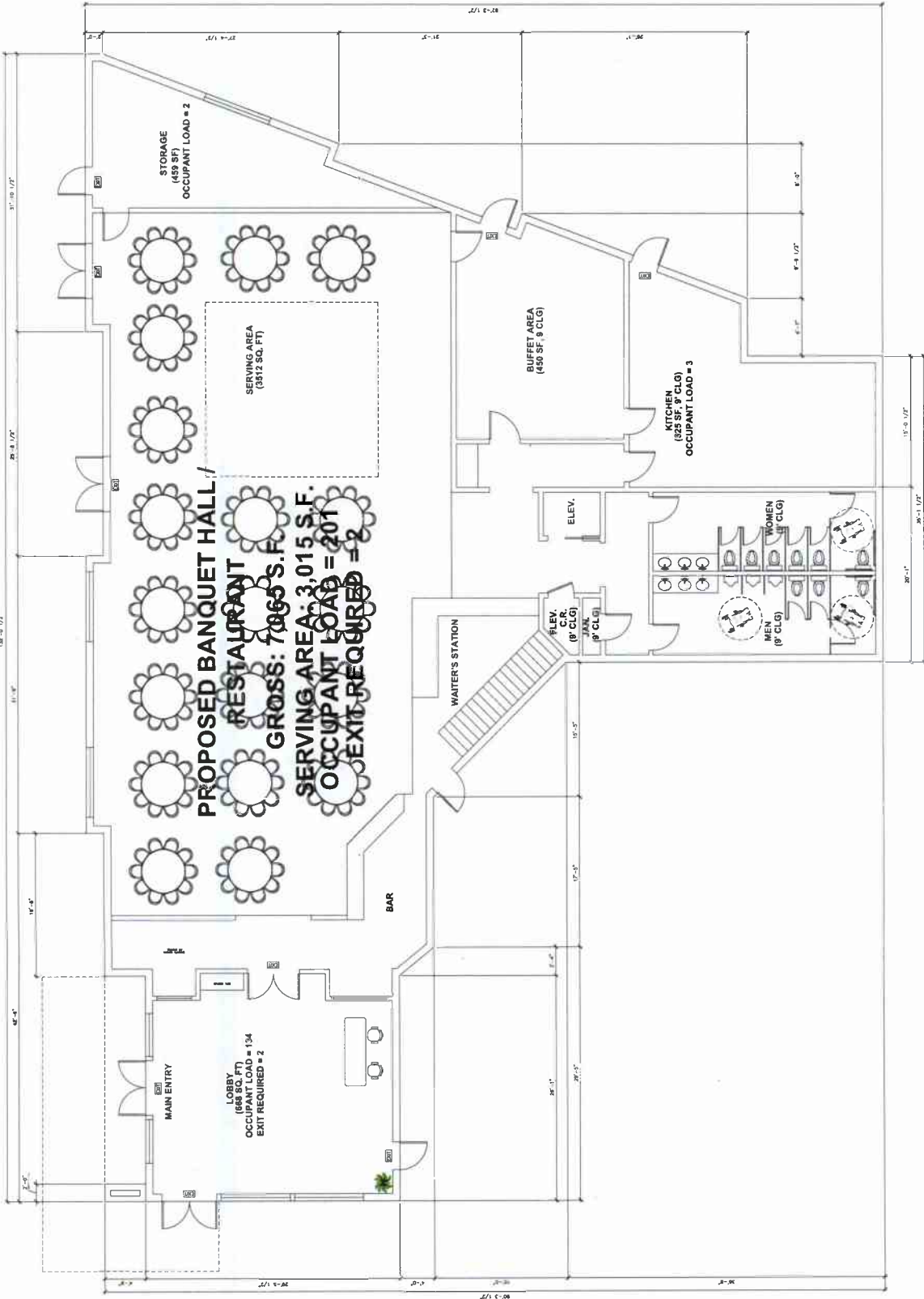


DESCRIPTION	DATE
OWNER REVIEW	11/27/13
OWNER REVIEW	12/10/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13
OWNER REVIEW	12/20/13

MARRIOTT HOTEL  
 FAIRFIELD INN AND BANQUET HALL  
 A/N 317-110-039  
 HARVELL AVE AND ORFEE  
 PERRIS, CALIFORNIA  
 RIVERSIDE COUNTY, C/P. 3599

**PROPOSED BANQUET HALL**  
**1ST FLOOR PLAN**

NO.	DATE	BY
1	11/27/13	...
2	12/10/13	...
3	12/20/13	...
4	12/20/13	...
5	12/20/13	...



PROPOSED 1st FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

DESCRIPTION	DATE
OWNER REVIEW	11/26/21
OWNER REVIEW	11/29/21
OWNER REVIEW	12/02/21
OWNER REVIEW	12/03/21
OWNER REVIEW	12/07/21
OWNER REVIEW	12/08/21
OWNER REVIEW	12/09/21
OWNER REVIEW	12/10/21
OWNER REVIEW	12/11/21
OWNER REVIEW	12/12/21
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OWNER REVIEW	12/22/21
OWNER REVIEW	12/23/21
OWNER REVIEW	12/24/21
OWNER REVIEW	12/25/21
OWNER REVIEW	12/26/21
OWNER REVIEW	12/27/21
OWNER REVIEW	12/28/21
OWNER REVIEW	12/29/21
OWNER REVIEW	12/30/21
OWNER REVIEW	12/31/21

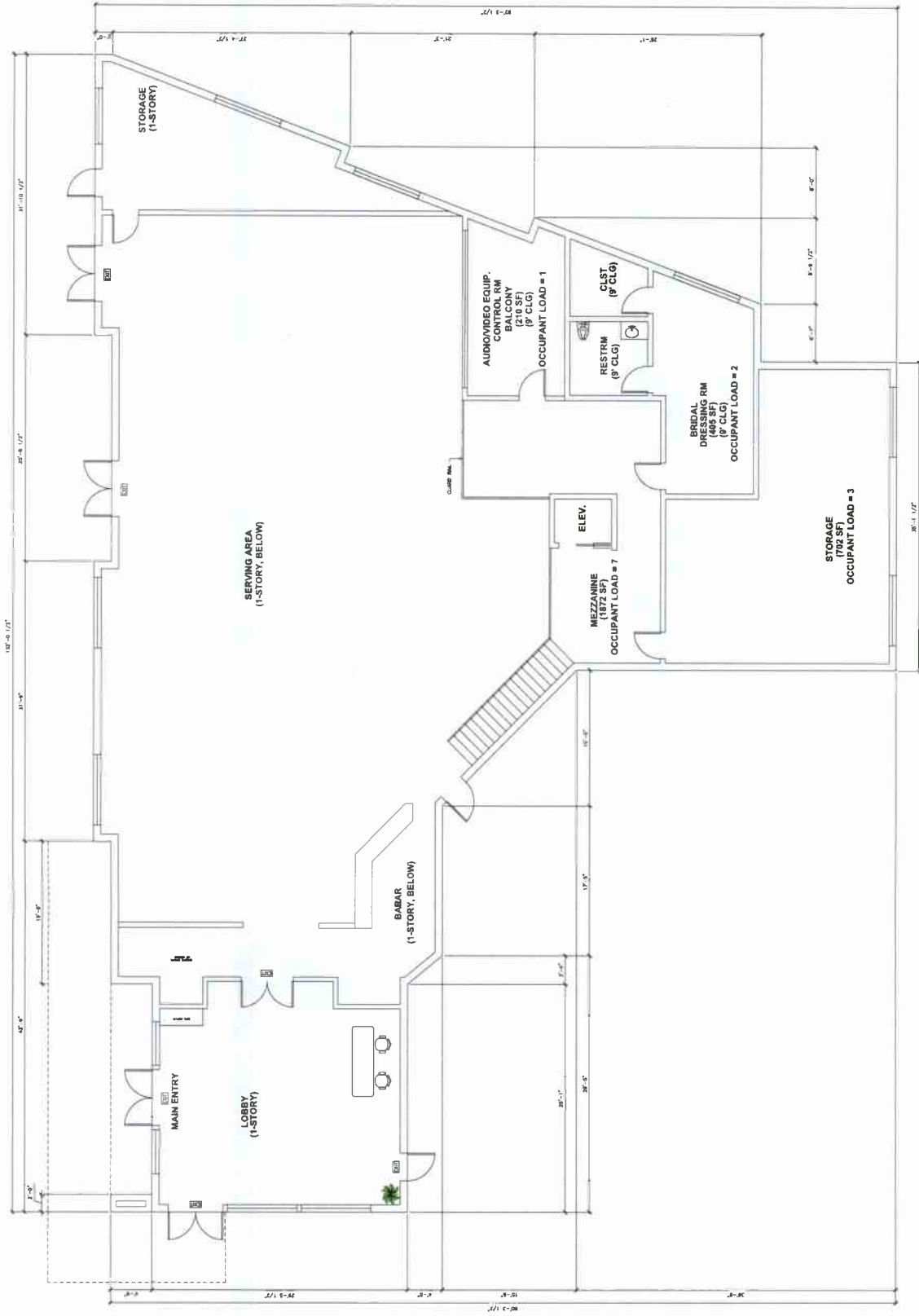


MARRIOTT HOTEL  
 FAIRFIELD INN AND BANQUET HALL  
 APN 317-110-039  
 HARREL AVE AND DREE ORCHLE  
 PERRIS, CALIFORNIA  
 RIVERSIDE COUNTY, C/P 1599

**PROPOSED BANQUET HALL  
 MEZZANINE FLOOR PLAN**

NO.	DATE	DESCRIPTION
1	11/26/21	ISSUED FOR PERMITS
2	11/29/21	ISSUED FOR PERMITS
3	12/02/21	ISSUED FOR PERMITS
4	12/03/21	ISSUED FOR PERMITS
5	12/07/21	ISSUED FOR PERMITS
6	12/08/21	ISSUED FOR PERMITS
7	12/09/21	ISSUED FOR PERMITS
8	12/10/21	ISSUED FOR PERMITS
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13	12/15/21	ISSUED FOR PERMITS
14	12/16/21	ISSUED FOR PERMITS
15	12/17/21	ISSUED FOR PERMITS
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17	12/19/21	ISSUED FOR PERMITS
18	12/20/21	ISSUED FOR PERMITS
19	12/21/21	ISSUED FOR PERMITS
20	12/22/21	ISSUED FOR PERMITS
21	12/23/21	ISSUED FOR PERMITS
22	12/24/21	ISSUED FOR PERMITS
23	12/25/21	ISSUED FOR PERMITS
24	12/26/21	ISSUED FOR PERMITS
25	12/27/21	ISSUED FOR PERMITS
26	12/28/21	ISSUED FOR PERMITS
27	12/29/21	ISSUED FOR PERMITS
28	12/30/21	ISSUED FOR PERMITS
29	12/31/21	ISSUED FOR PERMITS

**A2.3**



MEZZANINE FLOOR AREA = 1872 SF  
 OCCUPANT LOAD = 1872/50 = 7

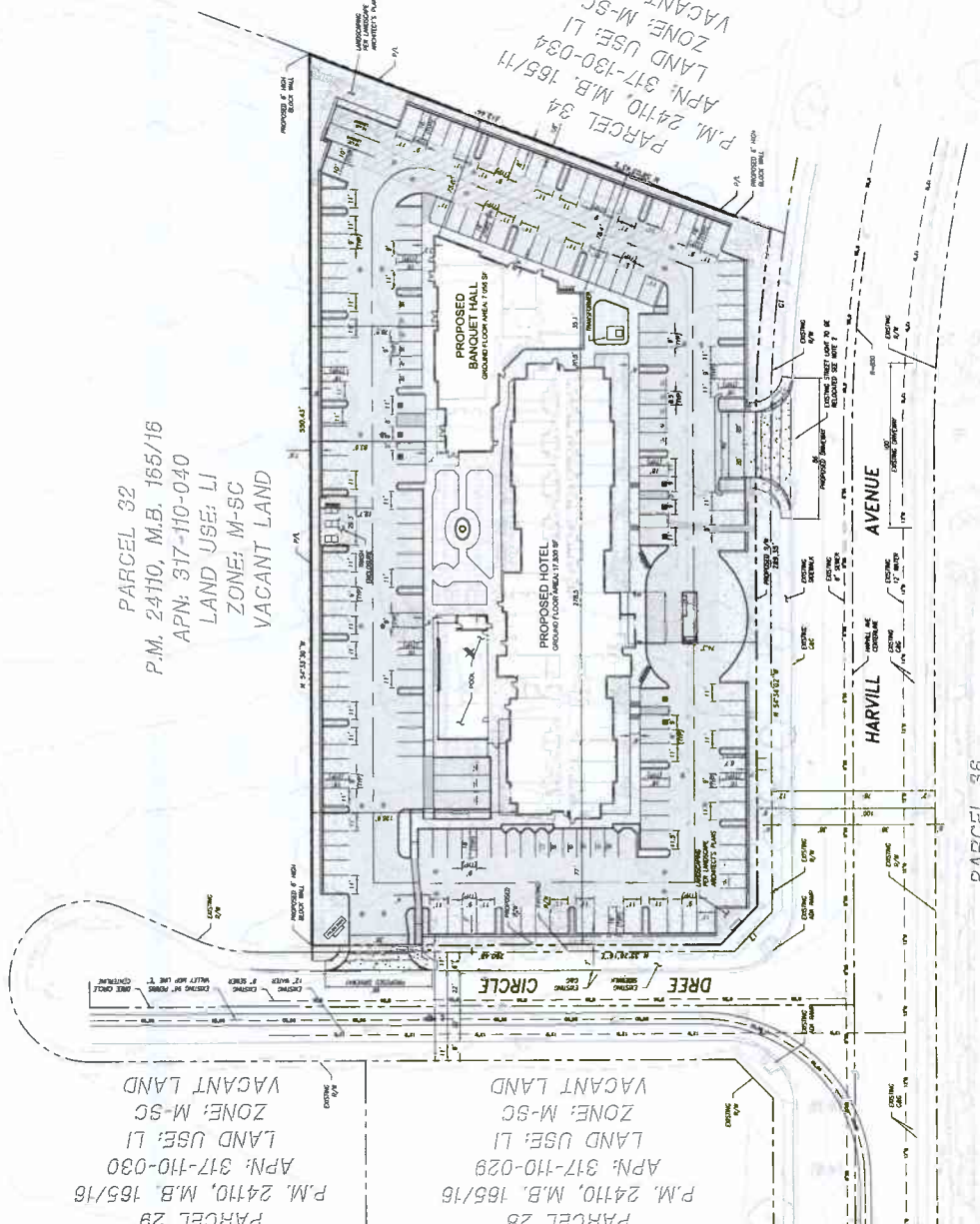
**PROPOSED MEZZANINE FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

# CONDITIONAL USE PERMIT MARRIOTT FAIRFIELD INN APN: 317-110-039 IN THE COUNTY OF RIVERSIDE, CA

**PARCEL 29**  
P.M. 24110, M.B. 165/16  
APN: 317-110-030  
LAND USE: LI  
ZONE: M-SC  
VACANT LAND

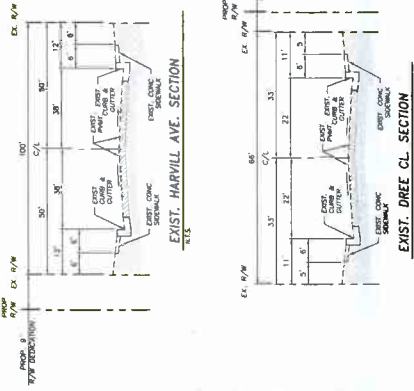
**PARCEL 28**  
P.M. 24110, M.B. 165/16  
APN: 317-110-029  
LAND USE: LI  
ZONE: M-SC  
VACANT LAND

**PARCEL 36**  
P.M. 24110, M.B. 165/11  
APN: 317-110-084  
LAND USE: CR  
ZONE: M-SC



NO.	DATE	REVISED	APP'D.	DATE
1				
2				
3				
4				

FUS ENGINEERS, INC.  
Professional Engineer Seal, State of California, License No. 41848.  
A circular seal with a star in the center and the text 'STATE OF CALIFORNIA' and 'PROFESSIONAL ENGINEER' around the perimeter.



AREAS	TYPE	AREA/ QUANTITY	UNIT	COVERAGE
PARKING	ASPHALT	17,800	SF	100%
	GRAVEL	17,800	SF	100%
	TOTAL	35,600	SF	
	PER AC	51,571	SF	
PARKING	ASPHALT	17,800	SF	100%
	GRAVEL	17,800	SF	100%
	TOTAL	35,600	SF	
	PER AC	51,571	SF	

**LEGAL DESCRIPTION**  
PARCEL 36 OF PARCEL MAP NO. 14110, AS SHOWN ON THE OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, MAP NO. 14110, SECTION 12, TOWNSHIP 12S, RANGE 14E, S. 11 E. 12 S. 11 E. 12 S. 11 E.

**ENGINEER**  
FUS ENGINEERS, INC.  
2870 AVENUE 68  
RIVERSIDE, CA 92506  
TEL (951) 244-0999 FAX (951) 244-0990  
WWW.FUSENG.COM

**ARCHITECT**  
N.E. HARRILL & ASSOCIATES  
100 W. WASHINGTON AVE. SUITE 103  
RIVERSIDE, CA 92501  
TEL (951) 283-3833

**SITE DATA**  
CONTRACT NO. MARRIOTT-SERVICE  
EXISTING LAND USE: HOTEL, RESTAURANT  
ADJACENT LAND USE: HOTEL, RESTAURANT  
UNIFORMS: 1/4" = 1" (HORIZONTAL), 1/8" = 1' (VERTICAL)  
DRAINAGE: 0.05% TO THE SOUTHWEST  
METEOROLOGICAL: SAN JUAN VALLEY, CA

PARKING	TYPE	QUANTITY	UNIT
PARKING	ASPHALT	17,800	SF
	GRAVEL	17,800	SF
	TOTAL	35,600	SF
	PER AC	51,571	SF
PARKING	ASPHALT	17,800	SF
	GRAVEL	17,800	SF
	TOTAL	35,600	SF
	PER AC	51,571	SF

**PLANNING**  
TYPE: GENERAL PLAN  
SUBTYPE: 1.00 - COMMERCIAL DISTRICT  
2.00 - HOTEL/RESTAURANT DISTRICT  
3.00 - HOTEL/RESTAURANT DISTRICT

**NOTES**  
1. ALL UTILITIES SHOWN ARE FOR INFORMATION ONLY. EXISTING UTILITIES SHOULD BE LOCATED PRIOR TO CONSTRUCTION.  
2. EXISTING STREET LIGHTS TO BE REMOVED AND REPLACED WITH THE PROPOSED SYSTEM.  
3. EXISTING STREET LIGHTS TO BE REMOVED AND REPLACED WITH THE PROPOSED SYSTEM.  
4. ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION.

LEGEND:  
 FIRE HYDRANT  
 TREE  
 LOT LIGHT  
 STREET LIGHT  
 LIGHT TRAVEL  
 LIGHT TRAVEL  
 PAVE MARK  
 CURB  
 PAV  
 PAV  
 WELLS  
 UTILITY  
 UTILITY  
 CATCH BASIN  
 BLOCK WALL  
 GUARD RAIL  
 CHAIN LINK FENCE  
 RETAINING WALL  
 STREET LIGHT  
 EDGE OF PARKING  
 STOP LIGHT  
 STOP LIGHT  
 STOP LIGHT

LINE AND CURVE	LINE BEARING	DISTANCE	CURVE DELTA	RADIUS	ARC ANGLE	TANGENT
11	S 40° 15' 00" W	331.37	90°	171.49'	171.49'	63.57'
12	S 89° 55' 00" W	127.49'	90°	171.49'	171.49'	63.57'

PLAN INDEX	NO.
OPTIONAL USE PERMIT SITE PLAN	NO
CONCEPTUAL GRADING PLAN	1
	2

CASE #: CUP3599 AMD#2  
EXHIBIT: G (grading )  
DATED: 12/4/14  
PLANNER: P.RULL



# CONCEPTUAL GRADING PLAN MARRIOTT FAIRFIELD INN APN: 317-110-039 IN THE COUNTY OF RIVERSIDE, CA

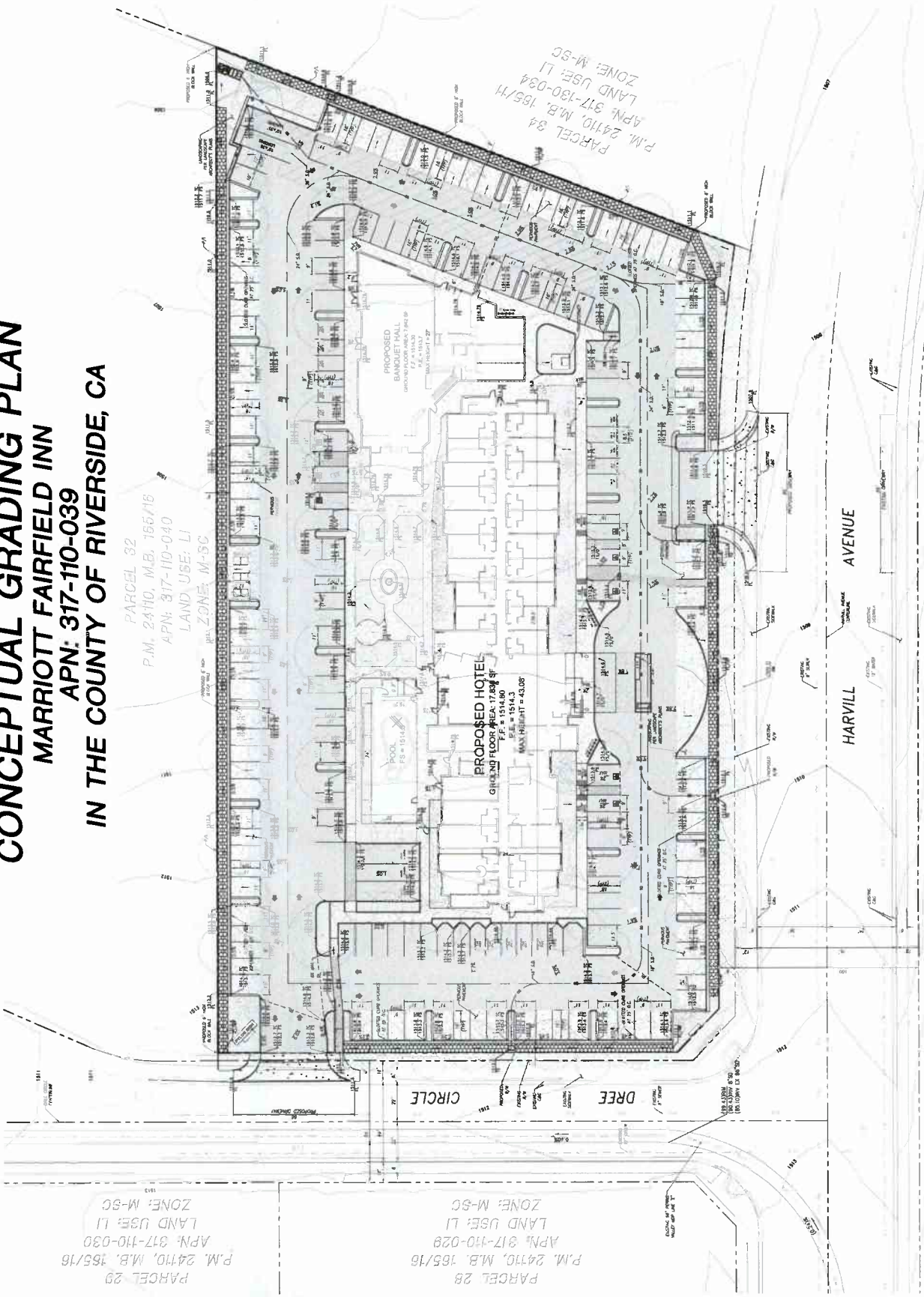
PARCEL 29  
P.M. 24110, M.B. 165/16  
APN: 317-110-030  
LAND USE: LI  
ZONE: M-SC

PARCEL 28  
P.M. 24110, M.B. 165/16  
APN: 317-110-029  
LAND USE: LI  
ZONE: M-SC

PARCEL 36  
P.M. 24110, M.B. 165/11  
APN: 317-110-034  
LAND USE: CR  
ZONE: M-SC

PARCEL 32  
P.M. 24110, M.B. 165/16  
APN: 317-110-040  
LAND USE: LI  
ZONE: M-SC

PARCEL 34  
P.M. 24110, M.B. 165/11  
APN: 317-180-034  
LAND USE: LI  
ZONE: M-SC



**LEGEND:**

- PROPOSED GRADE, 10' ELEVATION
- PROPOSED GRADE, 5' ELEVATION
- PROPOSED GRADE, 0' ELEVATION
- PROPOSED GRADE, -5' ELEVATION
- PROPOSED GRADE, -10' ELEVATION
- PROPOSED GRADE, -15' ELEVATION
- PROPOSED GRADE, -20' ELEVATION
- PROPOSED GRADE, -25' ELEVATION
- PROPOSED GRADE, -30' ELEVATION
- PROPOSED GRADE, -35' ELEVATION
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- PROPOSED GRADE, -475' ELEVATION
- PROPOSED GRADE, -480' ELEVATION
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- PROPOSED GRADE, -495' ELEVATION
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- PROPOSED GRADE, -520' ELEVATION
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- PROPOSED GRADE, -635' ELEVATION
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- PROPOSED GRADE, -670' ELEVATION
- PROPOSED GRADE, -675' ELEVATION
- PROPOSED GRADE, -680' ELEVATION
- PROPOSED GRADE, -685' ELEVATION
- PROPOSED GRADE, -690' ELEVATION
- PROPOSED GRADE, -695' ELEVATION
- PROPOSED GRADE, -700' ELEVATION
- PROPOSED GRADE, -705' ELEVATION
- PROPOSED GRADE, -710' ELEVATION
- PROPOSED GRADE, -715' ELEVATION
- PROPOSED GRADE, -720' ELEVATION
- PROPOSED GRADE, -725' ELEVATION
- PROPOSED GRADE, -730' ELEVATION
- PROPOSED GRADE, -735' ELEVATION
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- PROPOSED GRADE, -750' ELEVATION
- PROPOSED GRADE, -755' ELEVATION
- PROPOSED GRADE, -760' ELEVATION
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- PROPOSED GRADE, -770' ELEVATION
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- PROPOSED GRADE, -785' ELEVATION
- PROPOSED GRADE, -790' ELEVATION
- PROPOSED GRADE, -795' ELEVATION
- PROPOSED GRADE, -800' ELEVATION
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- PROPOSED GRADE, -810' ELEVATION
- PROPOSED GRADE, -815' ELEVATION
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- PROPOSED GRADE, -830' ELEVATION
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- PROPOSED GRADE, -840' ELEVATION
- PROPOSED GRADE, -845' ELEVATION
- PROPOSED GRADE, -850' ELEVATION
- PROPOSED GRADE, -855' ELEVATION
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- PROPOSED GRADE, -865' ELEVATION
- PROPOSED GRADE, -870' ELEVATION
- PROPOSED GRADE, -875' ELEVATION
- PROPOSED GRADE, -880' ELEVATION
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- PROPOSED GRADE, -890' ELEVATION
- PROPOSED GRADE, -895' ELEVATION
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- PROPOSED GRADE, -905' ELEVATION
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- PROPOSED GRADE, -920' ELEVATION
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- PROPOSED GRADE, -930' ELEVATION
- PROPOSED GRADE, -935' ELEVATION
- PROPOSED GRADE, -940' ELEVATION
- PROPOSED GRADE, -945' ELEVATION
- PROPOSED GRADE, -950' ELEVATION
- PROPOSED GRADE, -955' ELEVATION
- PROPOSED GRADE, -960' ELEVATION
- PROPOSED GRADE, -965' ELEVATION
- PROPOSED GRADE, -970' ELEVATION
- PROPOSED GRADE, -975' ELEVATION
- PROPOSED GRADE, -980' ELEVATION
- PROPOSED GRADE, -985' ELEVATION
- PROPOSED GRADE, -990' ELEVATION
- PROPOSED GRADE, -995' ELEVATION
- PROPOSED GRADE, -1000' ELEVATION

DATE: 11/17/2011  
 SHEET NO: 2  
 OF 2 SHEETS  
 20' X 30' (SHEET)

**CONDITIONAL USE PERMIT**  
**PARCEL 33 OF PM 24110 MB 165/16**  
 APN: 317-110-039  
 MARRIOTT FAIRFIELD INN  
 IN THE COUNTY OF RIVERSIDE, CA

**FUSCOE ENGINEERING**  
 2337 MONROE DR  
 RIVERSIDE, CA 92503  
 PHONE: (951) 201-3544

**MARRIOTT FAIRFIELD INN**  
 2337 MONROE DR  
 RIVERSIDE, CA 92503  
 PHONE: (951) 201-3544

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: 1" = 20'

DATE: 11/17/2011

# Fairfield Inn

## CONCEPTUAL LANDSCAPE PLAN Harvill Avenue and Dree Circle Riverside County, CA

APN: 317110039-1

Fairfield Inn & Suites  
Harvill Ave. and Dree Cir.  
Riverside County, Ca

RPA Job No. 13-23

Total Irrigated Landscape Area:  
LMD & Trail Area: 27,466 SQ. FT.

Reference Eto:  
Allowance is 70% of Eto

### MAWA - Maximum Applied Water Allowance

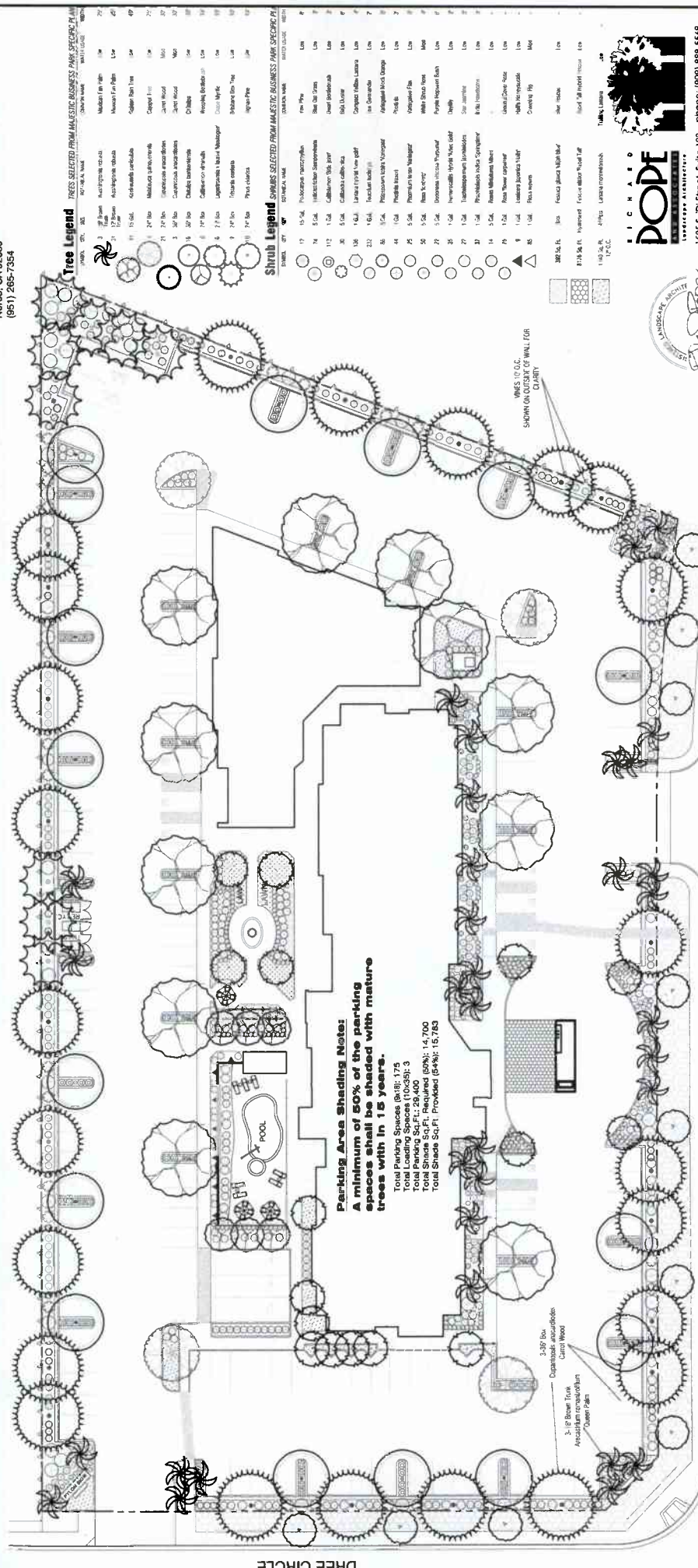
Reference ET (inches per year) 57  
ET Adjustment Factor 0.7  
Total Landscape Area 27,466 SQ. FT.  
Comersion Factor (gallons per sq.ft.) 0.62  
(MAWA) Total Landscape Area (Eto) (0.70) (LA) (0.62) = Gallons Per Year  
(57.00) (0.70) (27,466) (0.62) = 679,453.91 Gallons Per Year

NOTES:  
LANDSCAPE TO CONFORM TO ORDINANCE #652  
ALL PLANTS USED ARE FOUND ON THE RIVERSIDE COUNTY CALIFORNIA  
FRIENDLY PLANT LIST. PLANTS USED ARE DROUGHT-TOLERANT AND  
SUITS TO THE RIVERSIDE AREA.  
IRRIGATION SYSTEM TO BE AUTOMATIC WITH LOW WATER VOLUME  
THE US.  
LANDSCAPE IS A DESIGN WITHIN 100 FEET OF AN ENTRY OR EXIT  
DRIVEWAY SHALL NOT BE PERMITTED TO GROW HIGHER THAN FIFTY  
(50) INCHES, AND NO TREES SHALL BE PLANTED WITHIN 10 FEET OF  
DRIVEWAYS, ALLEYS, OR STREET INTERSECTIONS. All planting within the  
driveway shall be no more than 30" in height.  
PLANTS USED ARE NOT ON THE RIVERSIDE COUNTY AGRICULTURAL  
COMMISSIONERS LIST OF QUARANTINE PLANT MATERIAL.

ANY TREES PLANTED WITHIN 6' OF ANY HARSCAP, SHALL HAVE LINCAR  
BEEF PROOT BARRIERS.  
7' OF MULCH SHALL BE PLACED IN ALL PLANTING BEDS. 4555 WITH  
GROUND COVER PROTECT PLANTS SHALL HAVE 2" OF MULCH.



Owner/Applicant:  
Fayez Sedrak  
2337 Norco Drive  
Norco, CA 92860  
(951) 265-7354



**Parking Area Shading Note:**  
A minimum of 50% of the parking  
spaces shall be shaded with mature  
trees within 15 years.

Total Parking Spaces (6x8): 175  
Total Loading Spaces (10x35): 3  
Total Shade Sq.Ft. Required (50%): 14,700  
Total Shade Sq.Ft. Provided (54%): 15,783

NOTES TO S.C.  
SHOWING OUTSIDE OF WALL FOR  
CLARITY

### Tree Legend

SYMBOL	TREE NAME	HEIGHT	SPREAD	PLANTING
1	Acacia saligna	10m	5m	10m
2	Albizia julibrissin	10m	5m	10m
3	Aspidistra	10m	5m	10m
4	Banksia laevifolia	10m	5m	10m
5	Callistemon citrinus	10m	5m	10m
6	Callistemon rigidus	10m	5m	10m
7	Callistemon viminalis	10m	5m	10m
8	Callistemon viminalis	10m	5m	10m
9	Callistemon viminalis	10m	5m	10m
10	Callistemon viminalis	10m	5m	10m
11	Callistemon viminalis	10m	5m	10m
12	Callistemon viminalis	10m	5m	10m
13	Callistemon viminalis	10m	5m	10m
14	Callistemon viminalis	10m	5m	10m
15	Callistemon viminalis	10m	5m	10m
16	Callistemon viminalis	10m	5m	10m
17	Callistemon viminalis	10m	5m	10m
18	Callistemon viminalis	10m	5m	10m
19	Callistemon viminalis	10m	5m	10m
20	Callistemon viminalis	10m	5m	10m
21	Callistemon viminalis	10m	5m	10m
22	Callistemon viminalis	10m	5m	10m
23	Callistemon viminalis	10m	5m	10m
24	Callistemon viminalis	10m	5m	10m
25	Callistemon viminalis	10m	5m	10m
26	Callistemon viminalis	10m	5m	10m
27	Callistemon viminalis	10m	5m	10m
28	Callistemon viminalis	10m	5m	10m
29	Callistemon viminalis	10m	5m	10m
30	Callistemon viminalis	10m	5m	10m
31	Callistemon viminalis	10m	5m	10m
32	Callistemon viminalis	10m	5m	10m
33	Callistemon viminalis	10m	5m	10m
34	Callistemon viminalis	10m	5m	10m
35	Callistemon viminalis	10m	5m	10m
36	Callistemon viminalis	10m	5m	10m
37	Callistemon viminalis	10m	5m	10m
38	Callistemon viminalis	10m	5m	10m
39	Callistemon viminalis	10m	5m	10m
40	Callistemon viminalis	10m	5m	10m
41	Callistemon viminalis	10m	5m	10m
42	Callistemon viminalis	10m	5m	10m
43	Callistemon viminalis	10m	5m	10m
44	Callistemon viminalis	10m	5m	10m
45	Callistemon viminalis	10m	5m	10m
46	Callistemon viminalis	10m	5m	10m
47	Callistemon viminalis	10m	5m	10m
48	Callistemon viminalis	10m	5m	10m
49	Callistemon viminalis	10m	5m	10m
50	Callistemon viminalis	10m	5m	10m

### Shrub Legend

SYMBOL	SHRUB NAME	HEIGHT	SPREAD	PLANTING
1	Callistemon viminalis	10m	5m	10m
2	Callistemon viminalis	10m	5m	10m
3	Callistemon viminalis	10m	5m	10m
4	Callistemon viminalis	10m	5m	10m
5	Callistemon viminalis	10m	5m	10m
6	Callistemon viminalis	10m	5m	10m
7	Callistemon viminalis	10m	5m	10m
8	Callistemon viminalis	10m	5m	10m
9	Callistemon viminalis	10m	5m	10m
10	Callistemon viminalis	10m	5m	10m
11	Callistemon viminalis	10m	5m	10m
12	Callistemon viminalis	10m	5m	10m
13	Callistemon viminalis	10m	5m	10m
14	Callistemon viminalis	10m	5m	10m
15	Callistemon viminalis	10m	5m	10m
16	Callistemon viminalis	10m	5m	10m
17	Callistemon viminalis	10m	5m	10m
18	Callistemon viminalis	10m	5m	10m
19	Callistemon viminalis	10m	5m	10m
20	Callistemon viminalis	10m	5m	10m
21	Callistemon viminalis	10m	5m	10m
22	Callistemon viminalis	10m	5m	10m
23	Callistemon viminalis	10m	5m	10m
24	Callistemon viminalis	10m	5m	10m
25	Callistemon viminalis	10m	5m	10m
26	Callistemon viminalis	10m	5m	10m
27	Callistemon viminalis	10m	5m	10m
28	Callistemon viminalis	10m	5m	10m
29	Callistemon viminalis	10m	5m	10m
30	Callistemon viminalis	10m	5m	10m
31	Callistemon viminalis	10m	5m	10m
32	Callistemon viminalis	10m	5m	10m
33	Callistemon viminalis	10m	5m	10m
34	Callistemon viminalis	10m	5m	10m
35	Callistemon viminalis	10m	5m	10m
36	Callistemon viminalis	10m	5m	10m
37	Callistemon viminalis	10m	5m	10m
38	Callistemon viminalis	10m	5m	10m
39	Callistemon viminalis	10m	5m	10m
40	Callistemon viminalis	10m	5m	10m
41	Callistemon viminalis	10m	5m	10m
42	Callistemon viminalis	10m	5m	10m
43	Callistemon viminalis	10m	5m	10m
44	Callistemon viminalis	10m	5m	10m
45	Callistemon viminalis	10m	5m	10m
46	Callistemon viminalis	10m	5m	10m
47	Callistemon viminalis	10m	5m	10m
48	Callistemon viminalis	10m	5m	10m
49	Callistemon viminalis	10m	5m	10m
50	Callistemon viminalis	10m	5m	10m

**POPE**  
RIVERSIDE COUNTY  
LANDSCAPE ARCHITECTURE

1585 S. D Street, Suite 103 phone: (951) 888-5548  
San Bernardino, CA 92408 fax: (951) 384-9854

**CASE #: CUP3599 AMD#2**  
**EXHIBIT: L (landscaping)**  
**DATED: 12/14/14**  
**PLANNER: P.RULL**

Harvill Avenue

Dree Circle

Scale: 1"=20'

North

# Fairfield Inn

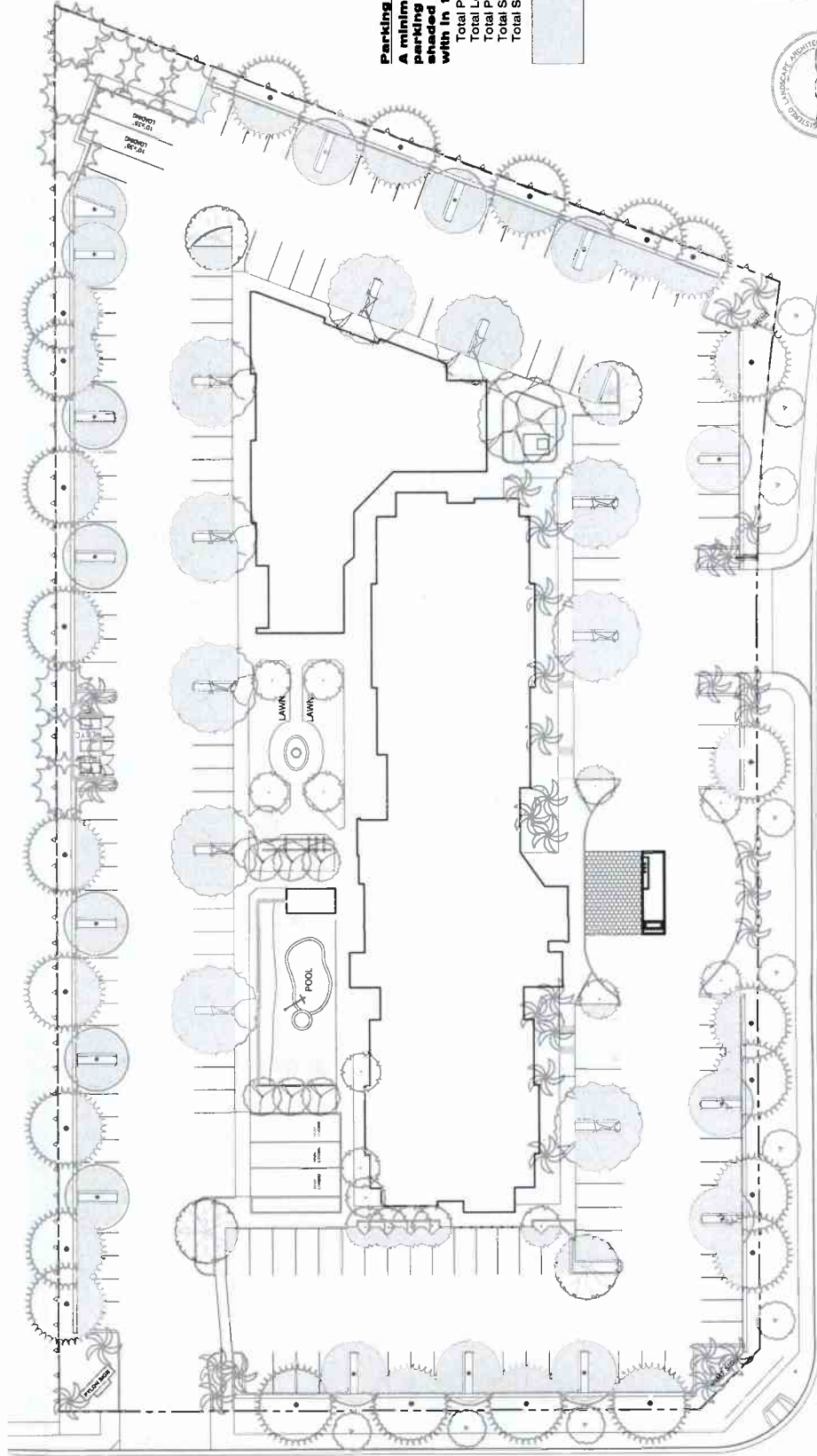
## SHADING PLAN

Harvill Avenue and Dree Circle  
Riverside County, CA

APN: 31711003B-1

### Owner/Applicant:

Fayez Sedrak  
2307 Norco Drive  
Norco, CA 92860  
(951) 265-7354



**Parking Area Shading Note!**  
A minimum of 50% of the parking spaces shall be shaded with mature trees with in 15 years.

Total Parking Spaces (8x18): 180  
Total Loading Spaces (10x28): 5  
Total Parking Sq.Ft.: 30,910  
Total Shade Sq.Ft. Required (50%): 15,455  
Total Shade Sq.Ft. Provided (50%): 15,506

▬ Usable Tree Shade At Parking Lot



**RICHARD POPE**  
LANDSCAPE ARCHITECTURE

1585 S. D Street, Suite 103 phone: (909) 888-5568  
San Bernardino, CA 92408 fax: (909) 364-9854  
e-mail: rpa@rpopape.com  
Richard Pope, Landscape Architect CA# 2664  
Job No. 14-57 LXD CKE 10/15/14



HARVILL AVENUE



DREE CIRCLE



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**MATERIAL BOARD**



STUCCO SAND FLOAT  
FINISH 20/30  
BY LA HABRA STUCCO  
48 MEADOWBROOK (73)  
BASE 100



STUCCO SAND FLOAT  
FINISH 20/30  
BY LA HABRA STUCCO  
504 BLUE GREY (47)  
BASE 200



STUCCO SAND FLOAT  
FINISH 20/30  
BY LA HABRA STUCCO  
50 CRISTAL WHITE (79)  
BASE 100



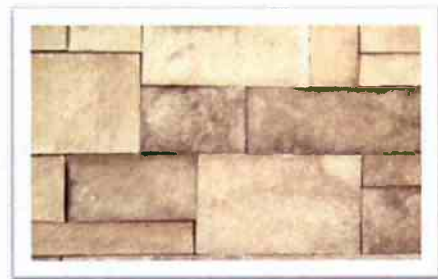
STUCCO SAND FLOAT  
FINISH 20/30  
BY LA HABRA STUCCO  
25 SADDLEBACK (52)  
BASE 200



STUCCO SAND FLOAT  
FINISH 20/30  
BY LA HABRA STUCCO  
97 PACIFIC SAND (57)  
BASE 200



OYSTER  
EL DORADO  
CUT COARSE STONE



T W TAN ENGINEERING

**CASE #: CUP3599 AMD#2**  
**EXHIBIT: R (rendering)**  
**DATED: 12/4/14**  
**PLANNER: P.RULL**

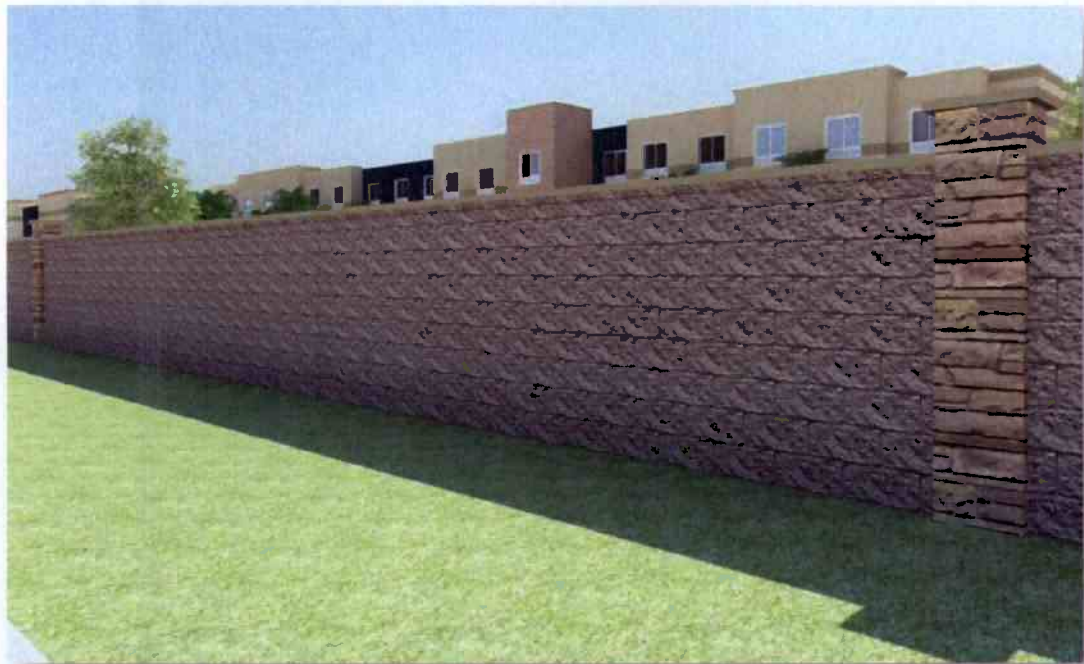
FAIRFIELD  
INN &  
SUITES



## PERIMETER FENCE RENDERING



INSIDE FACE



OUTSIDE FACE

FAIRFIELD  
INN  
&  
SUITES



**RENDERING PICTURES**



FAIRFIELD INN & SUITES

PROJECT:



ADDRESS:  
APN#:

HARVILL AVE. AND DREE CIRCLE, PERRIS, CA  
317110039-1



DREE CIRCLE

HARVILL AVE.

**W TAN ENGINEERING**  
STRUCTURAL/CIVIL ENGINEERING  
155 W. Hospitality Lane, Suite 165  
San Bernardino, CA 92408  
Tel: (909) 383-8633

FAIRFIELD  
INN &  
SUITES



**W TAN ENGINEERING**  
STRUCTURAL/CIVIL ENGINEERING  
155 W. Hospitality Lane,  
Suite 165  
San Bernardino, CA 92408  
Tel: (909) 283-6633

FAIRFIELD  
INN &  
SUITES



FAIRFIELD  
INN &  
SUITES



HARVILL AVE.



**W TAN ENGINEERING**  
STRUCTURAL/CIVIL ENGINEERING  
155 W. Hospitality Lane, Suite 145  
San Bernardino, CA 92408  
Tel: (909) 285-6633

FAIRFIELD  
INN &  
SUITES



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155 W. Hospitality Lane, Suite 103  
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FAIRFIELD  
INN &  
SUITES



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FAIRFIELD  
INN  
&  
SUITES



FAIRFIELD  
INN &  
SUITES



**W TAN ENGINEERING**  
STRUCTURAL/CIVIL ENGINEERING  
155 W. Hospitality Lane,  
Suite 105  
San Bernardino, CA 92408  
Tel: (909) 385-6633

FAIRFIELD  
INN &  
SUITES



FAIRFIELD  
INN &  
SUITES



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41981

**Project Case Type (s) and Number(s):** General Plan Amendment No.1058, Change of Zone No. 7672, Conditional Use Permit No. 3599

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Paul Rull, Contract Planner

**Telephone Number:** (951) 955-0972

**Applicant's Name:** Fayez Sedrak

**Applicant's Address:** 2337 Norco Drive, Norco CA 92860

### I. PROJECT INFORMATION

#### A. Project Description:

The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD:CO) (0.35 – 1.0 floor area ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres.

The proposed project is located in the Mead Valley Area Plan, more specifically the project is located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

The project proposes to construct a three story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. The hotel will have an outdoor swimming pool and spa area, exercise room, laundry facilities, and breakfast area. The project site provides 179 parking spaces, 8 of which are used as accessible parking, and 17 bike rack spaces for guests and employees. The project has driveway entrances on Harvill Avenue and Dree Circle. There is a perimeter 6 foot high decorative block wall located on the northern and eastern property lines.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 3.1 gross acres

Residential Acres:	n/a	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	3.1	Lots:	Sq. Ft. of Bldg Area: 62,646	Est. No. of Employees: 28
Industrial Acres:	n/a	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Recreation Acres:	n/a			

**D. Assessor's Parcel No(s):** 317-110-039

**E. Street References:** Located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 4 South, Range 4 West, Section 12

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is one parcel totaling 3.1 acres. The site is vacant. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The surrounding area is a mixture of vacant parcels, commercial gas station, truck weighing station, industrial manufacturing and processing, and the 215 freeway.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** A General Plan Amendment is required to change the current land use designation from Community Development: Light Industrial to Community Development: Commercial Office.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Mead Valley

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Light Industrial

**E. Proposed Foundation Component(s):** Community Development

**F. Proposed Land Use Designation(s):** Commercial Office (0.35 – 1.0 floor area ratio)

**G. Overlay(s), if any:** Community Center

**H. Policy Area(s), if any:** Not Applicable

### **I. Adjacent and Surrounding:**

1. **Area Plan(s):** Mead Valley

- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Light Industrial, Commercial Retail
- 4. **Overlay(s), if any:** Community Center

**J. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**K. Existing Zoning:** Manufacturing-Service Commercial

**L. Proposed Zoning, if any:** Commercial Office

**M. Adjacent and Surrounding Zoning:** Manufacturing-Service Commercial, Scenic Highway Commercial, Industrial Park

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Noise              | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services               |   |

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant



effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature



Date

Paul Rull

Printed Name

For Steve Weiss, AICP, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Temescal Canyon Area Plan, Figure 10 "Scenic Highways"

### Findings of Fact:

a) The project is not located near a scenic highway corridor. The nearest State Eligible highway is Highway 74 located approximately 4 miles south of the project. Therefore, impacts are considered less than significant.

b) The project site is flat and devoid of natural features such as trees, rock outcroppings or unique landmark features. The project is located along the 215 freeway in an industrial area of Mead Valley that has been developed with tall industrial buildings. The project location is located infill between existing industrial development and the 215 freeway. Construction of the project will not obstruct any prominent scenic vistas, nor will it create an aesthetically offensive sight viewable by the public. The height of the building, 43 feet, is consistent with the proposed Commercial Office zone development height standard of 50 feet. The building height is also consistent with the Airport Land Use Commission requirements. The buildings have been design with a contemporary architecture style appropriate with hotel use. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

## 2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project is located 40.1 miles away from the Mt. Palomar Observatory, which is within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655, including the use of low landscape bollard lights near the entry gates to the site, at roundabouts, and at hammerhead intersections. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also include a 6 foot high perimeter decorative block wall along the northern and eastern boundary and landscaping which will minimize offsite light intrusion. The project includes no reflective surfaces that could result in substantial glare during the night. Therefore, impacts are considered less than significant.

b) The project is surrounded by existing commercial and industrial businesses, and vacant land that is zoned for commercial/industrial uses. The nearest existing single family residence is located 0.5 miles south of the project. These existing homes are immediately adjacent to existing industrial uses. The new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also include a 6 foot high perimeter decorative block wall along the northern and eastern boundary and landscaping which will minimize offsite light intrusion. Based on these requirements to be consistent with Ordinance No. 655, and the proximity between the existing single family residences and the project, the impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

1. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

**Findings of Fact:**

a) According to the County General Plan GIS database, the project is located within lands of local importance, and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impacts would occur.

b) According to the County GIS database, the project is not located within an Agriculture Preserve, under a Williamson Act contract. No impacts would occur.

c) The surrounding properties are zoned Manufacturing-Service Commercial and Scenic Highway Commercial. There are no agriculturally zoned properties within 300 feet of the project. No impacts would occur.

d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. No impacts would occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. No impacts would occur.

b) According to the Mead Valley Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project. No impacts would occur.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project				
<b>3. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook; RK Engineering Group, Inc., December 18, 2014

**Findings of Fact:** CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

(1) The project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Table 1 of this report; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves a General Plan Amendment, and is therefore considered a *significant project*.

The project would accommodate the growth that has been projected for the project vicinity and sub-region through the construction of needed infrastructure, thus removing an impediment to growth within the project area. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, the emissions associated with the proposed project are within the amounts already accounted for in the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

Project-related emissions were modeled by RK Engineering Group, Inc. in December 2014. Analysis of the data concludes that construction, operational, and other project-related emissions will not exceed thresholds projected by SCAQMD without the need for mitigation. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

**Table 1  
Project Peak Emissions (without mitigation)**

Source	Peak Daily Emissions (lb/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Maximum Construction Emissions</i>						
Year 2014	42.10	56.98	43.76	0.08	4.37	3.50
Year 2015	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>SCAQMD Threshold</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Potential Impact?</b>	42.10	56.98	43.76	0.08	4.37	3.50
<i>Maximum Operational Emissions</i>						
Year 2015	8.61	10.81	32.81	0.08	4.95	1.54
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.</i>						
<i>Note: Volatile organic compounds are measured as reactive organic compounds</i>						

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential to the south and east, which are considered a sensitive receptor, however, the project will not generate substantial point source emissions because hotel uses do not generate substantial toxic air contaminants. Furthermore, the project does not involve any intersections (31,600 or more vehicles per hour) that could result in the formation of a CO hotspot. Impacts will be less than significant.

e) According to the EPA, there is one facility, AOC, Inc (located at 19991 Seaton Avenue in Perris, CA) that reports releases of toxic air contaminants; however, there are currently no violations reported at this facility.<sup>2</sup> Therefore, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. Impacts will be less than significant.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such

<sup>2</sup> United States Environmental Protection Agency. Enforcement and Compliance History Online. <http://echo.epa.gov/detailed-facility-report?fid=110000479385&redirect=echo> [February 2015]

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed hotel development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**4. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, Multipurpose Open Space Element. Review by Environmental Programs Division

**Findings of Fact:**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) but not within a designated Criteria Cell. Because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area. However, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

b-c) The Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species on-site. However, EPD believes there is still the potential for the Burrowing Owl to occupy the project site and perimeter prior to grading due to suitable habitat for the species. Therefore, prior to issuance of grading permits, in accordance with County standard requirements, burrowing owl clearance surveys shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered (COA 60.EPD.1). Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. While nesting birds were not located onsite, nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur (COA 60.EPD.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

d) No regularly used wildlife corridors could be detected through sign or observation. The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore impacts are considered less than significant.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

**Mitigation:** Prior to grading activities, a burrowing owl survey and MBTA survey (COA 60.EPD.1) shall occur to determine presence of bird population onsite.

**Monitoring:** Department of Building and Safety Grading Division, Planning Department (County Biologist)

**CULTURAL RESOURCES** Would the project

**5. Historic Resources**

a) Alter or destroy a historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

**Source:** Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The Cultural Phase I site survey did not identify the project site as historic. The project will not alter or destroy any historic site. Therefore impacts are considered less than significant.

b) The site is completely vacant with no structures or buildings. Historical aerial photographs of the project area show no structures or buildings. The Cultural Phase I site survey did not identify any historic or archaeological resources within the proposed project boundaries. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>6. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

Findings of Fact:

a-b) The Cultural Phase I site survey indicated that the proposed project is not located within an archaeological site and would not cause a substantial adverse change in significance to an archaeological resource. However, it has been incorporated into the project that in the event of unanticipated resources are identified during grading activities or construction that an archaeologist shall be brought in to assess the find and make recommendations (COA 10.PLANNING.5). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

c) The project site is not located on a known formal or informal cemetery. However, it has been incorporated into the project that in the event human remains are encountered, that no further disturbance shall occur until the County Coroner has assess the situation (COA 10.PLANNING.4). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

d) The project site does not contain nor will restrict any existing religious or sacred uses within the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring measures are required.

**7. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

**Source:** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity";

**Findings of Fact:**

a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Due to the high level of sensitivity of the area, the project has been conditioned prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan for the project site (COA 60.PLANNING.1), and prior to grading final the applicant shall submit to the County Geologist a copy of the paleontological monitoring report for site grading operations (COA 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

**Mitigation:** Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (COA 60.PLANNING.1), and said plan shall be submitted to County Geologist (COA 70.PLANNING.1).

**Monitoring:** Department of Building and Safety Grading Division, Planning Department, County Geologist

**GEOLOGY AND SOILS** Would the project

**8. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

**Findings of Fact:**

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The Geological report indicates that the project site is not located on an active or potentially active fault and has no active faulting on the project site or in the adjacent areas. Furthermore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**9. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. The Geological report indicated that the project site's potential for liquefaction considered as "low to very low." Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**10. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk); Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**11. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) The project site is relatively flat and is generally surrounded by flat topographical land. There are no steep slopes in the nearby vicinity. The Geological report indicates that land sliding due to seismic shaking is nil. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**12. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) The project is located in an area of susceptibility for subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Grading Review, GEO No. 2414

Findings of Fact:

a) The project is topographically flat and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The project is not anticipated to create any steep slopes during future construction activities. Therefore, impacts are considered less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geological Report indicates soils tested on site were determined to have mostly low to very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is not proposing the use of septic systems. Full sewer service will be provided through Eastern Municipal Water District. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>16. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) and the Construction General permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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turbidic discharge within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters, fiber rolls and silt fencing during construction activity will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>17. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

**Findings of Fact:**

a) The site is located in an area of Moderate rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on- or off-site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>GREENHOUSE GAS EMISSIONS</b>	Would the project			
<b>18. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RK Engineering Group, Inc. *Marriott Hotel Development Air Quality and GHG Impact Study*. Updated December 18, 2014.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>) per year for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 2 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 2 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 2 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 98 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO<sub>2e</sub> per year, impacts will be less than significant.

**Table 2  
Construction and Operational GHG Emissions and Impacts**

	CO <sub>2e</sub>
<b>Construction (amortized)</b>	
Site Preparation	9.82
Grading	12.01
Building Construction	464.57
Paving	20.53
Architectural Coating	3.82
<b>Total Construction</b>	<b>510.75</b>
<i>Amortized Construction (MTCO<sub>2e</sub>)</i>	<i>17.02</i>
<b>Operation (MTCO<sub>2e</sub>)</b>	
Area Source	0.01
Energy Source	1,393.66
Mobile Source	944.30
Waste	25.65
Water	13.94
<i>Annual Operation (MTCO<sub>2e</sub>)</i>	<i>2,377.56</i>
<b>Construction and Operation GHG Emissions (MTCO<sub>2e</sub>)</b>	<b>2,394.58</b>
GHG Significance Threshold (MTCO <sub>2e</sub> )	3,000
<b>Significant?</b>	<b>No</b>
<i>Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.</i>	

b) Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO<sub>2e</sub> per year, the project will not contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**19. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Associated Consulting Civil & Environmental Services, Inc. *Phase I Environmental Site Assessment*, December 23, 2014. Environmental Health Services Department review.

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is consistent with the proposed Commercial Office zone. This zone permits for certain land uses which might use hazardous materials like hotels. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project has been conditioned for the requirement of a HAZMAT business plan in the event the project exceed 55 gallons, 200 cubic feet or 500 pounds of storage of hazardous materials or any acutely hazardous materials or extremely hazardous substances (COA 90.E HEALTH.1). The project will not involve the transport, use or disposal of hazardous materials as it consists of a Rite Aid pharmacy along with two other commercial shell buildings. Therefore, impacts are considered less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because hotel uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A Phase I Environmental Site Assessment (ESA) was conducted on December 23, 2014 and the report determined that there was no evidence of a recognized environmental condition (REC) in the form of oils, grease, etc. used to operate and maintain equipment on the project site. Furthermore, no structures were identified on the site with the potential to contain polychlorinated biphenyl (PCBs). The report indicates that there is a small potential for Asbestos Containing Materials to be present in the scattered trash located on site. A completion of asbestos survey is recommended if construction materials and trash are encountered during excavation prior to any development. Therefore impacts are considered less than significant.

c) The project will have driveway access on Dree Circle and Harvill Avenue, which will provide adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. Therefore, impacts are considered less than significant.

d) The proposed project is located within one quarter mile of an existing school. The nearest school to the project site is Val Verde High School which is located on the opposite side of the 15 freeway in the City of Perris, approximately 0.22 miles (as the crow flies). The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction temporarily but based on distance from any sensitive receptors; no significant impacts will be anticipated. Therefore, impacts are considered less than significant.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>20. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Temescal Canyon Area Plan; GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) The project site is located within the March Air Reserve Base Airport Influence Area, and is approximately 1.6 miles away from the airport. The project has been reviewed by the Airport Land Use Commission (ALUC) and was determined to be consistent (subject to conditions which are included as part of this project as 10.PLANNING.40) with the 1984 Riverside County Airport Land Use Plan as applied to the March Air Reserve Base Airport Influence Area. Based on the review and approval by ALUC (and their associated conditions), the project is not a safety hazard for people residing or working in the project area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**21. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan, Figure 13 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the General Plan's Safety Element, the proposed project site is located in an area designated as low for wildfire susceptibility. The project is also not located within a High Fire Area or Fire Responsibility Area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**22. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a) The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and for potential downstream pollutant loading. The project includes an on-site stormwater drainage system involving conveying and treating flows utilizing water quality/infiltration basins design in accordance with NPDES programs and will not violate water quality standards. Therefore, impacts are considered less than significant.

c) The project site is not located within a groundwater recharge area where groundwater levels are currently rising. The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source. The project will receive potable water service and sanitary sewer service from Eastern Municipal Water District. Therefore, impacts are considered less than significant.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains/infiltrates the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are considered less than significant.

e) The project is not located within a 100-year flood hazard area. The project proposes the construction of residential homes that are not near or within a 100-year flood hazard area. Therefore, there will be no impact.

f) The project does propose placement of structures that would impede a 100-year flood hazard area. Therefore, there will be no impact.

g) The project does not propose any uses for the hote facility that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. Impacts considered less than significant.

h) The project will be designed to treat stormwater runoff via a water quality infiltration basin in accordance with the water quality standards. On-site drainage facilities will be managed by the hotel facility to minimize vector population and/or odors. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

### 23. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

#### Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, west of the City of Perris and is currently vacant. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District. The project will not substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements as discussed in Section 22b. Impacts will be less than significant.

c) The project site is located in an unincorporated area of Riverside County, west of the City of Perris. According to the General Plan, the closest dam is located 3.5 miles at Perris Lake northwest of the project. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. Therefore, impacts are considered less than significant.

d) The project will not cause changes in the amount of surface water in any water body. There are no water bodies onsite or nearby. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

24. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Perris General Plan and Sphere of Influence.

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, and located 0.1 miles west of the City of Perris, and within the City of Perris Sphere of Influence. Implementation of the project will require a General Plan Amendment to change the land use designation from Community Development: Light Industrial to Community Development: Commercial Office (0.35 – 1.0 floor area ratio). The project will construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres, and conform to the policies in the Mead Valley Area Plan. The project's floor area ratio of 0.46 FAR is consistent with the standards in the Commercial Office land use designation and Commercial Office zone. The project is surrounded by Light Industrial and Commercial Retail land use designations. The project's proposed use is consistent and compatible with the existing established industrial and commercial businesses immediately west, surrounding vacant land immediately to the north east and south, and the single family residential homes to the southwest. The proposed hotel facility is compatible with the surrounding land use designation as well as the existing uses. Therefore the project will not result in a substantial alternation to the present land use of the area and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the Riverside County Land Information System and the City of Perris General Plan, the project site is located within the City of Perris Sphere of Influence with no general plan land use designation. The City's General Plan land use designation closest to the project site is Perris Valley Commerce Center Specific Plan, specifically, Planning Area 3, which designates properties on the opposite side of the freeway from the project as Commercial and Potential Basin Areas. The proposed hotel is compatible with both these uses and will not have a significant impact on them. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Riverside County General Plan

Findings of Fact:

a) The project site's current zoning, Manufacturing-Service Commercial, does not allow for the development of a hotel without a General Plan Amendment and Change of Zone. Therefore, in order to be consistent with the General Plan Amendment proposed land use designation of Commercial Office, the proposed development would require a Change of Zone from Manufacturing-Service Commercial to Commercial Office. The proposed hotel and banquet hall are permitted uses within the Commercial Office zone. The project's floor area ratio of 0.46 FAR is consistent with the standards in the Commercial Office land use designation and Commercial Office zone. The height of the building, 43 feet, is consistent with the proposed Commercial Office zone development height standard of 50 feet. The project meets all other Commercial Office development standards and requirements in Ordinance No. 348. Therefore, the project is consistent with the proposed zone of Commercial Office, and impacts are considered less than significant.

b) The properties surrounding the project are zoned Manufacturing-Service Commercial. The City of Perris boundaries are located east of the project on the opposite side of the 215 freeway. The City's zoning in this area is classified as Perris Valley Commerce Center Specific Plan, specifically, Planning Area 3, which designates properties as Commercial and Potential Basin Areas. The proposed Commercial Office zone is compatible with the surrounding Manufacturing-Service Commercial and with the City of Perris commercial zones. Therefore, impacts are considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is surrounded by existing commercial and industrial uses as well as vacant land. There are single family residences further south and west of the project. The City of Perris is located on the opposite side of the 215 freeway. The proposed hotel is compatible with the existing as gas station, convenience stores and restaurants located on the corner of Cajalco Expressway and Harvill Avenue. The proposed hotel is also compatible with the truck stop immediately adjacent to the west of the project, as well as the industrial storage and processing uses further south. The project is an extension of the commercial uses in the area. Therefore, impacts are considered less than significant.

d) The project is consistent with the Riverside County General Plan and Mead Valley Area Plan with approval of the proposed General Plan Amendment changing the land use designation from Community Development: Light Industrial to Community Development: Commercial Office. The proposed hotel is consistent with the proposed Commercial Office land use designation. Commercial office uses are based on their compatibility with the surrounding land uses. The project is surrounded by existing commercial and industrial uses as well as vacant land. The proposed hotel is compatible with the existing as gas station, convenience stores and restaurants located on the corner of Cajalco Expressway and Harvill Avenue. The proposed hotel is also compatible with the truck stop immediately adjacent to the west of the project, as well as the industrial storage and processing uses further south. The hotel's 0.46 Floor Area Ratio (FAR) is consistent with the Commercial Office FAR range of 0.35 – 1.0. The project is not located within a Policy Area within the Mead Valley Area Plan. Therefore, impacts are considered less than significant.

e) The project will not disrupt or divide the physical arrange of an established community. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>MINERAL RESOURCES</b> Would the project				
<b>26. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has available geologic information indicates that mineral deposits are likely to exist, however, the significant of the deposit is undetermined. The General Plan identifies policies that encourage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the immediate area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources. No impact would occur.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from nearby proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**27. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

Source: Riverside County General Plan, Mead Valley Area Plan, RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact:

a-b) The project site is located within the March Air Reserve Base Airport Influence Area. The project is approximately located 8,800 feet southerly of March Air Reserve Base. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study and analysis did not require any extra

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation for noise generated from the airport. The study did recommend measures to mitigate noise impacts from the 215 freeway, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). These mitigations will reduce street level noise to below a less than significant level, and contribute to the further reduction of noise from the airport, which is already a less than significant impact. The project has also been reviewed and approved by the Airport Land Use Commission that found the project consistent with the 1984 Riverside County Airport Land Use Plan as applied to the March Air Reserve Base Airport Influence Area subject to conditions (COA 10.PLANNING.40). Therefore, the impacts are considered less than significant with the mitigation measures incorporated.

**Mitigation:** The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

**Monitoring:** Department of Building and Safety, Industrial Hygiene

**28. Railroad Noise**

NA  A  B  C  D

**Source:** Riverside County General Plan, Mead Valley Area Plan, Local Circulation Policies, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

**Findings of Fact:** There is a railroad spur line running adjacent to the 215 freeway on the west side. The project is approximately 300 feet west of the railroad spur line. There are two parcels in between the project and the railroad spur line. In the future when these parcels get developed, future buildings will provide additional sound attenuation and buffer the project. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study indicated that the noise source from the rail line would affect the building façade facing the rail line and will experience a noise level of 54.2 dBA CNEL at 530 feet from the railroad tracks. The study recommends measures to mitigate noise impacts from the 215 freeway and railroad, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). These measures will mitigate the noise impacts from the railroad and highway to a less than significant level.

**Mitigation:** The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

**Monitoring:** Department of Building and Safety, Industrial Hygiene

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**29. Highway Noise**

NA  A  B  C  D

Source: Riverside County General Plan, Circulation Element, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact: The project boundary is approximately 460 feet west of the 215 freeway. There are two parcels in between the project and the railroad spur line. In the future when these parcels get developed, future buildings will provide additional sound attenuation and buffer the project. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The noise study identifies that the 215 freeway is one of the main sources of noise impacting the project site. The study anticipates that the building façade facing the 215 freeway will experience traffic noise levels of approximately 69.6 dBA CNEL, and the façade facing Harvill Avenue will experience noise levels of approximately 66.7 dBA CNEL. The swimming pool area will experience traffic noise levels of approximately 70.5 dBA CNEL, however with the inclusion of a 6 foot high perimeter block wall, the pool noise level will be reduced to 62.4 dBA CNEL, which is below the County's exterior standard and considered less than significant. The study recommends measures to mitigate noise impacts from the 215 freeway and railroad, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). The noise impacts from the highway on the project are considered less than significant with mitigation measures incorporated.

Mitigation: The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

**30. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, Review by Department of Industrial Hygiene, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact: The vacant parcel surrounding the project could potentially be developed as light commercial manufacturing. The Department of Industrial Hygiene reviewed the noise impacts of the project and determined the 6 foot high perimeter block wall which will assist in reducing some of the existing noise impacts, as well as the potential future noise impacts associated with the industrial uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring measures are required.

**31. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Noise review by Department of Industrial Hygiene, “Rail”, RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

**Findings of Fact:**

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County’s Industrial Hygiene Department. The project has existing development to the north and west in the form of a gas station, restaurants, and truck station. The noise generated from by the project will not significantly increase the existing noise levels generated by these uses and the traffic noises they create. There are noise sources in the surrounding area (adjacent streets, 215 freeway and railroad) that will impact the project. The project has therefore been conditioned for the following to reduce the noise impacts from these sources to a less than significant level: the study requires a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a “windows closed” condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). In addition, the construction of the project will be required to be consistent with State building code which will provide further sound attenuation through building materials. The noise generated from the project is consistent with the surrounding uses. Therefore, impacts are considered less than significant with mitigation measures incorporated.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site or surrounding are. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community (COA 10.PLANNING.41):

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to constructions hours determined by County staff.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, 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. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant with the mitigations incorporated.

c) Future guests located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people utilizing the hotel, traffic generated by the project, and guests utilizing the on-site amenities. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's land uses will not exceed the County of Riverside's compatibility thresholds and is considered less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project and from the train vibrations. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study indicates that the project site is approximately 530 feet from the tracks, and is outside the FTA standard of 80 VdB. Also it states that up to 30 events could occur per day without exceeding the vibration threshold. Therefore, impacts are considered less than significant.

**Mitigation:** The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

**Monitoring:** Department of Building and Safety, Industrial Hygiene

**POPULATION AND HOUSING** Would the project

**32. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, neces-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
sitating the construction of replacement housing elsewhere?				
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site is currently vacant. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project is a hotel facility. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impact will occur.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e-f) The project will not cumulatively exceed regional or local population projects or induce population growth to an area. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**33. Fire Services**

Source: Riverside County General Plan Safety Element; Google Maps 2013.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Mead Valley Fire Station, located at 21510 Pinewood Street, approximately 2 miles west of the project site.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**34. Sheriff Services**

Source: Riverside County Sheriff's Department,

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**35. Schools**

Source: Val Verde Unified School District; Google Maps 2013.

Findings of Fact: The project site is located within the Val Verde Unified School District. The nearest school to the project site is Val Verde High School, located at 972 Morgan Street, approximately 0.2 miles southeast of the project. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**36. Libraries**

Source: Riverside County General Plan; Google Maps 2013.

Findings of Fact:

The closest library to the project site is the Perris Library located at 163 E. San Jacinto Avenue, approximately 4 miles southeast of the project site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Health Services**

Source: Riverside County General Plan

Findings of Fact:

The project site is located within an area served by the County Health Centers. The closest health center to the project site is Valley Plaza Doctors Hospital, located at 2224 Medical Center Drive, approximately 2.5 miles southeast of the project site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**38. Parks and Recreation**

a) Would the project include recreational facilities or