

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



ITEM
1.3
(ID # 9869)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, June 18, 2019

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3599 REVISION NO. 1 AND CONSIDERATION OF AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION - Owner: Fayez Sedrak – Land Use Designation: Community Development: Commercial Office (CD: CO) – Location: North of Harvill Road, east of Dree Circle, west of I-215 Freeway – Zoning: Commercial Office (CO) – REQUEST: Receive and file the Planning Commission's approval of Conditional Use Permit No. 3599 Revision No. 1 to modify the perimeter fencing design associated with a 3-story, 52,800 square foot hotel, containing 103 rooms and an accompanying detached 9,000 square foot banquet facility – APN: 317-110-039. District 1. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on May 1, 2019.

The Planning Department recommended Approval; and, THE PLANNING COMMISSION:

CONSIDERED an ADDENDUM TO 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,

APPROVED CONDITIONAL USE PERMIT NO. 3599, REVISION NO. 1, subject to the advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


ACTION: Consent


Charles L. Leach, Assistant TLMA Director 6/18/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 18, 2019
xc: Planning, Applicant

Kecia Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	No

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The original Conditional Use Permit No. CUP3599 was approved with the following related cases:

Conditional Use Permit No. 3599 was approved by the Planning Commission on April 15, 2015, permitting construction of a three-story 52,798 square foot hotel with 103 rooms and a detached ancillary one-story 8,937 square foot Banquet Hall and Restaurant on 3.1 gross acres. The project was approved an outdoor swimming pool and spa area, exercise room, laundry facilities, and breakfast area. The project was approved for driveway entrances on Harvill Avenue and Dree Circle, and operating hours of 24 hours daily for the hotel and 7:00am to 2:00am for the banquet hall. As approved, the hotel facility can employ approximately 28 employees. The previously approved banquet facility is approved for a Type 47 alcohol license from the Department of Alcohol and Beverage Control 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 consumption on the license's premises. The project was approved with a perimeter 6 foot high decorative block wall located on the northern and eastern property lines.

The original CUP was associated with Change of Zone No. 7672, which changed the zoning classification from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O). Approved September 22, 2015.

General Plan Amendment No. 1058 –an amendment to 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). Approved September 22, 2015.

CUP No. 3599 Revision No. 1 was submitted to the County of Riverside on November 9, 2018.

As part of the previously approved CUP No. 3599, a technical study from 2014 (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property line. To mitigate noise levels, the study recommended a six-foot block wall constructed along the property line that would provide sufficient mitigation.

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

On August 24, 2018, MD Acoustics re-evaluated the 2014 Marriott Hotel Development Noise Impact Study. The new evaluation examined the exterior noise levels and conducted on-site measurements to provide a comparison of the 2014 noise model. MD Acoustics' findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days was 62 dBA. This study indicates the property would be in compliance with the County of Riverside Noise regulations without the six-foot block wall. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since the block wall is no longer required to mitigate noise. As a result, impacts are considered less than significant without the need for additional mitigation.

Therefore, the applicant proposes to install a wrought iron fence around the hotel property in the same location of the previously approved solid block wall as requested by this revision.

The Planning Commission considered the project during a regularly scheduled public hearing on May 1, 2019. No one spoke against the project. After taking public testimony, the Planning Commission closed the public hearing and approved the project with a 4-0 vote (Commissioner Taylor-Berger absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

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

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

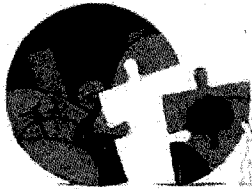
Attachments

- Attachment A – PC Staff Report Package
- Attachment B – May 1, 2019 Planning Commission Minutes
- Attachment C – CUP03599R01 Site Plan (Exhibit A)
- Attachment D – Notice of Exemption
- Attachment E – Indemnification Agreement

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



Jason Farin, Senior Management Analyst 6/11/2019



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

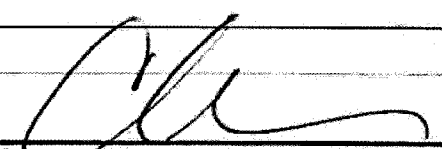
Agenda Item No.

4.2

Choose an item. May 1, 2019

PROPOSED PROJECT

Case Number:	CUP03599R01	Applicant: Creative Design Associates
Select Environ. Type	MND Addendum (EA 41981)	
Area Plan:	Mead Valley	
Zoning Area/District:	North Perris Area	
Supervisory District:	First District	
Project Planner:	Travis Engelking	
Project APN:	317-110-073	


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3599, Revision No.1 (CUP03599R01) "Project" is a request by Creative Designs Associates (Applicant) to modify the perimeter fencing design, for the approved 3-story, 52,798 square foot hotel with 103 rooms and a detached ancillary one-story 8,937 sq.ft. banquet hall on 3.1 gross acres. The revision proposes the installation of a wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.

This revision would necessitate the modification or removal of the following conditions of approval:

Removed Conditions:

- 0010-Planning-USE - NOISE STUDY RECOMMEN. (Description) The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014. The recommendation (1.) listed below specifically describes the previously approved block wall design.
- 1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant: Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the road of the eastern site of the lot facing I-215 along CUP 3599. (Height taken from page 5-2 & Exhibit E of the Acoustical Report) These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the hotel and the road.
- 0090-Planning-USE - WALL/BERM REQUIRED. (Description) A minimum 6 foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the project's northern and eastern property line as shown in EXHIBIT A and as outlined in the Industrial Hygiene Department letter dated November 5, 2014.

A

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans. Any graffiti will be removed by the applicant immediately. The County will not be responsible for removing the graffiti.

Modified Condition:

- 0090-Planning-USE - WALL & FENCE LOCATIONS. (Description) Wall/Fence locations shall be in conformance with APPROVED EXHIBIT A.

The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location.

The project site is located north of Harvill Road, east of Dree Circle, west of I-215 Freeway, is within the Mead Valley Area Plan, and the First Supervisorial District.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT an **ADDENDUM** to **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41981**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **Conditional Use Permit No. 3599, Revision No. 1**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

General Plan Foundation Component:	Community Development (CD)
General Plan Land Use Designation:	Commercial Office (CO), Light Industrial (LI)
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	Light Industrial (LI)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Zoning Classification:	Manufacturing-Service Commercial (M-SC) Commercial-Office Zone (C-O)
Surrounding Zoning Classifications	
North:	Manufacturing-Service Commercial (M-SC)

East:	Manufacturing-Service Commercial (M-SC)
South:	Scenic Highway Commercial (C-P-S)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Gas Station, Convenience Store, Fast Food Restaurants

Located Within:

City's Sphere of Influence:	Yes- City of Perris
Community Service Area ("CSA"):	Yes- Mead Valley Municipal Advisory Council (MAC)
Special Flood Hazard Zone:	No
Area Drainage Plan:	No – Not in an Area Drainage Plan
Agricultural Preserve	No
Liquefaction Area:	Yes – Low
Fault Zone:	No- Not in County Fault Zone
Fire Zone:	No– Not in a Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Airport Reserve Base

Project Site Details:

<i>Item</i>	<i>Value</i>
Project Site	3.13 acres

PROJECT LOCATION MAP

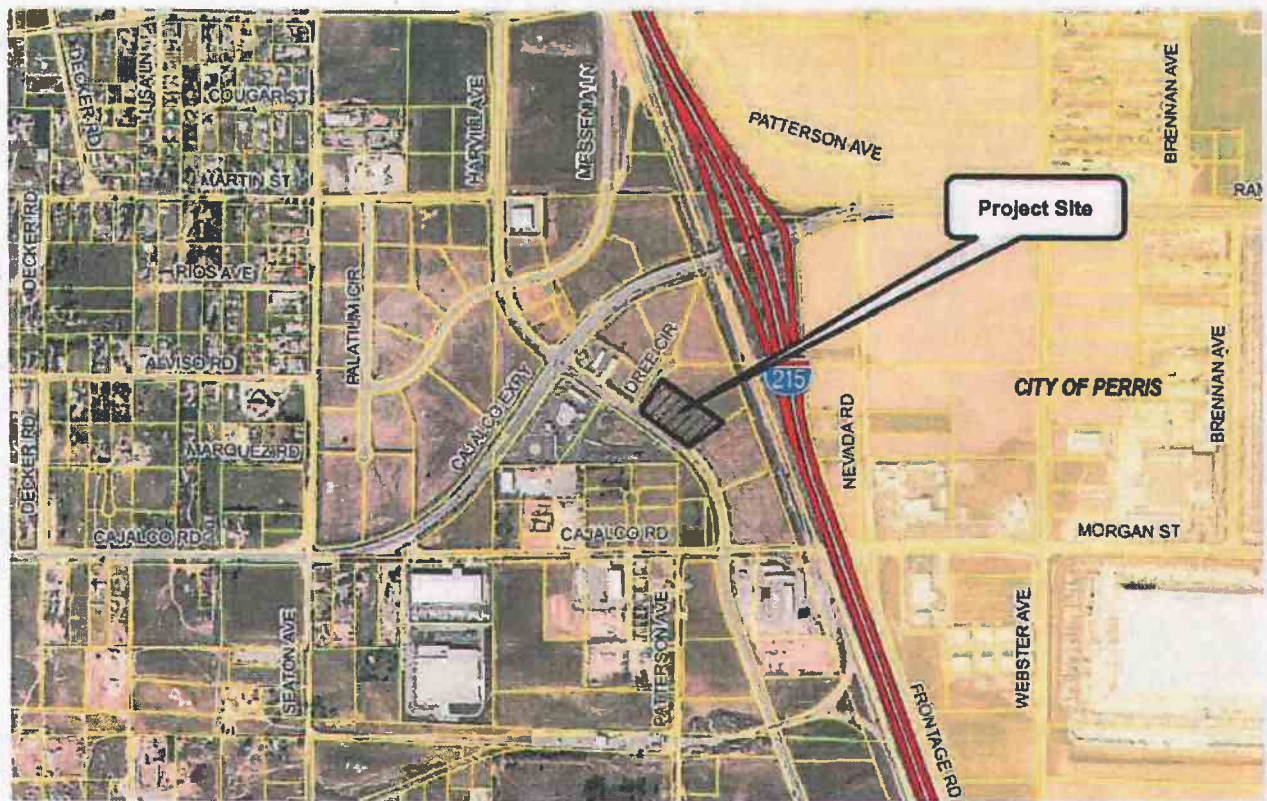


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Condition Use Permit No. 03599 was approved by the Planning Commission on April 15, 2015 permitting construction of a three-story 52,798 square foot hotel with 103 rooms and a detached ancillary one-story 8,937 square foot Banquet Hall and Restaurant 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 has driveway entrances on Harvill Avenue and Dree Circle. The hotel operates 24 hours daily and the Banquet Hall operates from 7:00am to 2:00am. The hotel facility will employ approximately 28 employees. The Banquet facility will have a Type 47 alcohol license from Department of Alcohol and Beverage Control 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. The project was approved with a perimeter 6 foot high decorative block wall located on the northern and eastern property lines.

The Condition Use Permit No: CUP03599 was approved with the following related cases:

Change of Zone No. 7672 change of zone classification from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O). Approved September 22, 2015.

General Plan Amendment No. 1058 amendment to 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). Adopted September 22, 2015.

CUP No. 3599 Revision No. 1 was submitted to the County of Riverside on November 9, 2018.

As part of the of the previously approved CUP No. 3599, a technical study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property recommended a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

On August 24, 2018 MD Acoustics re-evaluated the 2014 Marriott Hotel Development Noise Impact Study. The new evaluation examined the exterior noise levels and conducted on-site measurements to provide a comparison of the 2014 noise model. MD Acoustics' findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days was 62 dBA. This study indicates the property would be in compliance with the County of Riverside Noise regulations without the six-foot block wall. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

Therefore, the applicant proposes to install a Wrought iron fence around the hotel property in the same location of the previously approved solid block wall as requested by this revision.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Environmental Assessment (EA41981) and Addendum No. 1 have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EA represent the independent judgement of Riverside County. As demonstrated in the Environmental Study and Addendum No. 1, no new significant impacts would occur as a result of the proposed project that were not previously analyzed. Therefore, no new mitigation measures are required.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. As analyzed in the staff report for the previously approved CUP No. 3599, the project site has a General Plan Land Use Designation of Community Development: Commercial Office (CD: CO) The Community Development General Plan Component depicts appropriate areas of urban and suburban development. 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 hotel, as approved, will provide support services in terms of accommodation and conference room facilities. The approved

hotel facility is also compatible with its immediate surrounding uses which consist of a gas station, convenience store, and fast food restaurants.

2. The project site has a Zoning Classification of Commercial Office (C-O), which is consistent with the Riverside County General Plan as analyzed in the staff report for the previously approved CUP No. 3599. The hotel and banquet hall facility is consistent with development standards set forth in the Commercial Office zone. The revision proposes to install a Wrought iron fence around the hotel property in the same location of the previously approved solid block wall and is merely a change of the design of the perimeter fencing, and therefore does not require a change in the zoning analysis.
3. The project site is located within the Community Center Overlay (CCO) Policy Area. This policy area allows for either a Community Center or the underlining designated land use to be developed. In this case, the base designation is CO, and supports the hotel facility.
4. The three-story hotel and Banquet hall, is consistent with all applicable provisions of Ordinance No. 348 and is allowed within the Commercial Office (C-O) Zoning Classification.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant the Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
 - a. General Plan. As analyzed in the staff report for the previously approved CUP No. 3599, the project site has a General Plan Land Use Designation of Community Development: Commercial Office (CD: CO) The Community Development General Plan Component depicts appropriate areas of urban and suburban development. 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.

The proposed revision to the CUP is to install a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall. Therefore the proposed project as designed and condition, will conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the processing of the CUP, with the conditions of approval, and the limited lifespan of the CUP will ensure that the project will not adversely affect the public's health, safety, and general welfare.

The proposed revision to the CUP is to install a Wrought iron fence around the hotel property in the same location of the previously approved solid block wall. Therefore, the

proposed project as designed and condition, will protect the public's health, safety, and general welfare.

3. The approved use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Light Industrial and Commercial Retail (CD: LI, CR). The approved use, a hotel and banquet hall facility, is consistent with the development standards set forth in the approved Commercial Office zone.

The proposed revision to the CUP is to install a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall. Therefore, the proposed revision conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The revision proposes the installation of a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed revision is not selling off portions of the property as part of this application.
6. All use permits that proposes to add one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development requires renewable energy incorporation into the design and construction. The approved project consist of a 3-story 52,798 square foot hotel with 103 rooms and a detached ancillary one-story 8,937 sq.ft. banquet hall. Therefore, the proposed revision conforms to all requirements of the General Plan and will not require renewable energy to be incorporated into the design and construction.
7. All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. The approved use, a hotel and banquet hall facility consist of 180 parking spaces. The project has been conditioned that five (5) parking spaces shall be designated for Electrical Vehicle Parking per Ordinance No. 348 Section 18.12 A.2.C. All electric vehicle parking spaces shall be serviced by an electrical vehicle charging station.

Other Findings:

1. The project site is located within Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) Fee Area but not within a designated Criteria Cell of the WRMMSHCP.

2. The project site is located within the **City of Perris** Sphere of Influence. This project was presented to the **City of Perris** on October 27, 2008 for review for Conditional Use Permit No. 3599 (CUP03599). No comments were received either in favor or opposition of the project.
3. The project site is located within the March Airport Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on January 18, 2014 which found the CUP03599 consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base. The proposed revision will maintain consistency with the 1984 Riverside County Airport Land Use Plan. Therefore, an additional ALUC was not required.

The proposed revision to the Conditional Use Permit is to install a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall nor change the original approved project description. Therefore, an additional ALUC review will not be required.

4. AB 52 / SB 18 compliance was achieved by the conditions of approval for Conditional Use Permit No. 3599 (CUP03599 based on correspondence made on November 10, 2008 with Native American Heritage Commission (NAHC), the Soboba Band of Luiseno Indians on December 10, 2008, and Pechanga Cultural Resources on February 6, 2009.

The proposed revision to the Conditional Use Permit is to install a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall nor change the original approved project description. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation. Therefore, additional correspondence for AB 52 / SB 18 will not be required at this time.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKR"). Per County Ordinance No. 663 and the SKR, all applicants who submit

for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKR as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKR.

Conclusion:

For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

Supervisor Jeffries
District 1

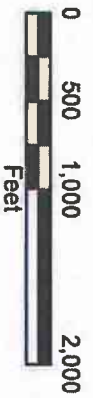
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07672 GPA01058 CUP03599
VICINITY/POLICY AREAS

Date Drawn: 03/04/2015
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISTRICTS: On October 7, 2003, the County of Riverside accepted a new General Plan providing land use designations for various types of development. The County Planning Department has analyzed the proposed project and has determined that the project is consistent with the County General Plan. For more information, please contact the County Planning Department at (951) 855-3000 (Visiting Hours only) or the County Planning Department at (951) 855-3077 (County or Mobile).

RIVERSIDE COUNTY PLANNING DEPARTMENT

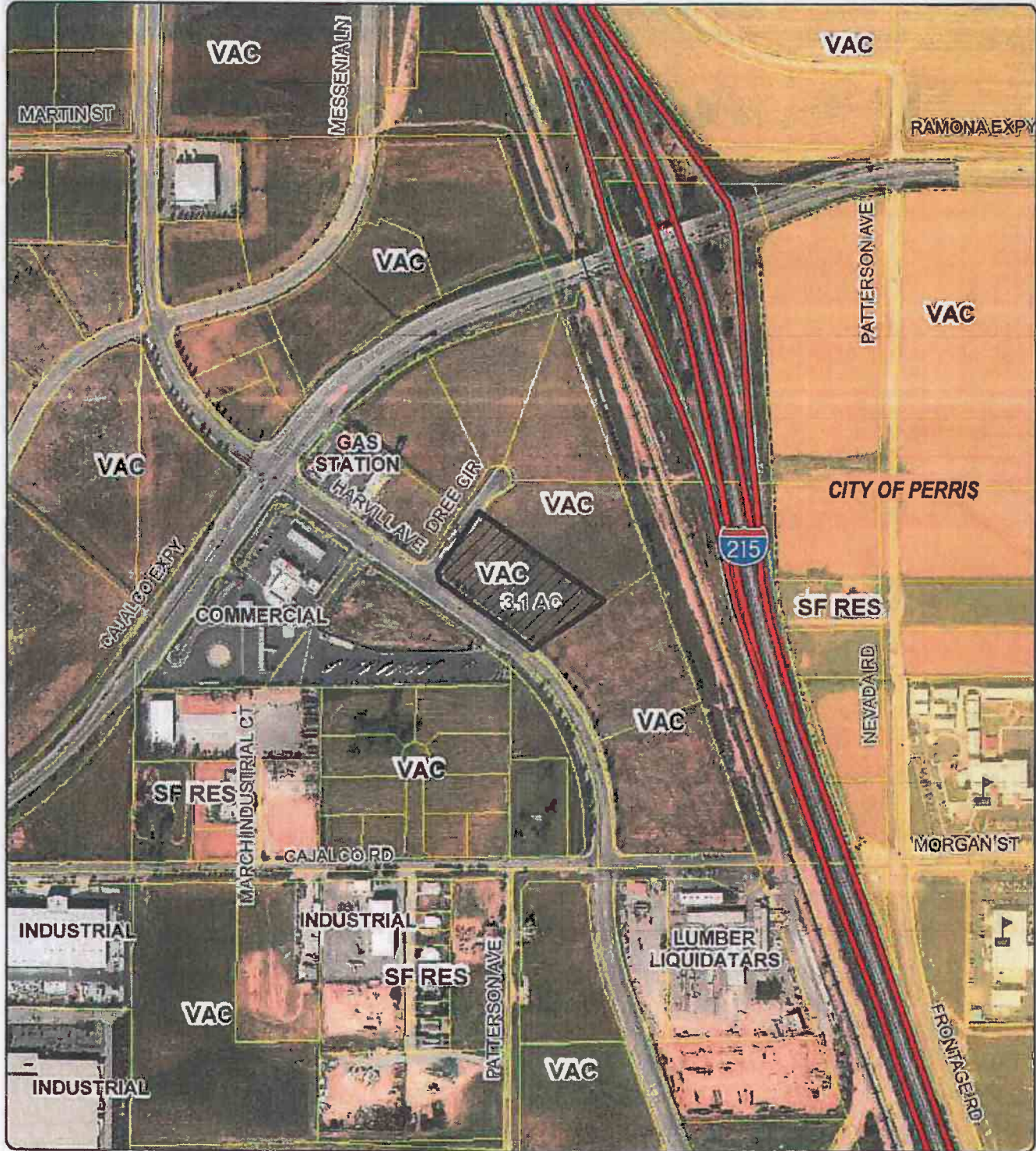
CZ07672 GPA01058 CUP03599

Date Drawn: 03/04/2015

Supervisor Jeffries
District 1

LAND USE

Exhibit 1



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 office in Riverside at (951)955-9200 (Western County) or in Palm Desert at (760)663-8277 (Eastern County), or Website <http://planning.countyofriverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07672 GPA01058 CUP03599

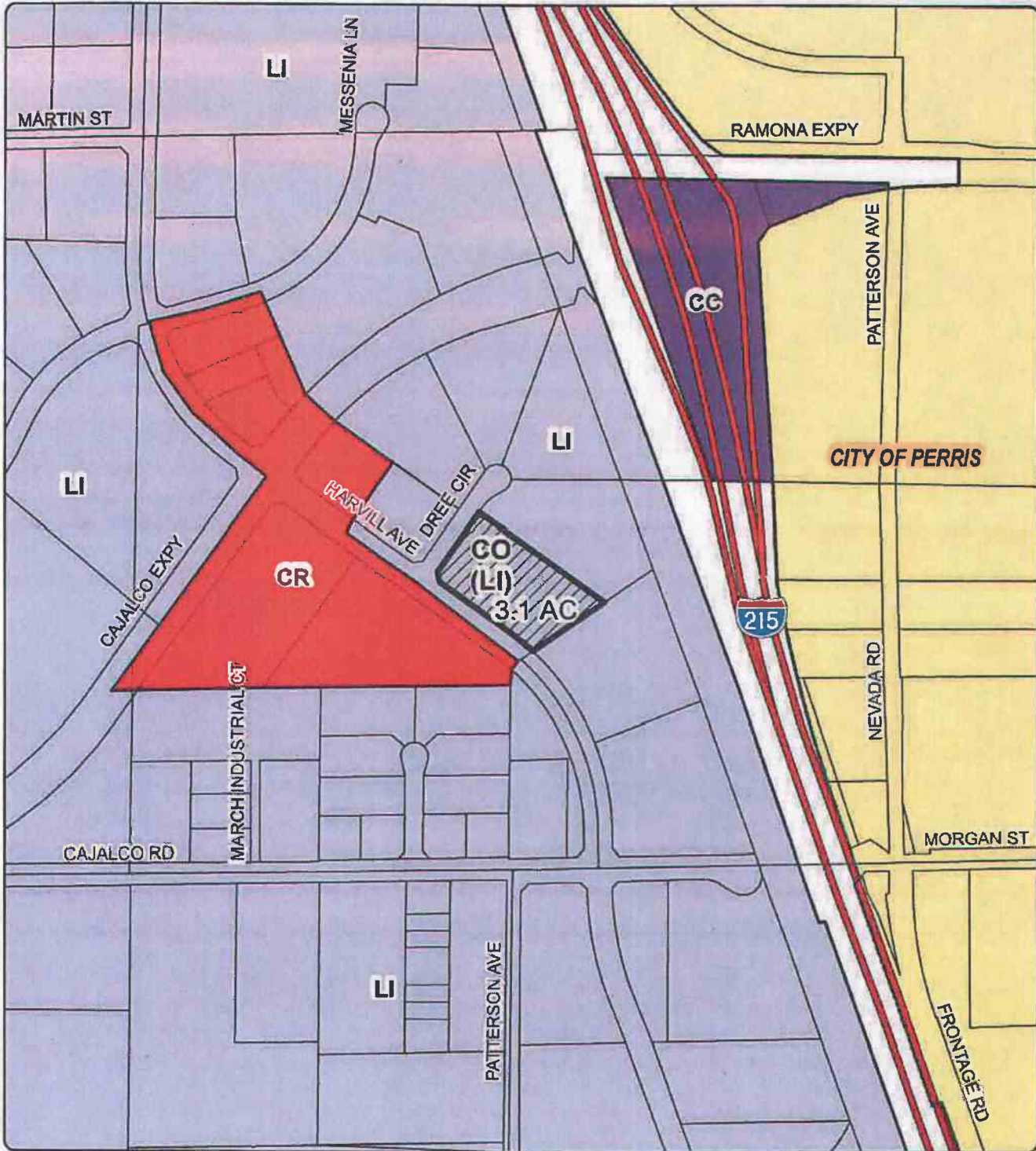
Date Drawn: 03/04/2015

Supervisor Jeffries

District 1

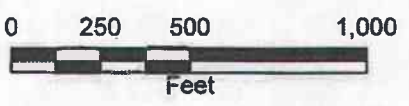
PROPOSED GENERAL PLAN

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 by under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)915-3900 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://www.riversideplanning.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

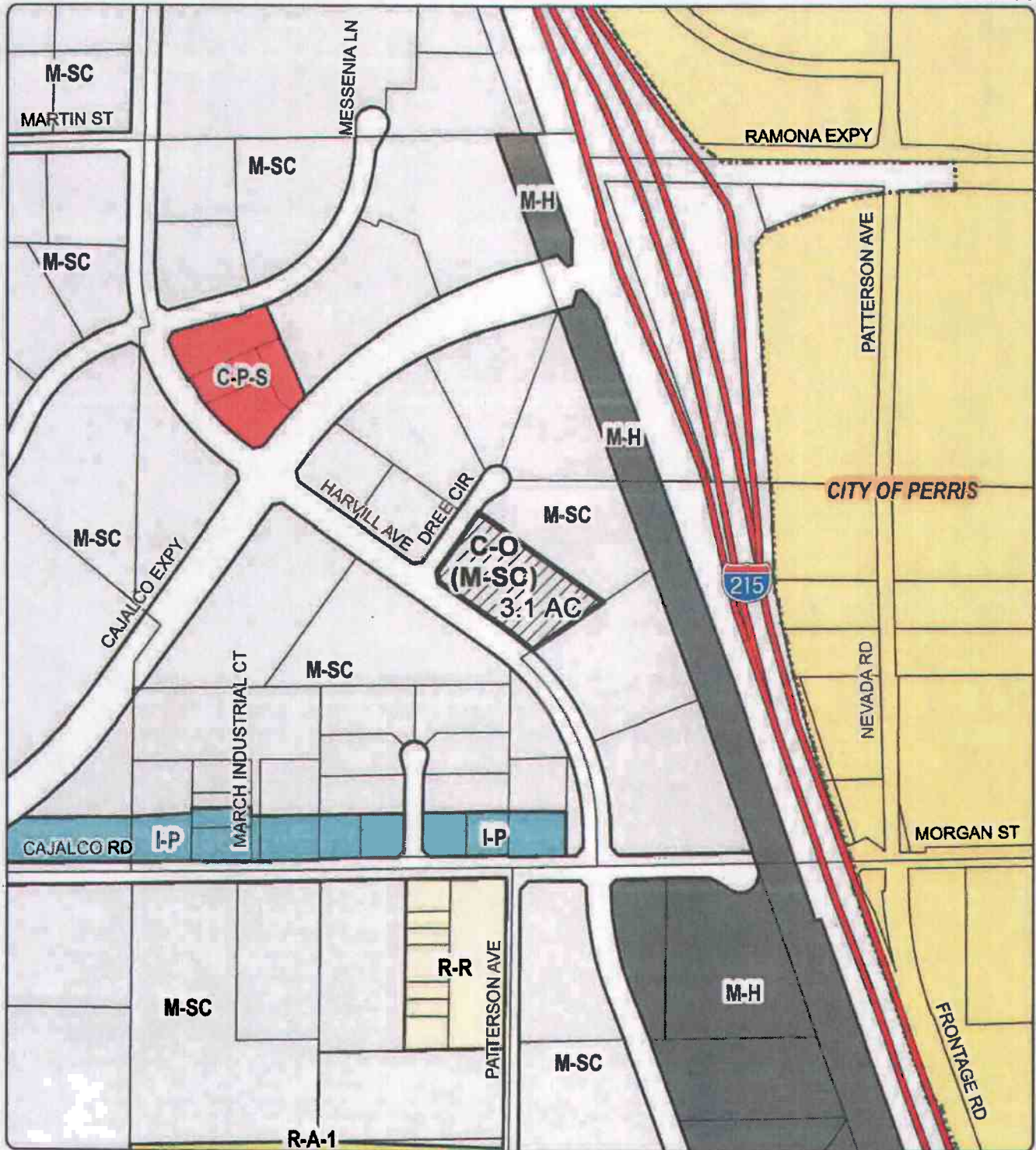
CZ07672 GPA01058 CUP03599

Date Drawn: 03/04/2015

Supervisor Jeffries
District 1

PROPOSED ZONING

Exhibit 3



Zoning Area: North Perris

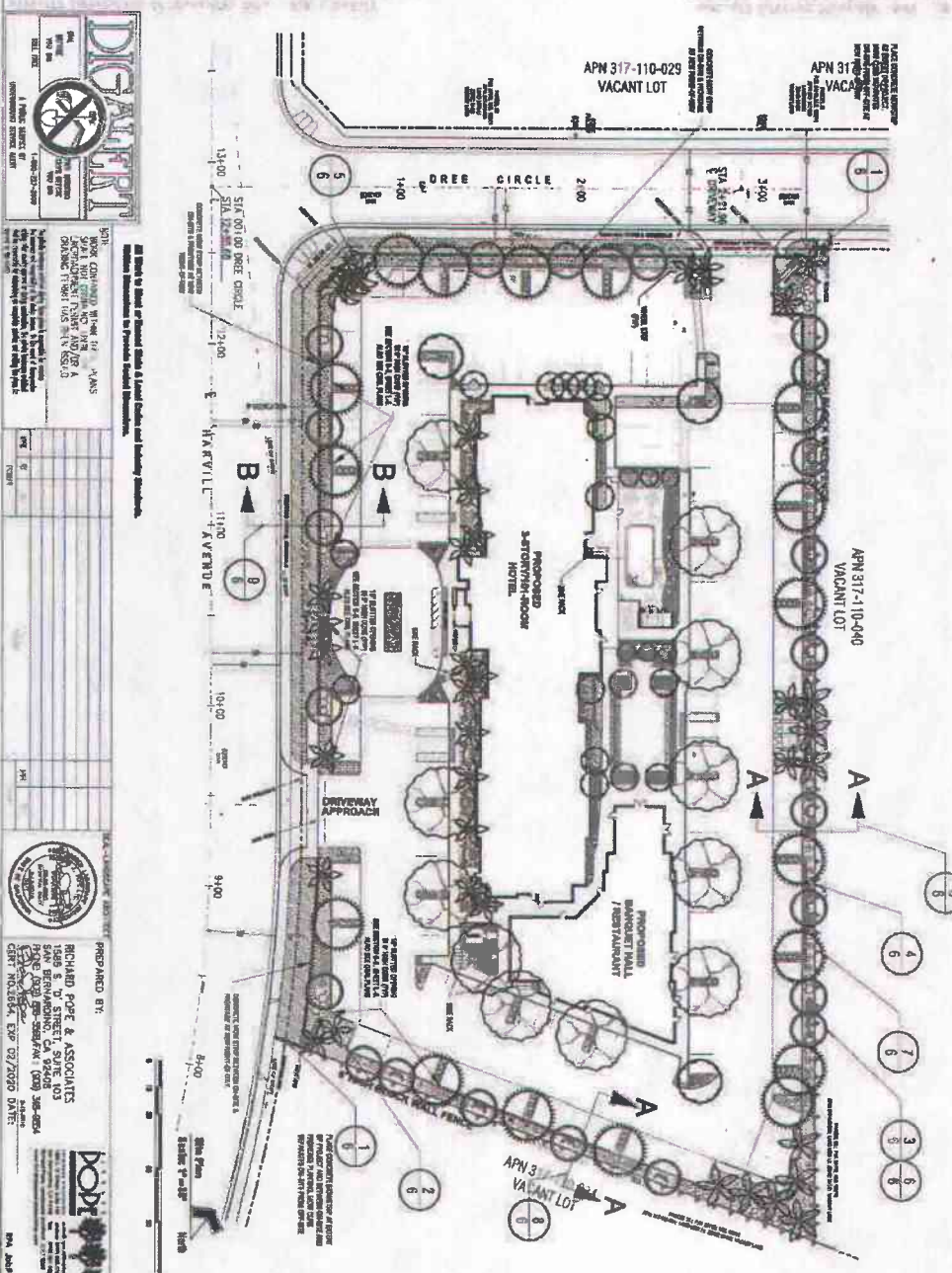
Author: Vinnie Nguyen



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 types 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)955-9200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.ecibos.org>

PLANTING NOTES:
 NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.
 IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.
 A 1" DEEP LAYER OF SHREDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS, EXCEPT LAWN AREAS.
 PLANT COLLARS ARE FOR GUIDANCE PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COLLAR PER PLAN.
 ALL FENCES AND WALLS TO BE ADJUSTED IN FIELD SO AS NOT TO BE BUILT IN WINDROW AREA IN SUBSTITUTIONS.
 THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL, BLOCK WALL DESIGN, ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.
 LAWN AREA SHALL BE A NO MORE THAN 25% OF THE TOTAL LANDSCAPE AREA. LAWN AREA SHALL NOT BE SPACED AT LARGER LOTS. WINTERED AND ADDITIONAL SERVICES.

LANDSCAPE PLANS CONTAIN NO SPECIAL LANDSCAPING OR RECYCLED WATER.
 ALL PLANTS ARE FROM RIVERSIDE COUNTY FRENCHLY PLANT LIST AND ON ARE NON-INVASIVE SPECIES.
 NO MSCP IS LOCATED WITHIN 1 MILE OF PROJECT.
 LOCATION IS NOT WITHIN A HIGH-FIRE ZONE.



Planting Legend

Number	Qty	Size	Species Name	Common Name	Height	Spread
1	15	18" dia.	Fraxinus velutina	White Bark Alder	15-20'	15-20'
2	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
3	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
4	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
5	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
6	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
7	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
8	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
9	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
10	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
11	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
12	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
13	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
14	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
15	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
16	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
17	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
18	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
19	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'

Planting Legend

Symbol	Qty	Size	Species Name	Common Name	Height	Spread
20	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
21	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
22	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
23	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
24	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
25	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
26	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
27	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
28	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
29	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
30	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
31	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
32	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
33	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
34	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
35	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
36	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
37	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
38	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
39	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'
40	15	18" dia.	Quercus agrifolia	Live Oak	15-20'	15-20'

MAINTENANCE NOTES:
 ALL ON-SITE LANDSCAPE AND IRRIGATION IMPROVEMENTS WILL BE MAINTAINED BY FETZSCH DESIGN.
 GENERAL NOTES:
 * THE LANDSCAPE DESIGN IS IN ACCORDANCE WITH THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH AND CONFORM TO COUNTY ORDINANCE 9813.
 PREPARED BY: RICHARD POPE & ASSOCIATES
 1805 S. D STREET, SUITE 103
 PO BOX 2000, RIVERSIDE, CA 92506
 PREPARED FOR: JENCKHAWK
 COUNTY OF RIVERSIDE
 HAWTHORN AVENUE & DRESS CIRCLE
 PLANTING PLANS



By the undersigned, I hereby certify that the information provided herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of California.

NO.	DATE	DESCRIPTION

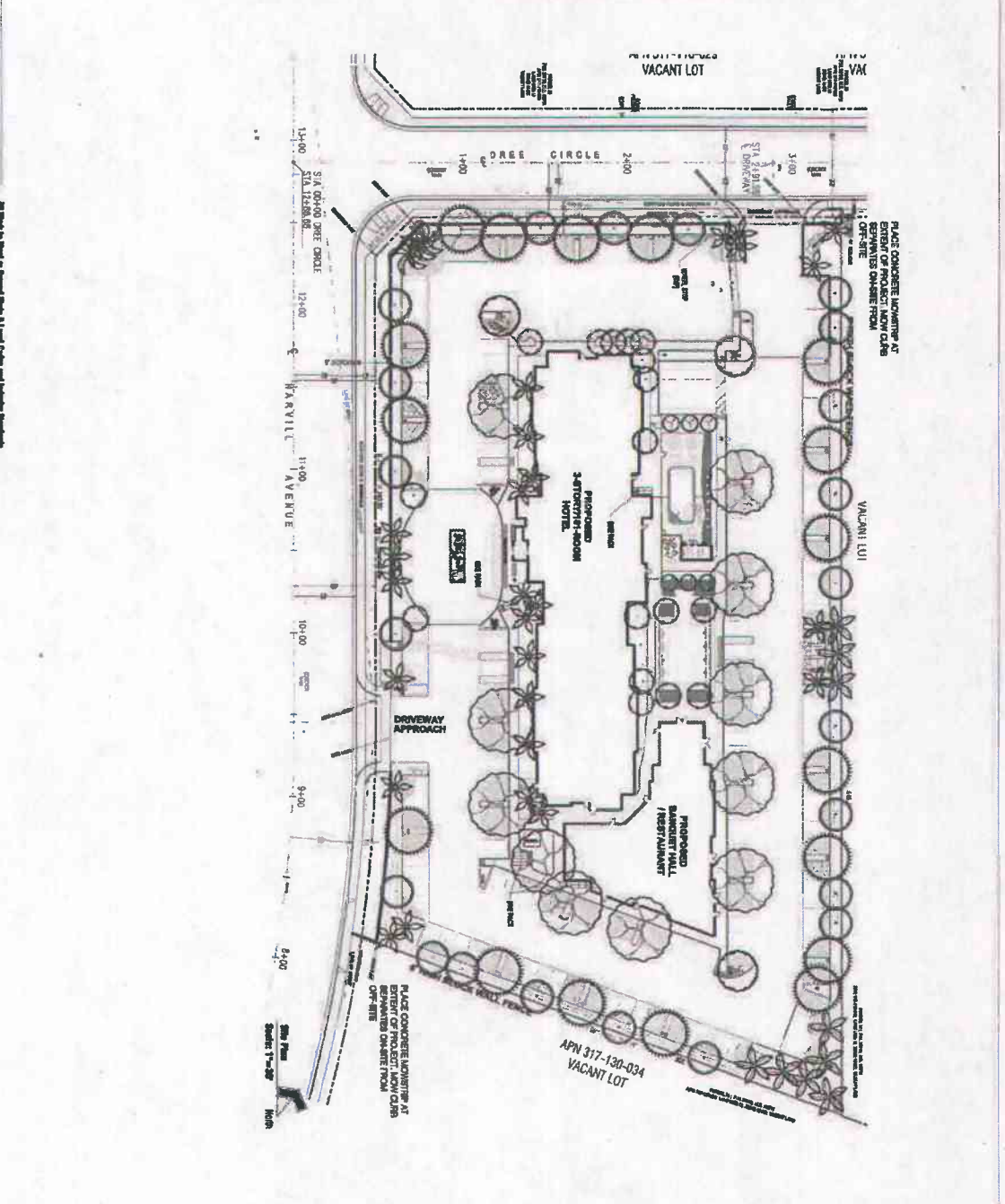


PREPARED BY:
 RICHARD POPE & ASSOCIATES
 1505 S. T STREET, SUITE 103
 SAN BERNARDINO, CA 92408
 (951) 865-1100
 CENT NO. 2884, CAP 02/7035 DATE



BLANKING

PP28243
 COUNTY OF FRESNO
 HARVILL AVENUE & DREE CIRCLE
 LANDSCAPE PLANS
 4
 SHEET NO. 4 OF 5



Parking Area Shading Details
 A minimum of 80% of the parking spaces shall be shaded with mature trees with in 18 years.

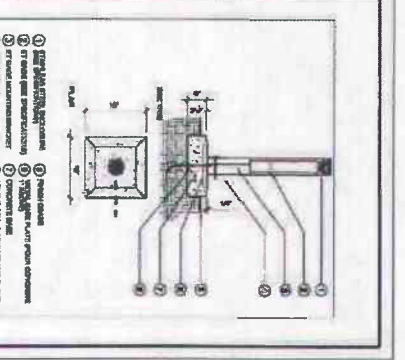
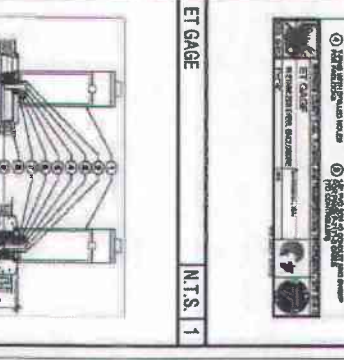
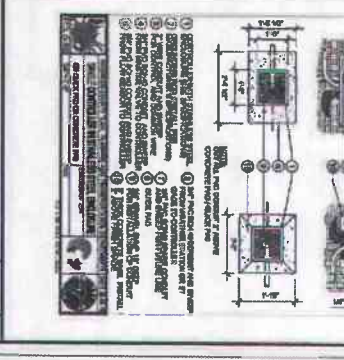
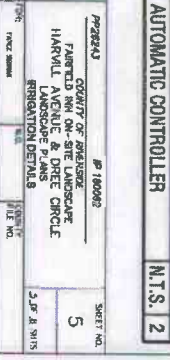
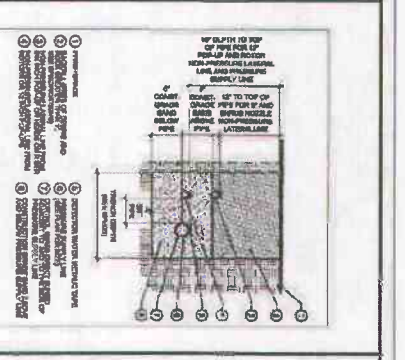
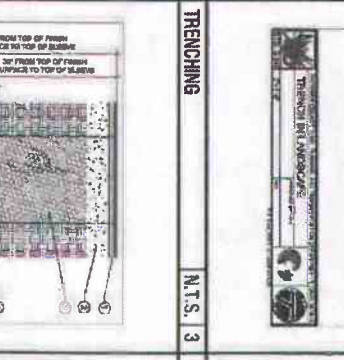
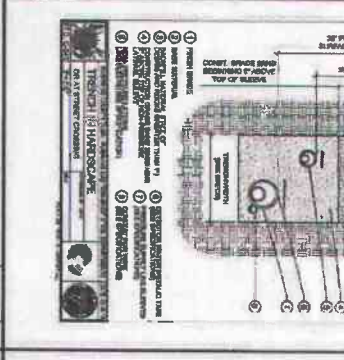
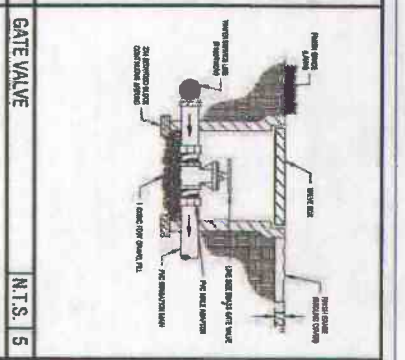
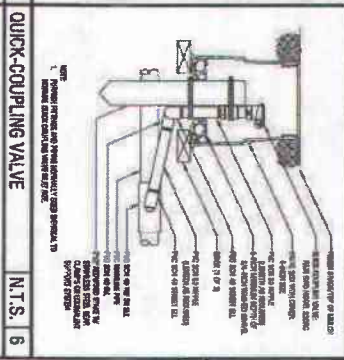
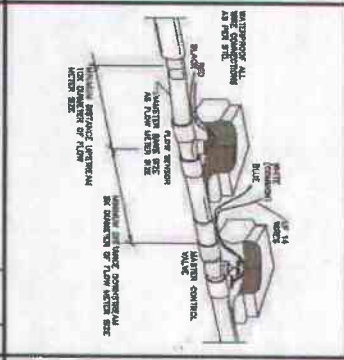
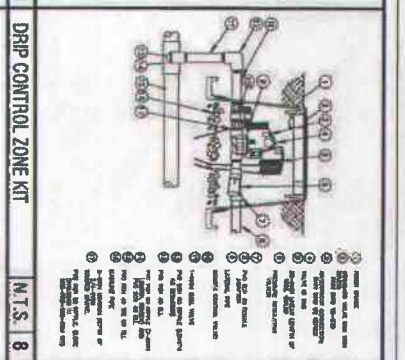
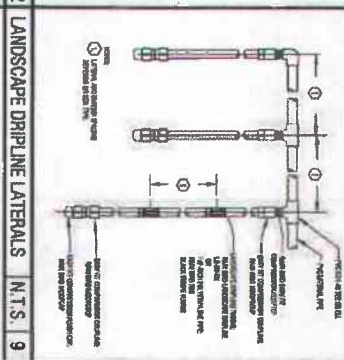
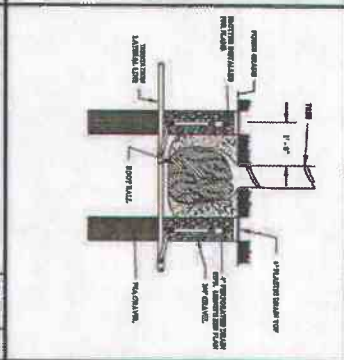
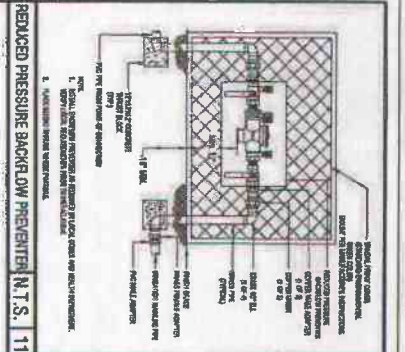
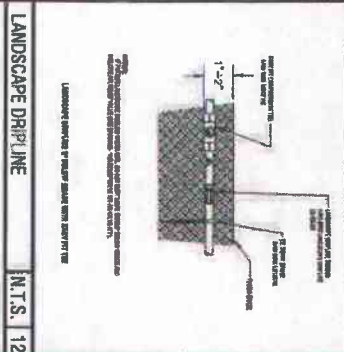
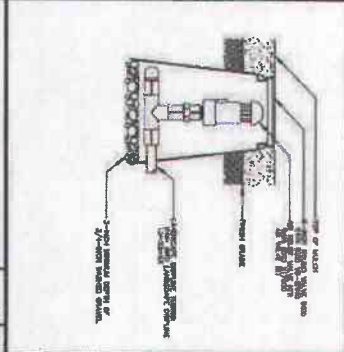
Total Parking Spaces (Total)	179
Total Landscaped Spaces (Total)	5
Total Shaded Spaces (Total)	18,200
Total Shaded Spaces (Total)	18,200

□ = Usable Tree Shade At Parking Lot

MAINTENANCE NOTES:
 ALL OFF-SITE LANDSCAPE AND IRRIGATION IMPROVEMENTS WILL BE MAINTAINED BY FERTIZ REPAIR.
 GENERAL NOTES:
 • THE LANDSCAPE DESIGN IS IN ACCORDANCE WITH COUNTY CONFORMANCE WITH LANDSCAPE STANDARDS.
 • THE LANDSCAPE DESIGN SHALL BE SUBMITTED IN ACCORDANCE WITH LAND CONFORMANCE TO COUNTY ORDINANCE 1883.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).



APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).



DATE: 10/05/2018
 TIME: 1:00 PM
 PROJECT: 17-00002
 SHEET: 6 OF 6
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 APPROVED BY: J. L. BROWN

NOTE: THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE LANDSCAPE PLAN AND THE CIVIL ENGINEERING PLAN. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

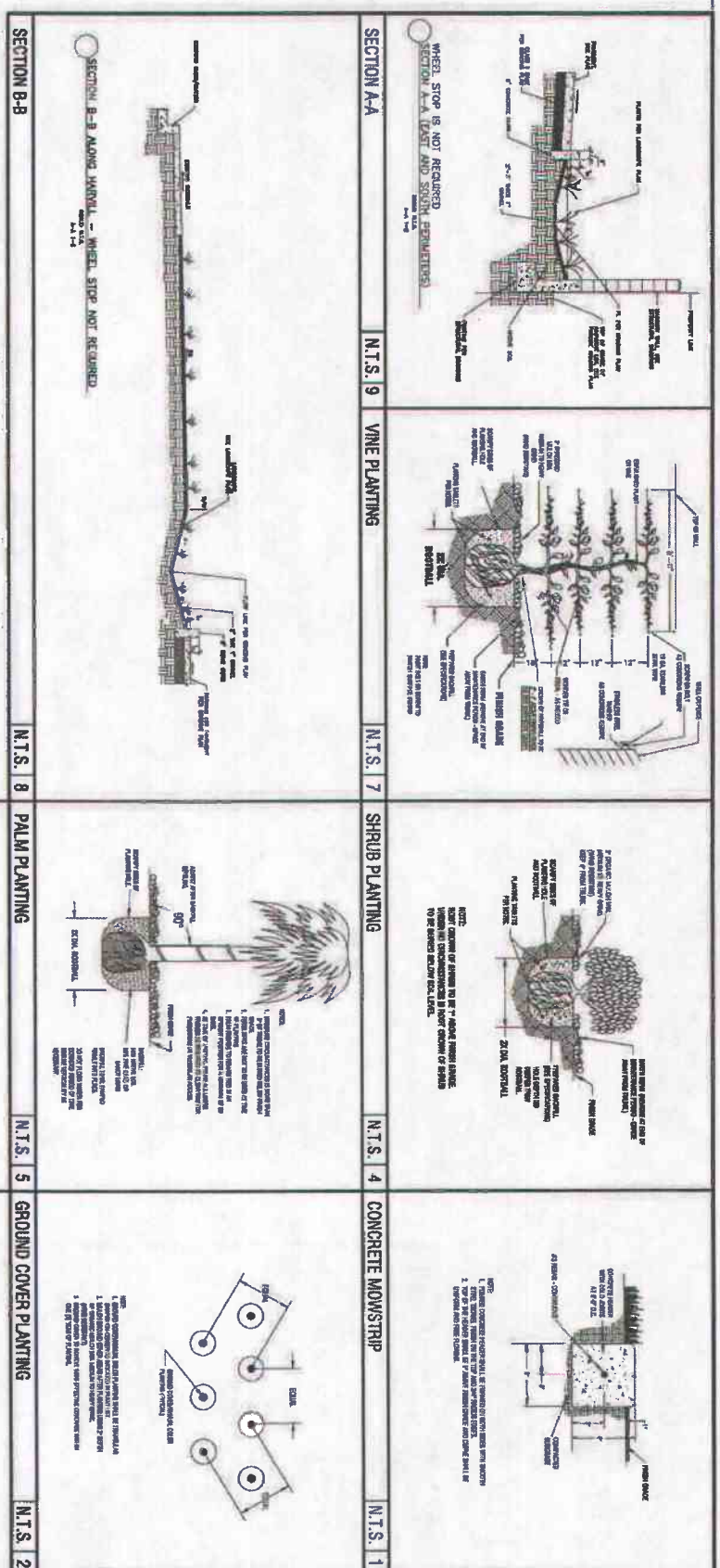


PREPARED BY:
 RICHARD POPE & ASSOCIATES
 1989 S. D STREET, SUITE 100
 SAN BENITO, CA 94068
 TEL: (805) 486-1000 FAX: (805) 486-1004
 CENT NO. 2008, Exp. 02/2020 DATE

BENCHMARK
 17-00002

PROJECT: COUNTY OF ANGELES
 FARMFIELD INN ON-SITE LANDSCAPE
 LANSBURY AVENUE & DREE CIRCLE
 FARMFIELD AVENUE
 FARMFIELD AVENUE

SHEET NO. 6
 OF 6 SHEETS



DATE: 10/05/2018
 TIME: 1:00 PM
 PROJECT: 17-00002
 SHEET: 6 OF 6
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 APPROVED BY: J. L. BROWN

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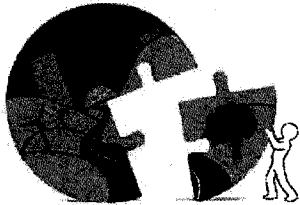


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 TEL: (805) 486-1000 FAX: (805) 486-1004
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BENCHMARK
 17-00002

PROJECT: COUNTY OF ANGELES
 FARMFIELD INN ON-SITE LANDSCAPE
 LANSBURY AVENUE & DREE CIRCLE
 FARMFIELD AVENUE
 FARMFIELD AVENUE

SHEET NO. 6
 OF 6 SHEETS



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3599. Revision No. 1

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Travis Engelking Title: Project Planner Date: April 15, 2019

Applicant/Project Sponsor: Fayez Sedrak Date Submitted: November 9, 2019

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Travis Engelking, Project Planner at 951-955-1417.

Revised: 04/23/19
Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41981
Project Case Type (s) and Number(s): Conditional Use Permit No. 3599, Revision No. 1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Travis Engelking, Urban Regional Planner II
Telephone Number: (951) 955-1417
Applicant's Name: Creative Design Associates, c/o Caleb Wong
Applicant's Address: 17528 Rowland Street, 2nd Floor, City of Industry, CA 91748

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3599, Revision No.1 – The proposed revision is to modify the perimeter fencing design, for the approved 3-story, 52,798 square foot, and 103 Room Fairfield Inn hotel. The revision proposes the installation of a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.

Condition Use Permit No. 03599 and Mitigated Negative Declaration for Environmental Assessment No. 41981 was approved by the Planning Commission on April 15, 2015 permitting construction of a three-story 52,798 square foot hotel with 103 rooms and a detached ancillary one-story 8,937 square foot Banquet Hall and Restaurant 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.

The Condition Use Permit No: CUP03599 was approved with the following related cases:

Change of Zone No. 7672 change of zone classification from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O). Adopted September 22, 2015.

General Plan Amendment No. 1058 amendment to 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). Adopted September 22, 2015.

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.

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: 61,735	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 **Mitigated 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

Travis Engelking

Printed Name

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 New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
AESTHETICS Would the project				
1. Scenic Resources				
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:

EA No. 41981 a) The prior EA stated 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA stated 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 as stated per letter to the Riverside County Planning Department dated January 18, 2014. The buildings have been design with a contemporary architecture style appropriate with hotel use. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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 Ordinance No. 655?

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

Findings of Fact:

EA No. 41981 a) The prior EA stated 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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?

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

EA No. 41981 a) The prior EA stated 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA stated 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Agriculture				
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

EA No. 41981 a) The prior EA states 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 b) The prior EA states according to the County GIS database, the project is not located within an Agriculture Preserve, under a Williamson Act contract. No impacts would occur.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 c) The prior EA states 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.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 d) The prior EA states 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.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

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
2. Forest	<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:

EA No. 41981 a) The prior EA states 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 b) The prior EA states that 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 c) The prior EA states 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.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

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
AIR QUALITY Would the project				
3. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

EA No. 41981 a) The prior EA states 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.¹ 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.

Addendum: 1) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

(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*.

¹ 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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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.

Addendum: 2) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b-c) The prior EA states 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 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 _x	CO	SO ₂	PM ₁₀	PM _{2.5}
<i>Maximum Construction Emissions</i>						
Year 2014	42.10	56.98	43.76	0.08	4.37	3.50
Year 2015	75	100	550	150	150	55
SCAQMD Threshold	No	No	No	No	No	No
Potential Impact?	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
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
<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>						

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: b-c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 d) The prior EA states 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.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location.

EA No. 41981 e) The prior EA states 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.² 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.

Addendum: e) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 f) The prior EA states that 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 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.

Addendum: f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding no new impact remains.

² 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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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?

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)?

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?

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?

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?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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

Findings of Fact:

EA No. 41981 a) The prior EA states 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b-c) The prior EA determined 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.

Addendum: b-c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact with Mitigation Incorporated remains.

EA No. 41981 d) The prior EA determined 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.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 e-f) The prior EA determined the project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

Addendum: e-f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981 g) The prior EA determined 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: g) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

EA041981 a) The prior EA determined 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981b) The prior EA determined 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

6. Archaeological Resources

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

EA No. 41981 a-b) The prior EA determined 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.

Addendum: a-b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA 41981 c) The prior EA determined 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.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA 41981 d) The prior EA determined the project site does not contain nor will restrict any existing religious or sacred uses within the project site. No impacts will occur.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

7. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

EA 41981 a) The prior EA determined 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

EA No. 41981 a-b) The prior EA determined 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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: a-b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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:

EA No. 41981 a) The prior EA determined the 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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:

EA No. 41981) The prior EA determined 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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:

EA No. 41981 a) The prior EA determined 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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:

EA No. 41981 a) The prior EA determined 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

13. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

EA No. 41981 a) The prior EA determined 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Grading Review, GEO No. 2414

Findings of Fact:

EA No. 41981 a) The prior EA determined 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined the project will not cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 c) The prior EA determined the project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, impacts are considered less than significant.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

EA No. 41981 a) The prior EA determined 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA No. 41981: b) The prior EA determined 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 reduce any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: c) The prior EA determined 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.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Erosion

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:

EA No. 41981: a) The prior EA determined the 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 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: b) The prior EA determined 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 17. Wind Erosion and Blowsand from project either on or off site. | <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:

EA No. 41981: a) The prior EA determined 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

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

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

Findings of Fact:

EA No. 41981: a) The prior EA stated 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_{2e}) 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_{2e} per year, impacts will be less than significant.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: b) The prior EA stated that because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO_{2e} 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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:

EA No. 41981: a) The prior EA determined the 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: b) The prior EA determined 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.

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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: c) The prior EA determined 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.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: d) The prior EA states 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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based on distance from any sensitive receptors; no significant impacts will be anticipated. Therefore, impacts are considered less than significant.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no significant impact remains.

EA No. 41981: e) The prior EA states 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.

Addendum: e) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

20. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

EA No. 41981: a-d) The prior EA stated 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.

Addendum: a-d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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.

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:

EA No. 41981: 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
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:

EA No. 41981: a) The prior EA determined 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: b) The prior EA determined 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: c) The prior EA stated 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: d) The prior EA determined 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 capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are considered less than significant.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: e) The prior EA determined 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.

Addendum: e) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981: f) The prior EA determined the project does propose placement of structures that would impede a 100-year flood hazard area. Therefore, there will be no impact.

Addendum: f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981: g) The prior EA determined the project does not propose any uses for the hotel facility that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. Impacts considered less than significant.

Addendum: g) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: h) The prior EA determined 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.

Addendum: h) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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:

EA No. 41981: a) The prior EA determined 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 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41918: b) The prior EA determined 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: c) The prior EA determined 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.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: d) The prior EA determined 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.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

24. Land Use

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:

EA No. 41981: a) The prior EA determined 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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Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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:

EA No. 41981 a) The prior EA determined 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: b) The prior EA determined 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: c) The prior EA determined 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.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: d) The prior EA determined 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.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: e) The prior EA determined the project will not disrupt or divide the physical arrange of an established community. No impact would occur.

Addendum: e) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

26. Mineral Resources

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"

EA No. 41981: 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 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981: b) The prior EA determined 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981: c) The prior EA determined 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.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding no impact remains.

EA No. 41981: d) The prior EA determined the project will not expose people or property to hazards from nearby proposed, existing or abandoned quarries or mines. No impact will occur.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

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:

EA No. 41981 a-b) The prior EA stated 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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on the eastern property line (a six 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.

Addendum: a-b) The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: The prior EA determined 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.

Addendum: The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation: None

Monitoring: None

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.

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

EA No. 41981: The prior EA stated 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.

Addendum: The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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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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:

EA No. 41981: The prior EA determined 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.

Addendum: The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

Mitigation: No mitigation measures are required.

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	<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
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general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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:

EA No. 41981 a) The prior EA stated 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.

Addendum: a) The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside’s noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981 b) The prior EA determined 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 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.

Addendum: b) The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This revision would necessitate the modification or removal of the following conditions of approval:

Removed Conditions:

- 0010-Planning-USE - NOISE STUDY RECOMMEN. (Description) The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014. The recommendation (1.) listed below specifically describes the previously approved block wall design.
1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant: Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the road of the eastern site of the lot facing I-215 along CUP 3599. (Height taken from page 5-2 & Exhibit E of the Acoustical Report) These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the hotel and the road.
- 0090-Planning-USE - WALL/BERM REQUIRED. (Description) A minimum 6 foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the project's northern and eastern property line as shown in EXHIBIT A and as outlined in the Industrial Hygiene Department letter dated November 5, 2014.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans. Any graffiti will be removed by the applicant immediately. The County will not be responsible for removing the graffiti.

Modified Condition:

- 0090-Planning-USE - WALL & FENCE LOCATIONS. (Description) Wall locations shall be in conformance with APPROVED EXHIBIT A.

EA No. 41981 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.

Addendum: The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK)

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the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

EA No. 41981 d) The prior EA determined 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.

Addendum: d) The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

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Mitigation: None

Monitoring: None

POPULATION AND HOUSING Would the project

32. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:

EA No. 41981 a) The prior EA determined 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.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no significant impact remains.

EA No. 41981 b) The prior EA determined 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.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no significant impact remains.

EA No. 41981 c) The prior EA determined the project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impact will occur.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981 d) The prior EA determined the project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981 e-f) The prior EA determined the project will not cumulatively exceed regional or local population projects or induce population growth to an area. No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: e-f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

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:

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.

EA No. 41981: The prior EA determined 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.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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
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34. Sheriff Services

Source: Riverside County Sheriff's Department,

Findings of Fact:

EA No. 41981: The prior EA determined 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.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Schools

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

Findings of Fact:

EA No. 41981: The prior EA determined 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.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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.

36. Libraries

Source: Riverside County General Plan; Google Maps 2013.

Findings of Fact:

EA No. 41981: The prior EA determined 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.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Health Services

Source: Riverside County General Plan

Findings of Fact:

EA No. 41981: The prior EA determined 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.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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.

RECREATION

38. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Site Plan; Google Maps 2013.

Findings of Fact:

EA No. 41981 a) The prior EA determined the project will include the construction of an outdoor swimming pool and spa amenity as part of the hotel facility. The construction and operation of the pool and spa will be consistent with County standards and will be reviewed by Building and Safety and Environmental Health Services Departments. The hotel will also have an indoor exercise gym area for use by the hotel guests. The proposed landscape conceptual plan, site plan and floor plan show these facilities. These amenities serve as a form of recreation for guests who are temporarily staying at the hotel. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined the project will include one private amenities only to be used by hotel's guests. The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 c) The prior EA determined the project is within Community Service Area (CSA) 152. Residential projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. However, since the project is a commercial use, it will not significantly add to the burden of community park infrastructure, and is exempt from paying park fees (Quimby). Therefore, impacts are considered less than significant.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan;

Findings of Fact:

EA No. 41981: The prior EA determined the GIS database shows no County required trails crossing the project site. The project has not proposed any trails. Therefore the project will have no impact.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

40. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Transportation Department project review December 2014.

Findings of Fact:

EA No. 41981a-b) The prior EA determined the project will not conflict with an applicable plan, ordinance, policy or a congestion management program. As determined through review and conclusion by Riverside County Transportation Department the size and location of the project does not require a traffic study and is exempt from traffic study requirements as the proposed 103 bed room hotel facility would not generate 100 or more peak hour trips. It is estimated that a hotel of this size would generate 72 peak hourly trips in the afternoon. The project is consistent with all County transportation plans. It was also determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project will not generate significant amounts of vehicle trips to significantly impact the level of service standards in the vicinity, and therefore will not create any significant traffic congestion. Therefore, impacts are considered less than significant.

Addendum: a-b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 c-d) The prior EA determined the project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will not impact the existing railroad line that is approximately 300 feet east of the project site. The project will have no impact.

Addendum: c-d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981 e-f) The prior EA determined the proposed project will have two points of access to the site: one driveway on Dree Circle, and one driveway on Harvill Avenue. The internal circulation of the site is in accordance with Riverside County Guidelines and will provide adequate fire department access and widths in case of an emergency. Line of sight for turning movements will be in compliance with Riverside County guidelines. The project will not increase hazards due to the design and layout. Driveways entrances have been spaced far enough from the intersections to allow adequate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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distancing and sight lines. The project will also not create a significant impact for new roads or maintenance of roads as both Dree Circle and Harvill Avenue are both paved and improved. Therefore impacts are considered less than significant.

Addendum: e-f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 g) The prior EA determined the project will not cause an effect upon circulation during the project's construction. The project will be required to submit to RTLMA for review and approval a staging plan to identify the location(s) for onsite and off-site construction equipment, mechanized equipment and building materials. Therefore, impacts in this regard are considered less than significant.

Addendum: g) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 h) The prior EA determined the project will not cause inadequate emergency access or access to nearby uses. The project site has one driveway each on Dree Circle and Harvill Avenue providing primary and secondary access into the site. There is adequate circulation distances around the facility for emergency vehicles to operate. Therefore, impacts are considered less than significant.

Addendum: h) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 i) The prior EA determined the project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will provide for 17 bike rack spaces for alternate modes of transport. The project will also have paved sidewalks along its street frontage for use by pedestrians and cyclists. Therefore, impacts are considered less than significant.

Addendum: i) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

41. Bike Trails

Source: Temescal Canyon Area Plan, Figure 8 "Trails and Bikeway System"; Riverside County General Plan,

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: The prior EA determined there are no bike trails within the immediate vicinity of the project area. No impact will occur.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

42. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Riverside County Land Information System;

Findings of Fact:

EA No. 41981 a) The prior EA determined the project's water needs will be served by Eastern Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined there is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Sewer

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Land Information System;

Findings of Fact:

EA No. 41981 a) The prior EA determined the project's wastewater needs will be served by the Eastern Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined there is a sufficient wastewater capacity available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981 a) The prior EA determined the project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined the development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

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
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45. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

EA No. 41981 a-c) The prior EA determined the project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.

Addendum: a-c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding is not anticipated to create a need for new facilities..

EA No. 41981 d) The prior EA determined the Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 e-f) The prior EA determined the street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

Addendum: e-f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 g) The prior EA determined the project will not require construction or expansion of new government facilities. The project will function sufficiently with existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

EA No. 41981 a) The prior EA determined the proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?
-

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

MANDATORY FINDINGS OF SIGNIFICANCE

49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?
-

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. 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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Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review:

County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92502

Plan: CUP03599R01

Parcel: 317110073

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - ALTERNATIVE PVMT Not Satisfied

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

060 - BS-Grade. 2 0060-BS-Grade-USE - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 3 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 4 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 5 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 6 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

Plan: CUP03599R01

Parcel: 317110073

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 8 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 9 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 11 0060-BS-Grade-USE - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 12 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 13 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities,

Plan: CUP03599R01

Parcel: 317110073

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 13 0060-BS-Grade-USE- BMP CONST NPDES PERMIT (cont.) Not Satisfied
permanent stabilization of the site and permit final.

Planning

060 - Planning. 1 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3599, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 0060-Planning-USE - REQD APPLICATIONS (1) Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1058 and Change of Zone No. 7672 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.

060 - Planning. 3 0060-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.1 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-USE - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

Transportation

Plan: CUP03599R01

Parcel: 317110073

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.5.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 3 0060-Transportation-USE - REVISE STREET IMP PLAN Not Satisfied

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.6, obtain the existing street improvement plan and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

060 - Transportation. 4 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the

Plan: CUP03599R01

Parcel: 317110073

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PALEO MONITORING REPORT (cont.) Not Satisfied
professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

Transportation

070 - Transportation. 1 0070-Transportation-USE - IMPLEMENT WQMP Not Satisfied
All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied
Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

BS-Plan Check

Plan: CUP03599R01

Parcel: 317110073

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1 0080-BS-Plan Check-BP* GREEN BLDG CODE WASTE REI Not Satisfied

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E Health

080 - E Health. 1 0080-E Health-USE - FOOD AND POOL PLANS REQD Not Satisfied

A total of 3 complete set of plans for each food and pool facility are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

Fire

080 - Fire. 1 0080-Fire-USE-#17A-BLDG PLAN CHECK \$ Not Satisfied

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

080 - Fire. 2 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Planning

080 - Planning. 1 0080-Planning-USE - AGENCY CLEARANCE Not Satisfied

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

Plan: CUP03599R01

Parcel: 317110073

80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 1 0080-Planning-USE - AGENCY CLEARANCE (cont.) Not Satisfied
Airport Land Use Commission, dated February 13, 2014 Industrial Hygiene, dated November 5, 2014
Waste Management Department, dated March 5, 2015
- 080 - Planning. 2 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied
Elevations of all buildings and structures submitted for building plan check approval shall be in
substantial conformance with the elevations shown on APPROVED EXHIBIT B and R.
- 080 - Planning. 3 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.
- 080 - Planning. 4 0080-Planning-USE - FEE STATUS Not Satisfied
Prior to issuance of building permits for Conditional Use Permit No. 3599, the Planning Department
shall determine the status of the deposit based fees for project. If the case fees are in a negative
state, the permit holder shall pay the outstanding balance.
- 080 - Planning. 5 0080-Planning-USE - LANDSCAPING SECURITIES Not Satisfied
Performance securities, in amounts to be determined by the Director of Building and Safety to
guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the
approved plan, shall be filed with the Department of Building and Safety. Securities may require review
by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that
securities are in place. The performance security may be released one year after structural final,
inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation
components have been adequately installed and maintained. A cash security shall be required when
the estimated cost is \$2,500.00 or less.
- 080 - Planning. 6 0080-Planning-USE - LIGHTING PLANS Not Satisfied
All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the
Department of Building and Safety for plan check approval and shall comply with the requirements of
Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.
- 080 - Planning. 7 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan
submitted to the Planning Department for approval.
- 080 - Planning. 8 0080-Planning-USE - REQD APPLICATIONS (2) Not Satisfied
No building permits shall be issued until General Plan Amendment No. 1058 and Change of Zone No.
7672 have been approved and adopted by the Board of Supervisors and have been made effective.
This permit shall conform with the development standards of the designation(s) and/or zone(s)
ultimately applied to the property.
- 080 - Planning. 9 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to
Planning Department approval. Roof equipment shall not be seen from the ground view or relocated

Plan: CUP03599R01

Parcel: 317110073

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-USE - ROOF EQUIPMENT SHIELDING (cont. Not Satisfied
and stealthed on the ground to the satisfaction of the Planning and Building and Safety Departments.

080 - Planning. 10 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - LS LNDSCPNG PROJ SPECIFC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Remove all non-functional turf from the project, specifically within the parkways.

080 - Transportation. 2 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

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

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, or other electric provider.

080 - Transportation. 3 0080-Transportation-USE - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 4 0080-Transportation-USE - LANDSCAPE PLAN SUBMITTAL Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

Plan: CUP03599R01

Parcel: 317110073

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 0080-Transportation-USE - LANDSCAPE PLAN SUBMITTAL Not Satisfied

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

080 - Transportation. 5 0080-Transportation-USE - LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along Dree Circle shall be conveyed for public use to provide for a 37 foot half-width right-of-way per County Standard No. 103, Ordinance 461.