



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP190065

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: 9/16/26

Applicant/Project Sponsor: Shane Stewart Rustic Rentals LLC Date Submitted: 2020

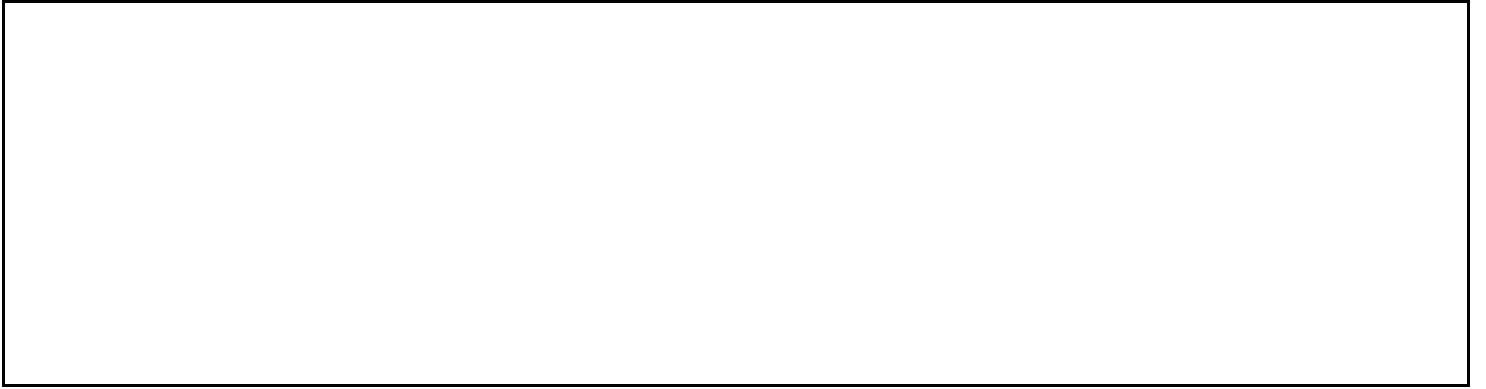
ADOPTED BY: Board of Supervisors

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 Russell Brady at rbrady@rivco.org (951) 955-3025



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number:

Project Case Type (s) and Number(s): CUP190065

Lead Agency Name: Riverside County Planning Department

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

Contact Person: Russell Brady, Principal Planner

Telephone Number: 951-955-3025

Applicant's Name: Shane Stewart, Rustic Rentals, LLC

Applicant's Address: P.O. Box 243, Idyllwild, CA 92549

I. PROJECT INFORMATION

Project Description:

Conditional Use Permit No. 190065 is a proposal to re-entitle the existing 19 unit motel and add an additional 10 units for a total of 29 unit motel along with a proposed managers unit on the 1.97 acre site. The additional 10 units are proposed to be constructed in 3 phases, each building in its own phase with parking and other support improvements to be constructed with the first phase. The existing 19 unit motel are located within three separate single-story buildings. The additional proposed 10 units would be located within three separate buildings in the eastern portion of the site. The project site is comprised of one parcel, APN 563-250-039 (previously two parcels – APN 563-250-028 and - 031). The project site is located within Section 7 of Township 5 South, Range 3 East, on the U. S. Geological Survey (USGS) Idyllwild 7.5' topographic quadrangle. See Figure 1 – Project Vicinity.

Three existing buildings are located on the project site. These buildings were formerly the Apple Blossom Inn. The northern portion of Parcel 31 contains a paved road that transitions to an unimproved road at the northeast corner. A small unoccupied structure is located on the west-central portion of the project site. This structure would be removed as part of the project.

As proposed, the project would construct three separate buildings to add to the existing motel use. A total of 10 units would be constructed on the site. The ground level living space would be 610 square feet with a 157 square foot covered patio. The second floor would have 602 square feet of living space with an 88 square foot covered balcony. Approximately one parking space per unit, or 27 spaces, would be provided. See Figure 2 – Site Plan.

Primary access to the project would be from Idyllwild Road. The project would connect to existing Idyllwild Water District water meters that have been installed on-site as well as existing sewer connections. Stormwater would be collected and conveyed into two new basins, one constructed on the southwest corner of each parcel. Storm flows would convey to the basin for treatment and allowed to percolate into subsurface soils or discharge to the adjacent street if flows exceed the 2-year storm volumes.

The parcels are zoned R-3A (Village Tourist Residential), designated Medium Density Residential in the Riverside County General Plan and located within the Riverside Extended Mountain Area Plan (REMAP). Lodging facilities are permitted as a conditional use within the R3-A zone; thus, the applicant has applied for a Conditional Use Permit through the County of Riverside Planning Department.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The following Policies are applicable to the proposed project: LU 7.1, LU 7.7, and LU-7.8.

LU 7.1: Require land uses to develop in accordance with the General Plan and Riverside Extended Mountain Area Plan (REMAP) to ensure compatibility and minimize impacts.

Consistent. The proposed project would be consistent with the R-3A zoning and medium density residential land use designation in the REMAP.

LU 7.7: Require buffers to the extent possible between development and watercourses, including their associated habitat.

Consistent. No water course are located on or in proximity to the project site.

LU 7.8: Require new developments in Fire Hazard Severity Zones to provide for a fuel clearance/modification zone, as required by the Fire Department.

Consistent. The project site is located within a Very High Fire Hazard Severity Zone. The site would be designed to incorporate a fuel modification buffer between developed areas.

LU 13.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use

Consistent. The project site is located within a Very High Fire Hazard Severity Zone. The site would be designed to incorporate a fuel modification buffer between developed areas.

LU 29.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards.

Consistent. The project would have not adverse effects from noise, light, air emissions, odors, traffic, parking or operational hazards.

- 2. Circulation:** The following Policies are applicable to the proposed project: C 3.6, C 3.24,

C 3.6: Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.

Consistent. The applicant would construct access improvements from SR-243, Pine Crest Avenue and Oakwood Street and pay in lieu fees for off-site improvements, if any.

C 3.24: Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, secondary access, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.

Consistent. The project access driveway, drive aisles and turnarounds have been designed consistent with Riverside County Transportation Department and Fire Department standards.

3. Safety: The following Policies are applicable to the proposed project: S 5.1

S 5.1 Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following as applicable:

- a. All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.
- b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
- c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.
- d. Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.
- e. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.
- f. Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and constructed that provide adequate defensibility from wildfires.

Consistent. The project has been reviewed by all relevant departments within Riverside County with respect to design and safety standards. The project is being designed to comply with all applicable standards related to fire safety.

4. Air Quality: The following Policies are applicable to the proposed project: AQ 20.13, AQ 20.20, AQ 23.2, AQ 24.2

AQ 20.13: Reduce water use and wastewater generation in both new and existing housing, commercial and industrial uses. Encourage increased efficiency of water use for agricultural activities.

Consistent. The project would be designed to minimize water use by installing low flow fixtures and water efficient landscaping.

AQ 20.20 Reduce the amount of solid waste generation by increasing solid waste recycling, maximizing waste diversion, and composting for residential and commercial generators. Reduction in decomposable organic solid waste will reduce the methane emissions at County landfills.

Consistent. It is assumed the project would comply with AB 341 and establish a recycling plan to reduce the volume of solid waste deposited in landfills.

AQ 23.2 For discretionary actions, land use-related greenhouse gas reduction objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for individual future projects. County programs shall also be developed and implemented to address land use-related reductions for County operations and voluntary community efforts.

Consistent. The project would generate less than 3,000 metric tons annually of CO₂E and comply with applicable measures contained with the CAP as addressed in Section 20, Greenhouse Gas emissions.

AQ 24.2 For discretionary actions, energy efficiency and conservation objectives shall be achieved through development and implementation of the appropriate Implementation Measures of the Climate Action Plan for all new development approvals. County programs shall also be developed and implemented to address energy efficiency and conservation efforts for County operations and the community.

Consistent. See response to AQ 23.2.

5. Healthy Communities: Not applicable

6. Noise: Not applicable

7. Environmental Justice (After Element is Adopted): Not applicable

B. General Plan Area Plan(s): Riverside Extended Mountain Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential

E. Overlay(s), if any: Not applicable

F. Policy Area(s), if any: Idyllwild / Pine Cove Village Tourist Policy Area

G. Adjacent and Surrounding:

1. General Plan Area Plan(s): The Pass, Western Coachella Valley, Eastern Coachella Valley, San Jacinto Area Plan and Southwest Area

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

3. **Land Use Designation(s):** Medium Density Residential

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** The subject property is not located within a Specific Plan.

2. **Specific Plan Planning Area, and Policies, if any:** None

I. **Existing Zoning:** R-3A Village Tourist Residential

J. **Proposed Zoning, if any:** No change

K. **Adjacent and Surrounding Zoning:** R-3A

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.

- | | | |
|--|--|--|
| ☐ Aesthetics | ☐ Hazards & Hazardous Materials | ☐ Recreation |
| ☐ Agriculture & Forest Resources | ☐ Hydrology / Water Quality | ☐ Transportation |
| ☐ Air Quality | ☐ Land Use / Planning | ☒ Tribal Cultural Resources |
| ☒ Biological Resources | ☐ Mineral Resources | ☐ Utilities / Service Systems |
| ☐ Cultural Resources | ☐ Noise | ☐ Wildfire |
| ☐ Energy | ☐ Paleontological Resources | ☒ Mandatory Findings of Significance |
| ☐ Geology / Soils | ☐ Population / Housing | |
| ☐ Greenhouse Gas Emissions | ☐ Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

Russell Brady

Printed Name

9/16/2026

Date

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
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?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways", REMAP Figure 8, Scenic Highways, California Department of Transportation, Officially Designated State Scenic Highways.

Findings of Fact:

a) There are three designated state scenic highways in Riverside County as defined by the California Department of Transportation. State Route 243, which is located adjacent to and west of the project site is a state designated scenic highway from Mountain Center (located southeast of the project site) north to the REMAP boundary. Per REMAP Policy 11.3, a setback of at least 150 feet from the centerline of the scenic highway should be enforced for new development, where such a setback requirement would not prohibit the use of a parcel. The nearest proposed buildings would be approximately 225 east of the SR-243 centerline and screened behind the existing buildings located on the eastern portion of the site. As such, the proposed buildings would not be visible from SR-243. **Less than significant impacts** to views along a scenic highway would occur with the project.

b) The County of Riverside General Plan Amendment (2020) provides planning and policy guidance for development within the County. No specific visual features are noted in the General Plan that pertain to the general project area nor does it include policy guidance referencing the protection or preservation of visual resources.

The project site is currently developed with three existing buildings in the western portion of the site with the eastern portion generally vacant. Views into the site from SR-243 are obscured by topography and trees with the three buildings being partially visible. The eastern portion of the project site is not visible from SR-243 or Pine Crest Avenue. Numerous trees are located on the site. There are no historic structures or other visually prominent features on the site. Views within the area are not designated scenic nor does the site contain any unique visual features.

The project would construct 10 new motel units in one-story and two-story buildings in the eastern portion of the site. . While views would change, no designated scenic views or resources would be affected. **No impact** to scenic vistas would occur.

c) Development of the proposed project would change views on the project; however, the buildings sites are obscured from public view by topography, trees and existing buildings and are not visible from SR-243 or Pine Crest Avenue. The site does is not considered scenic nor does site contain any unique visual features that would be adversely affected by the project as discussed under thresholds a) and b) above. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐	☐	☒	☐
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Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution), REMAP (Figure 5)

Findings of Fact: The project site is located approximately 29 miles northeast of the Mt. Palomar Observatory and is subject to lighting restrictions. All proposed outdoor lighting shall be in conformance with County Ordinance 655. The project would likely utilize Class II and Class III lighting. Class II would be used for the illumination of streets, sidewalks, signs and parking areas. Class III lighting would illuminate outdoor features including landscaping and building walls. Lighting would require low pressure sodium fixtures that are full shielded and focused to minimize spill light into the sky and onto adjacent properties. A note will be made on the Environmental Constraints Sheet that the site is located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. **A less than significant impact** to nighttime use of Mt. Palomar Observatory would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

☐	☐	☒	☐
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b) Expose residential property to unacceptable light levels?

☐	☐	☒	☐
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Source(s): On-site Inspection, Project Application Description

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a) The project would add new exterior security lights and landscape lighting. Lighting would be visible within the immediate area; however, trees and topography would obscure views from passing vehicles. All outdoor parking lot and security lighting would be designed to Riverside County standards defined per Ordinance 915. It is not anticipated that the project would result in the creation of a new substantial light sources; and therefore, any impacts related to light and glare would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," REMAP Figure 3 and Project Application Materials.

Findings of Fact: a) The project site is zoned R-3A which is intended to support medium density residential development. The project is conditionally allowed on lands zoned R-3A. The site is within an area supporting existing single- and multifamily residential development. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on the project site and these resources would not be affected by project implementation. **No impact** would occur under this threshold.

b) The project site is not enrolled in a Williamson Act contract. The proposed project would not conflict with any zoning designations designed to promote agriculture. **No impact** would occur under this threshold.

c) The project site is not located within an area zoned for agricultural use; and thus, would not conflict with Ordinance No. 625 "Right to Farm". **No impact** would occur under this threshold.

d) Neither the site nor surrounding areas are currently used for commercial agriculture. The project would provide extended stay lodging units. The project would not conflict with any zoning designations designed to preserve agricultural resources. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

5. Forest	☐	☐	☐	☒
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))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact: a-c) Neither the site nor surrounding areas are used for timber production. The project would not conflict with any zoning designations designed to preserve timber. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial point source emissions?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): SCAQMD CEQA Air Quality Handbook, CalEEMod version 2016.3.2 Emission Calculations, prepared by Birdseye Planning Group, April 2021 (Appendix A). Caltrans 2017 Traffic Counts for SR-243/Pine Crest Avenue

Findings of Fact: The project site is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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term quantitative thresholds for pollutants or exceed a state or federal ambient air quality standard for any criteria pollutant. Table 1 shows the significance thresholds that have been recommended by the SCAQMD for projects within the South Coast Air Basin.

Table 1
SCAQMD Air Quality Significance Thresholds

Mass Daily Thresholds		
Pollutant	Construction	Operation
Nitrogen Oxides (NO _x)	100 lbs/day	55 lbs/day
Reactive Organic Gases (ROG)	75 lbs/day	55 lbs/day
Particulate Matter 10 (PM ₁₀)	150 lbs/day	150 lbs/day
Particulate Matter 2.5 (PM _{2.5})	55 lbs/day	55 lbs/day
SO _x	No standard	150 lbs/day
CO	550 lbs/day	550 lbs/day

^a *Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, unless otherwise stated.*

^b *Ambient air quality threshold based on SCAQMD Rule 403.*

lbs/day = pounds
per day

Regional construction emissions associated with implementing the proposed project were calculated using the CalEEMod 2016.3.2 software based on the original project scope including 43 motel units and the site on the east side of Oakwood Street. The project as now proposed with 29 total units on a smaller site would result in reduced emissions compared to this original analysis that is included in the Initial Study. Construction emissions modeling for demolition, site preparation, grading, building construction, paving, and architectural coating application is based on the overall scope of the proposed development and construction phasing which was expected to begin mid-2022 and extend through mid-2023. The entire site would be disturbed during construction of the project. In addition to SCAQMD Rule 403 requirements for fugitive dust control, emissions modeling also accounts for the use of low-VOC paint (100 g/L for non-flat coatings for non-residential uses) as required by SCAQMD Rule 1113.

a) According to SCAQMD Guidelines, to be consistent with the Air Quality Management Plan (AQMP), a project must conform to the local General Plan and must not result in or contribute to an exceedance of the County's projected population growth forecast. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city General Plans and the Southern California Association of Government's (SCAG) Regional Transportation Plan socioeconomic forecast projections of regional population, housing and employment growth.

The project would entail construction of 10 new motel units with parking and related on-site improvements. The project would not provide housing or otherwise increase density beyond what is allowed per the R-3A zoning designation. The proposed project would be conditionally allowed within the R-3A zoning designation; and thus, consistent with the AQMP. **No impact** would occur under this criterion.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b). Emissions associated with both construction and operation of the project are provided below (see Appendix A).

Construction Emissions

Construction vehicles and equipment operation, as well as grading/site preparation activities have the potential to generate fugitive dust (PM₁₀ and PM_{2.5}) through the exposure of soil to wind erosion and dust entrainment. Project related construction activities would also emit ozone precursors (oxides of nitrogen (NO_x), reactive organic gases (ROG)) as well as carbon monoxide (CO). The majority of construction-related emissions would result from site preparation and the use of heavy-duty construction equipment. However, emissions would also be associated with constructing each building (including the application of paint) and paving the parking area. Modeling assumed the following:

- No soil import or export will be required; thus, no haul trips were modeled;
- The paved area is assumed to be 25 percent of the total acreage; and
- To evaluate Project compliance with SCAQMD Rule 403 for fugitive dust control, modeling assumed the site would be watered three times daily which would achieve a control efficiency of 61 percent for PM-10 and PM-2.5 emissions. Two (2) one-way vendor trips per day were added to the grading and paving activity to account for water truck trips.

As indicated in Table 2, maximum daily emissions from construction activities would not exceed SCAQMD construction thresholds. Therefore, construction impacts would be **less than significant**. Model calculations are provided in Appendix A.

Table 2
Estimated Maximum Construction Emissions (lbs/day)

	Air Emissions (lbs/day) ²					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Construction Emissions – 2022	1.8	16.6	14.4	0.02	6.5	3.5
Construction Emissions – 2023	13.9	13.9	15.8	0.03	1.1	0.7
SCAQMD Pollutant Thresholds	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

I. II. Source: CalEEMod calculations, see Appendix A.

As indicated in Table 2, maximum daily emissions from construction activities would not exceed SCAQMD construction thresholds. However, the project would be required to comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin. Rule 403 measures to reduce fugitive dust emissions are as follows:

- 1. Minimization of Disturbance.** Construction contractors should minimize the area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.

2. **Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least three times daily, preferably in the late morning and after work is done for the day.
3. **Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. **No Grading During High Winds.** Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
5. **Street Sweeping.** Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

Localized Significance Thresholds. The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. Construction-related emissions reported by CalEEMod are compared to the localized significance threshold lookup tables. The CalEEMod output in Appendix A shows the equipment assumed for this analysis.

LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_x, CO, PM₁₀ and PM_{2.5}. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). As such, LSTs for operational emissions do not apply to the proposed development as the majority of emissions would be generated by vehicles operating on roadways.

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. Using the SCAQMD *Fact Sheet for Applying CalEEMod to Local Significance Thresholds*, a total of 1.5 acres would be disturbed daily. Look up

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table values for two acres were used to provide a conservative evaluation of potential impacts. The project site is located in Source Receptor Area 28 (SRA-28, Hemet San Jacinto Valley). LSTs for construction related emissions in the SRA 28 at varying distances between the source and receiving property are shown in Table 3.

Table 3
SCAQMD LSTs for Construction

Pollutant	Allowable emissions as a function of receptor distance in meters from a two-acre site (lbs/day)				
	25	50	100	200	500
Gradual conversion of NO _x to NO ₂	234	275	363	521	941
CO	1,100	1,572	2,781	6,399	25,412
PM ₁₀	7	20	38	75	186
PM _{2.5}	4	6	10	23	91

Source: <http://www.aqmd.gov/CEQA/handbook/LST/appC.pdf>, October 2009.

The nearest sensitive receptors to the project site are the existing residences to the north and south of the site along Oakwood Street. To provide an evaluation of construction emissions relative to LST thresholds, allowable emissions for 25 meters were used. As shown in Table 3, emissions of NO_x, CO, PM₁₀ and PM_{2.5} would not exceed the LST thresholds shown in Table 3 for 25 meters. Project-related construction impacts would be **less than significant**.

Operational Emissions

Table 4 summarizes emissions associated with operation of the proposed project. Operational emissions include emissions from electricity consumption (energy sources), vehicle trips (mobile sources), and area sources including natural gas, landscape equipment and architectural coating emissions as the structures are repainted over the life of the project. The majority of operational emissions are associated with vehicle trips to and from the project site. Trip volumes were based on trip generation factors for light industrial projects incorporated into CalEEMod.

As shown, the net change in emissions would not exceed the SCAQMD thresholds for ROG, NO_x, CO, SO_x, PM₁₀ or PM_{2.5}. Therefore, the project's regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be **less than significant**.

c) **Carbon Monoxide Hot Spot Analysis.** SCAQMD recommends a local CO hotspot analysis be performed if an intersection meets one of the following criteria: 1) the intersection is at Level of Service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decreases LOS at an intersection to D or worse. No traffic impact assessment was prepared for the proposed project; thus, protocol approved by the SCAQMD for evaluating attainment status for the South Coast Air Basin is summarized herein and used to address potential exceedances of the CO threshold.

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Table 4
Estimated Operational Emissions

	Estimated Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
<i>Proposed Project</i>						
<i>Area</i>	1.2	0.01	0.01	0.0	0.01	0.01
<i>Energy</i>	0.09	0.8	0.7	0.1	0.06	0.06
<i>Mobile</i>	0.2	1.4	2.4	0.1	0.8	0.2
<i>Maximum lbs/day</i>	1.5	2.3	3.1	0.01	0.8	0.2
<i>SCAQMD Thresholds</i>	55	55	550	150	150	55
<i>Threshold Exceeded?</i>	No	No	No	No	No	No

See Appendix for CalEEMod version. 2016.3.2 computer model output. Summer emissions shown.

CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan (2003 AQMP) and the Revised 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan). As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin result from unusual meteorological and topographical conditions rather than traffic operations at a particular intersection. Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed by the SCAQMD as part of the 1992 CO Plan and subsequent plan updates as well preparation of various air quality management plans. In the 1992 CO Plan, a CO hot spot analysis was conducted for four congested intersections in Los Angeles for peak morning and afternoon time periods. The intersections evaluated were Long Beach Boulevard/Imperial Highway (Lynwood); Wilshire Boulevard/Veteran Avenue (Westwood); Sunset Boulevard/Highland Avenue (Hollywood); and La Cienega Boulevard/Century Boulevard. Modeling did not predict a violation of CO standards. The busiest intersection evaluated in the 1992 CO Plan and subsequent 2003 AQMP was Wilshire Boulevard/Veteran Avenue, which had a daily traffic volume of approximately 100,000 vehicles. The Los Angeles County Metropolitan Transportation Authority (MTA) evaluated the Level of Service (LOS) in the vicinity of this intersection and found it operated at LOS E at peak morning traffic and Level F at peak afternoon traffic. The hot spot analysis was conducted at intersections subject to extremes in vehicle volumes and vehicle congestion and did not predict any violation of CO standards.

Traffic counts (2017) prepared by the California Department of Transportation (Caltrans) District 8 show the Average Daily Trips (ADT) along SR-243 in proximity to Pine Crest Avenue is approximately 5,700. The addition of project traffic which is estimated to be 57 daily trips (assuming 5.63 trips per unit) for the additional 10 units would increase volumes to approximately 5,757 which is lower than the volumes studied by SCAQMD under worst-case operating conditions. Project-related traffic would not have daily traffic volumes exceeding those at the intersections modeled in the 2003 AQMP, nor would there be any unique meteorology conditions that would result in higher CO concentrations if modeled in detail. Therefore, the project would not result in CO hot spots. No further evaluation with respect to CO hotspots is required.

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d) The primary source of odor emissions during construction would be operation of diesel-powered heavy equipment. This would be a temporary source of emissions and given the distance between the site and the nearest receivers, it is possible that odors from the site would be perceptible. While construction odors may be perceptible on the project site, they would be temporary. The project would not generate odors during operation. Impact related to odors would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. 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 Wildlife 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, and 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 (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(s): *Biological Resources Assessment, Focused Botanical and Narrow Endemic Plant Surveys, Tree Survey and Urban Wildlife Interface Assessment Report for APN's 563-250-017, 563-250-028, & 563-250-031, Idyllwild, Riverside County, California*, prepared by L&L Environmental, Inc., February 2021 (Appendix B)

Findings of Fact: This section summarizes the Biological Resource Assessment for the proposed project site that is inclusive of both the original project parcel 563-250-031 east of Oakwood Street that

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is no longer part of the project, but also prior APN 563-250-017 that has since been merged with 563-250-028. No impacts to the 563-250-031 parcel would occur through the project as now proposed since it is no longer included as part of the development.

The site is within an area covered by the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) but is not located within an MSHCP Criteria Area. The community of Idyllwild is surrounded by public lands (San Bernardino National Forest and Mount San Jacinto State Park). The County's Resource Conservation Agency (RCA) MSHCP Information Map shows no conservation lands adjacent to (within 200 feet of) the site. However, the California Protected Areas Database shows a portion of Mount San Jacinto State Park immediately to the west of the site across SR-243.

There are no MSHCP conserved lands within a mile of the site. Public/quasi-public (PQP) conserved lands within one mile of the site include Idyllwild County Park (0.3 mile west of the site), Mount San Jacinto State Park (0.6 mile north of the site), and the San Bernardino National Forest (0.9 mile southeast of the site).

Surveys required by the MSHCP are a habitat assessment to address riparian/riverine and vernal pool habitats, fairy shrimp, mountain yellow-legged frog, and narrow endemic plant species. The narrow endemic plant species are Johnston's rockcress, Munz's (San Jacinto) mariposa lily, and San Jacinto Mountains bedstraw. Narrow endemic plants with potential habitat present onsite require focused surveys to determine presence or absence. Other special status species have been documented in the area and are listed along with their potential for occurrence in Appendix B of Appendix B.

The following material describes the findings and recommendations with respect to biological resources as required per the CEQA thresholds of significance listed above.

aAs stated, the site is within an area covered by the Western Riverside MSHCP but is not located within an MSHCP Criteria Area.

Vegetation Communities

Parcel 28 is mostly developed or disturbed in association with its past and current use as lodging or residential units. Three (3) separate structures and a small storage shed are present, and portions of the site are occupied by a paved driveway and parking area. Undeveloped areas are present along the western site edge (adjacent to SR-243) and behind the main structures on either side of the paved driveway that leads to Oakwood Street to the east. These areas have a mix of native and non-native or ornamental plants. A narrow strip below the paved parking lot and adjacent to SR-243 is the least disturbed of these undeveloped areas. Open areas behind (east of) the apartment structures on either side of the driveway are unpaved and sparsely inhabited with various (mostly) low-growing annuals. These undeveloped areas appear to be regularly impacted by weed abatement and vehicle parking and storage. During the February 2021 survey, it was observed that all understory plants previously present on Parcel 28 had been mowed or removed.

Much of Parcel 31 is disturbed by a driveway and what appears to be vehicle parking and storage. Several large pine trees and one black oak tree are present. The understory appears to have been cleared in the past and there are no perennial shrubs. During the February 2021 survey it was noted that native understory plants previously present had been mowed or removed.

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Jeffrey pines are the most common trees onsite. Other trees observed include canyon live oak, California black oak, incense cedar and white fir. Perennial shrubs observed include manzanita, California coffeeberry, and southern honeysuckle. Native understory plants were observed on the less disturbed portions of site include Wright's buckwheat, California yarrow, lotus, leafy fleabane, sapphire woollystar, sticky lessingia, perennial cudweed, and Parish's milkvetch.

Non-native and ornamental plants observed onsite include common dandelion, cheatgrass, perennial sweet pea, ornamental plum, silver maple, shortpod mustard, and greater periwinkle. This vegetation community is classified as Jeffrey pine forest and is not considered sensitive.

Plant Species

A total of 55 plant species were observed and identified during the survey. Additional annual plants may occur on the less disturbed portions of the site but were not detected due to timing of the survey. The botanical surveys were recommended to continue through June 2021 to cover the entire flowering season but were terminated after it was observed during the February 2021 survey, that the plants have been removed or mowed. No federal or state-listed or special status plants were observed. The site is not within designated critical habitat for any federally listed plant species.

Narrow Endemic Plants. The MSHCP requires a habitat assessment narrow endemic plant species and a focused survey if habitat is present. The narrow endemic plant species are Johnston's rockcress, Munz's (San Jacinto) mariposa lily, and San Jacinto Mountains bedstraw.

Johnston's Rockcress (*Boechea [Arabis] johnstonii*) is a perennial herb in the Brassicaceae (mustard) family that flowers from February to June. It is found in chaparral, grassland, and open oak/pine woodland from about 4,430 to 7,050 feet elevation. It occurs in rocky areas, on gravelly soil or eroded clay soils. Johnston's rockcress has a California Rare Plant Rank (CRPR) of 1B.2, indicating that it is rare, threatened, or endangered in California and elsewhere and moderately threatened in California. It is also a USFS sensitive species. It is a covered species under the MSHCP and surveys are required in the MSHCP Narrow Endemic Plant Survey area. Under the MSHCP, mitigation is required if the species is present. Based on habitat and soils present, proximity of known occurrences, and disturbances associated with current and past land use, Johnston's rockcress has a low potential for occurrence onsite.

Munz's Mariposa Lily (San Jacinto) mariposa lily (*Calochortus palmeri* var. *munzii*) is a perennial bulb-forming herb in the Liliaceae (lily) family that flowers from April through July. It is found in chaparral, meadows, and open yellow pine forest from about 2,800 to 7,200 feet elevation. It occurs on seasonally moist, fine granitic loam on exposed knolls in the shade of yellow pine forest and on moist, sandy clay in chaparral and meadows. This species is moderately threatened in California. It is also a USFS sensitive species. It is a covered species under the MSHCP and surveys are required in the MSHCP Narrow Endemic Plant Survey area. Under the MSHCP, mitigation is required if the species is present.

There is potentially suitable habitat for Munz's mariposa lily on the site and a documented occurrence is located in the immediate vicinity. No Munz's mariposa lily was observed during surveys. The survey was conducted within the flowering season for this species and it was observed flowering at a nearby reference site. Past and ongoing anthropogenic disturbances on most of the site reduce the likelihood that rare plants will occur. Based on survey results and other available evidence, Munz's mariposa lily is considered absent from the project site.

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San Jacinto Mountains Bedstraw (*Galium angustifolium* ssp. *jacinticum*) is a perennial herb in the Rubiaceae (madder) family that flowers from June through August. It is found in partially shady or open lower montane mixed and coniferous forest from about 4,400 to 6,900 feet elevation. This species not very threatened in California. It is also a US Fish and Wildlife Service sensitive species. It is a covered species under the MSHCP and surveys are required in the MSHCP Narrow Endemic Plant Survey area. Under the MSHCP, mitigation is required if the species is present. This species is found only in the San Jacinto and Santa Rosa Mountains of Riverside County and Laguna and Volcan Mountains of San Diego County. Based on survey results and other available evidence, San Jacinto Mountains bedstraw is considered absent from the project site.

Special Status Plants. No special status plants were observed on the site during the survey, but the survey did not include the spring flowering season. The February 2021 survey found that native understory plants previously present on Parcels 28 and 31 had been mowed or removed. Undisturbed natural habitat capable of supporting special status plants is generally lacking within Parcels 28 and 31.

Oak Trees. Native canyon live oak and California black oak trees are present onsite. Riverside County regulates oaks and mitigation may be required if oaks will be impacted. If native oaks will be impacted or construction activities will occur within the protected zone of any oak, the Riverside County Oak Tree Management Guidelines require mapping and evaluation of oak trees with a trunk (or sum of multiple trunks) at least two (2) inches in diameter at 4.5 feet above the ground (DBH1) within project areas. A total of 21 oak trees were recorded during the tree survey. The majority (19) of all oak trees identified are on Parcel 017 which is no longer part of the project. One black oak is located on Parcel 31 and one canyon live oak on Parcel 28. The protected zones of offsite oaks and oaks on APN 563-250-017 (Parcel 17) located adjacent to and north of Parcel 28, also extends onto Parcel 28. Both oak trees on Parcels 28 and 31 would be removed as part of the project.

Wildlife Species

A total of 21 wildlife species (mostly birds) were detected during the survey. No federal or state-listed endangered or threatened species were observed. Three special status species, Cooper's hawk (*Accipiter cooperii*), Nuttall's woodpecker (*Dryobates nuttalli*), and oak titmouse (*Baeolophus inornatus*) were observed. A list of all observed species is included in Appendix A of Appendix B.

MSHCP species listed for protection associated with riparian/riverine areas and vernal pools were not observed as these habitats do not occur on-site. Species inhabiting these areas are considered absent. The site is not within designated critical habitat for any federally listed wildlife species.

Nesting Birds. There is suitable habitat for nesting birds onsite. Nesting birds may utilize trees and other vegetation, structures, idle vehicles/equipment, and open ground onsite for nesting. However, given the level of ongoing disturbance and nearby developments, nesting is likely to be limited to more common species tolerant of human presence.

Several large trees are present throughout the parcels and surrounding areas and may provide potential raptor nesting sites. However, no potential raptor nests were observed in any of the onsite trees during this survey. To avoid potential impacts to nesting birds, the following is recommended.

Pre-Construction Nesting Bird Clearance Survey

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If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

Other Special Status Wildlife. Three (3) species status wildlife species were observed during the survey; Cooper's hawk, Nuttall's woodpecker and oak titmouse. Cooper's hawk is a CDFW Watch List species and Nuttall's woodpecker is a USFWS Bird of Conservation Concern. Oak titmouse is a CDFW Special Animal and a USFWS Bird of Conservation Concern. Cooper's hawk is covered by the MSHCP and considered adequately conserved. Nuttall's woodpecker and oak titmouse are not covered by the MSHCP.

The CNDDDB only tracks nesting for Cooper's hawk and oak titmouse and there are no documented nests within five (5) miles of the site. Nuttall's woodpecker is not tracked in the CNDDDB. Review of eBird observations (eBird 2020) indicate that all three species are frequently seen in the area, including the immediate vicinity of the site.

No other special status wildlife species were detected during the survey. Although relatively undisturbed pine forest habitat is present on portions of the site, paved roads and various residential and commercial developments on and surrounding the property limit the potential for some special status wildlife species to occupy the site.

Other special status biological resources documented in the vicinity of the Project site include, but are not limited to, San Bernardino flying squirrel, southern rubber boa, California spotted owl, and mountain lion, described below. Most special status wildlife known from the region have a low potential for occurrence or are not expected to occur.

Urban/Wildlands Interface Guidelines (MSHCP Section 6.1.4). The guidelines in Section 6.1.4 of the MSHCP are intended to address indirect effects associated with development near MSHCP Conserved Areas. The proposed Project is not adjacent to any MSHCP Conservation Area on the RCA MSHCP Information Map. Public/quasi-public (PQP) conserved lands within one mile of the site include Idyllwild County Park (0.3 mile west of the site), Mount San Jacinto State Park (0.6 mile north of the site), and the San Bernardino National Forest (0.9 mile southeast of the site). The proposed project would have no off-site effects that could adversely impact PQP lands.

In summary, the site is within an area covered by the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) but is not located within an MSHCP Criteria Area. Vegetation on Parcels

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28 and 31 is not considered a sensitive vegetation community. No federal or state-listed endangered or threatened wildlife species were observed and not expected to occur on Parcels 28 or 31. There is no perennial aquatic habitat on or adjacent to the project site. No drainages were observed on the site. There is suitable habitat for nesting birds, including raptors, onsite. As stated above, a nesting bird clearance survey is recommended within three (3) days prior to the start of vegetation clearing or ground disturbance within the nesting season (February 1 to September 15).

Native oak trees are present on Parcels 28 and 31. A total of two oak trees would be removed and the protected zones of offsite oaks and oaks on Parcel 17 extend onto Parcel 28; and thus, would be impacted by project construction. Oak species are regulated per the County of Riverside Oak Tree Management Guidelines. Implementation of Mitigation Measure BIO-1 would reduce potential impacts to oak trees associated with project development to less than significant.

Mitigation Measure BIO-1: If implementation of the project will impact or require the removal of oak species regulated by the County of Riverside, a landscape plan specifying replacement ratios shall be prepared and approved prior to issuance of the grading permit.

With implementation of Mitigation Measure BIO-1 and preconstruction nesting bird surveys, impacts to sensitive plant and animal species would be **less than significant**.

b-c, g.) **Special Status Plants and Animals.** As referenced above, there are no special status plants or animals located on the subject property. This was confirmed during the field work performed as part of the Biological Resources Assessment. Two oak trees located on Parcels 28 and 31 would be removed as a result of the project. Further, the oak tree root zone on Parcel 17 to the north of Parcel 28 would be impacted. With implementation of Mitigation Measure BIO-1, potential impacts to oak tree species would be reduced to **less than significant**.

Critical Habitat. Under the federal Endangered Species Act, "Critical Habitat" is designated at the time of listing of a species or within one year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. All federal agencies are required to consult with the United States Fish and Wildlife Service (USFWS) regarding activities they authorize, fund, or permit which may affect a federally listed species or its designated Critical Habitat. The purpose of the consultation is to ensure that projects will not jeopardize the continued existence of the listed species or adversely modify or destroy its designated Critical Habitat.

The designation of Critical Habitat does not affect private landowners, unless a project they are proposing is on federal lands, uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a CWA Permit from the Corps). If there is a federal nexus, then the federal agency that is responsible for providing the funding or permit would consult with the USFWS. The project site is not located with federally designated Critical Habitat. Therefore, no loss or adverse modification of Critical Habitat would occur as a result of the proposed project and consultation with the USFWS will not be required.

With implementation of preconstruction surveys to identify the presence of nesting birds, impacts to sensitive plant and animal species would be **less than significant** under criterion b-c.

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Migratory Corridors and Linkages. Wildlife corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because movement barriers prohibit the infusion of new individuals and genetic information.

Wildlife movement activities usually fall into one (1) of three (3) movement categories: dispersal (e.g., juvenile animals dispersing from natal areas or individuals extending their range), seasonal migration, and movements related to home range activities (e.g., foraging for food or water, defending territories, or searching for mates, breeding areas, or cover).

The project site is located in the community of Idyllwild within the San Bernardino National Forest. Wildlife habitat exists throughout the forest surrounding the town. Forest species such as raccoons, coyotes, birds, etc. likely move and forage throughout the Project vicinity, but it is not within a wildlife corridor. Therefore, **no impact** to wildlife corridors or linkages would occur under criterion d.

e and f) No drainages were observed on the site. A mapped ephemeral blue-line feature is present just offsite and would not be affected by the project. **No impacts** under criterion e and f would occur with project implementation.

Mitigation:

BIO-1: Prior to finalization of any building permit, the applicant shall arrange with Riverside County's Environmental Programs Division (EPD) to conduct a site visit to verify that the required oak tree mitigation has been installed for the removal of Tree #34, a 24-inch DBH Canyon Live Oak (*Quercus chrysolepis*), as identified in the Biological Resources Assessment for CUP190065 and the Oak Tree Inventory and Mitigation Plan for CUP190065. As described in the Oak Tree Inventory and Mitigation Plan for CUP190065, prepared by Tracy Phillpi and Deborah Geisinger, dated September 9, 2021, removal of the 24-inch DBH Canyon Live Oak (Tree #34) shall be mitigated through the planting of no fewer than five (5) Canyon Live Oak trees (*Quercus chrysolepis*). All five (5) Canyon Live Oak mitigation trees shall have a nursery pot size of no less than 15 gallons. All oak trees planted as mitigation shall be maintained and monitored, as described in the Mitigation Plan, for a minimum of five years after planting, with annual reports submitted to EPD.

Monitoring: Monitoring of mitigation will occur through the condition of approval clearance process through subsequent building permits.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations to Section 15064.5?	☐	☐	☐	☒

Source(s): Phase 1 Cultural Resource Assessment, *Idyllwild Stewart Extended Stay Project, Unincorporated City of Idyllwild, Riverside County, CA*, prepared by L&L Environmental, Inc., March 2021 (Appendix C)

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Findings of Fact: a) L&L performed a Phase I cultural resources assessment to identify, evaluate, and assess the impacts of the proposed development on historical resources in compliance with CEQA. During this investigation, L&L completed a record search at the EIC, historic records background research on the subject property, geoarchaeological assessment, pedestrian survey of the Project area, and coordinated with the NAHC and local Native American groups regarding sacred lands and other Native American resources.

As stated, the project area lies within the town of Idyllwild, a California Point of Historical Interest, and portions of the Project area (APN 536-250-031 and the eastern portion of APN 563-250-028) were originally included in Idyllwild Mountain Park Tract Subdivision 3. Residential buildings were constructed on neighboring parcels between 1927 and 1953 but no structures were built within the project area until 1978. The only clear evidence of historic land use within the project area is a borrow pit site (WSCS-01H) located in the northern portion of the (APN 562-250-017) which is located adjacent to and north of Parcel 28 and was initially included as part of the proposed project. No project-related development is currently proposed for this parcel. One (1) isolated find of historic ceramics (ISO-01H) was recorded in the northeastern portion of Parcel 28. A sparse and diffuse scatter of historic glass and ceramics (WSCS-03H) that may be associated with the former Idyllwild Dairy was recorded on Parcel 31. The date of the resource's deposition could not be correlated with manufacturing dates associated with the artifacts identified.

All three (3) cultural resources were evaluated and recommended not eligible for the California Register of Historic Places. Furthermore, none of the resources possess characteristics, qualities, or attributes that would contribute to the significance of Idyllwild Dairy or the town of Idyllwild, should the dairy or town ever be evaluated and found eligible for the CRHR. Thus, WSCS-01H, WSCS-03H, and ISO-01H do not qualify as historical resources under CEQA. No historic sites occur on the project site; **no impact** to historic sites would occur with the proposed project.

b) As stated, three cultural resources discovered on-site were evaluated. These are not historically significant under CEQA. No observable foundations or remnants were encountered that would indicate the former location of potential historic structures. **No impact** to historic resources would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	☐	☐	☒	☐
a) Alter or destroy an archaeological site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☒	☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Phase 1 Cultural Resource Assessment, *Idyllwild Stewart Extended Stay Project, Unincorporated City of Idyllwild, Riverside County, CA*, prepared by L&L Environmental, Inc., March 2021 (Appendix C)

Findings of Fact: a-b) The Eastern Information Center (EIC) cultural resources records search of the project area was completed on January 27, 2021. The records search included a review of EIC maps (Appendix B of Appendix C) to identify previously recorded resource records and historical resource studies on or within a one-mile radius of the Project area. In addition, the records search included a review of the National Register of Historic Places (NRHP), Archaeological Determinations of Eligibility (ADOE), and the Built Environment Resources Directory (BERD).

A Sacred Lands File (SLS) record search request was provided to the Native American Heritage Commission (NAHC) on September 21, 2020. The NAHC responded in writing on September 25, 2020, reporting positive findings and recommending that local Native American tribes, organizations, and individuals identified on the attached NAHC list be contacted for more information (Appendix D of Appendix C). The tribes, organizations, and individuals were contacted in writing on September 29, 2020 (Appendix D of Appendix C). A total of five (5) responses were received from the following: the Agua Caliente Band of Cahuilla Indians (ACBCI), the Cabazon Band of Mission Indians, the Cahuilla Band of Indians, the Quechan Tribe at Fort Yuma, and the Rincon Band of Luiseno Indians. Responses are summarized as follows:

The Agua Caliente Band of Cahuilla Indians responded in a letter dated October 1, 2020, stating the project area is within the tribe's Traditional Use Area. They requested a copy of the record search results; a cultural resources inventory of the project area by a qualified archaeologist; copies of any cultural resource documents; and the presence of an approved Agua Caliente Native American Cultural Resource Monitor during ground disturbing activities.

The Cabazon Band of Mission Indians responded in an email dated September 29, 2020, stating that the tribe had no specific archival information regarding cultural resources in the Project area.

The Cahuilla Band of Indians responded by email on September 28, 2020, stating that although the project area is outside the Tribe's reservation boundary it is within the Cahuilla Traditional Use Area. The tribe requests a Cahuilla Native American monitor be present during all ground-disturbing activities and to be notified of all project updates moving forward.

The Quechan Tribe of the Fort Yuma Reservation, responded by email on September 28, 2020, stating they have no comments on the project and deferred comments to more local tribes.

The Rincon Band of Luiseño Indians responded in a letter dated September 30, 2020, stating that the project area is not in the tribe's area of historic interest and recommended contacting tribes that are closer to the project area.

A pedestrian survey was performed on February 18, 2021. The project area was surveyed via the block-transect method with a transect interval of no more than 15 meters. During the survey, north-south trending transects were completed throughout the project area, including Parcel 17, which as noted, is no longer part of the project. Surface visibility was excellent (100 percent). During the survey, the borrow pit on Parcel 17 was recorded as site WSCS-01H along with several large pieces of ferrous metal. A sparse historic glass scatter in the eastern portion of the Project area was also recorded as WSCS-03H. Finally, an isolated occurrence of historic ceramics was also noted (ISO-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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01H). As stated, these resources were not determined to be significant for the purposes of CEQA review. Impacts would be **less than significant** per thresholds a-b.

c) The potential for encountering human remains at the project site is low. No known burial sites have been identified on the site or in the vicinity. In addition, California Health and Safety Code §7050.5, Public Resources Code § 5097.98, and § 15064.5 of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that, if human remains are encountered during excavation, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD) responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the non-destructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment. Section 7052 of the Health & Safety Code also states that disturbance of Native American cemeteries is a felony. With adherence to these existing regulations, impacts would be **less than significant**.

d) As referenced, Native American Tribes noted the site is within their Traditional Use Areas; however, none indicated that the project site is used for sacred or religious activities. As a result of the findings presented in the Phase I Cultural Resource Assessment, it is recommended that industry standard provisions for the unanticipated discovery of human remains and cultural resources be included as conditions of approval for the Project and that no additional cultural resource technical studies be performed for the project. With the implementation of the following standard provisions, the project would have no impact on historical or archaeological resources.

Unanticipated Discovery of Cultural Resources

It is always possible that ground-disturbing activities may uncover presently obscured or buried and previously unknown cultural resources. If buried cultural resources are discovered during construction, such resources could be damaged or destroyed, resulting in impacts to potentially significant cultural resources. If subsurface cultural resources are encountered during construction, if evidence of an archaeological site are observed, or if other suspected historic resources are encountered, it is recommended that all ground-disturbing activity cease within 100 feet of the resource. A professional archaeologist shall be consulted to assess the find and to determine whether the resource requires further study. Qualified archeological personnel shall assist the Lead Agency by generating measures to protect the discovered resources.

Potentially significant cultural resources could consist of, but are not limited to: stone, bone, fossils, wood, or shell artifacts or features, including structural remains, historic dumpsites, hearths, and middens. Midden features are characterized by darkened soil and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes.

Any previously undiscovered resources found during construction should be recorded on appropriate DPR forms and evaluated for significance under all applicable regulatory criteria. If the resources are determined to be unique historic resources, as defined under §15064.5 of the CEQA Guidelines,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

With implementation of management recommendations, if needed, impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact: a) Construction would use standard methods for equipment use, material storage and construction staging to minimize worker and vendor trips needed to travel to and from the job site. During project worker, vendor and hauling trips are estimated to consume 6,169 gallons of diesel fuel. Construction equipment would consume approximately 14,950 gallons of diesel fuel.

The project would be designed consistent with Title 24 of the California Energy Code. Energy efficiency for the structures would be addressed through code compliance and orientation of the lots and buildings. Landscaping would incorporate native drought tolerant species to minimize water required for irrigation.

The project is projected to consume 1,004,773 kiloWatt hours (kWh) per year of electricity and 3,293,680 thousand British thermal units (kBtu) annually. Annual fuel demand generated by project guests, employees and vendors would be approximately 13,708 gallons of gasoline and 5,119 gallons of diesel fuel (i.e., assumes 30% diesel and 70% gasoline fueled vehicles). The project would consume energy; however, not to the extent that it would be considered wasteful or inefficient. Impacts would be **less than significant**.

b) As referenced, the project would be constructed consistent with Title 24 of the California Energy Code as applicable as well as policies contained within the Climate Action Plan to further reduce energy demand. The project would recycle solid waste per AB 341. Further, the project would incorporate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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drought tolerant landscaping to minimize water demand. Thus, the project would not conflict with or obstruct the implementation of State or Local plans for renewable energy or energy efficiency. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death?

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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?

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Source(s): REMAP Figure 12, Seismic Hazards; GEO DYNE Engineering, Geotechnical Investigation Report Update, Proposed Extended Stay Lodges at 25840 Idyllwild Road, Idyllwild, Riverside County, California, July 2020 (Appendix D).

Findings of Fact: a) The geologic structure of the entire southern California area is dominated mainly by northwest trending faults associated with the San Andreas system. The site is in a seismically active region. No active or potentially active fault is known to exist at this site, project towards the site nor is the site located within a State of California designated "Alquist-Priolo" Earthquake Fault Zone. The closest known active fault is the San Jacinto Valley segment of the San Jacinto Fault Zone, located approximately 7.41 miles southwest of the project site. However, the site is part of the seismically active southern California region. Impacts would be minimized by designing the project consistent with recommendations in the Geotechnical Investigation. Impacts would be **less than significant**.

b) During the life of the proposed improvements, the property will likely experience moderate to occasionally high ground shaking from known faults, as well as background shaking from other seismically active areas of the Southern California region. Site preparation and construction of concrete pads and/or foundations consistent with the Geotechnical Investigation and current California Building Code (CBC) requirements would address seismic concerns and related structural impacts associated with ground shaking. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): REMAP Figure 12, Seismic Hazards; GEO DYNE Engineering, Geotechnical Investigation Report Update, Proposed Extended Stay Lodges at 25840 Idyllwild Road, Idyllwild, Riverside County, California, July 2020 (Appendix D).

Findings of Fact: a) Liquefaction occurs when loose, fine grained (poorly graded), saturated cohesionless soils are subject to ground shaking during an earthquake of large magnitude. Liquefaction potential in general is relatively high when the ground water table is less than thirty feet below ground surface (bgs). Static groundwater or seepage was not encountered in the exploratory test pits excavated to a maximum depth of 8 feet bgs. Based on the presence of shallow, hard granitic bedrock at the ground surface to very shallow depths, static groundwater is not anticipated beneath the site. Based on these conditions, the potential for liquefaction or significant seismic settlement at the site is generally considered to be low. Based on REMAP Figure 12, the site is located in a zone with a low potential for liquefaction. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source(s): REMAP Figure 12, Seismic Hazards; GEO DYNE Engineering, Geotechnical Investigation Report Update, Proposed Extended Stay Lodges at 25840 Idyllwild Road, Idyllwild, Riverside County, California, July 2020 (Appendix D).

Findings of Fact: a) As stated, the nearest zoned fault is the San Jacinto Fault located approximately 7.4 miles to the southwest. Moderate to strong ground shaking can be expected at the site. The project site is not located within the boundaries of an Earthquake Fault Zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972. As referenced, there are no known active or potentially active faults traversing the project site; thus, the risk of ground rupture resulting from fault displacement beneath the site is low. Impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. 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?

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Source(s): REMAP Figure 13, Steep Slope; GEO DYNE Engineering, Geotechnical Investigation Report Update, Proposed Extended Stay Lodges at 25840 Idyllwild Road, Idyllwild, Riverside County, California, July 2020 (Appendix D).

Findings of Fact: The subject properties and surrounding areas are generally flat with near-surface or surface exposures of granitic bedrock. No slopes would be disturbed by grading and no steep slopes would be created by the project. Impacts related to landslides would be **less than significant**.

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

Monitoring: No monitoring is required.

15. 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?

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Source(s): REMAP Figure 12, Seismic Hazards; GEO DYNE Engineering, Geotechnical Investigation Report Update, Proposed Extended Stay Lodges at 25840 Idyllwild Road, Idyllwild, Riverside County, California, July 2020 (Appendix D).

Findings of Fact: a) Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. Based on the presence of shallow, hard granitic bedrock at the ground surface to very shallow depths, the site is not considered to have subsidence potential. Therefore, impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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Source(s): On-site Inspection, REMAP Figure 10, Special Flood Hazard Areas; GEO DYNE Engineering, Geotechnical Investigation Report Update, Proposed Extended Stay Lodges at 25840 Idyllwild Road, Idyllwild, Riverside County, California, July 2020 (Appendix D).

Findings of Fact: a) Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland (approximately 70 miles) from the Pacific Ocean and is not subject to tsunami hazard. The nearest inland body of water is Foster Lake located approximately one mile to the northwest. Seiche events associated with Foster Lake were not determined to be a concern in the REMAP. Impacts from seiches are not an issue of concern for the proposed project. The project site where development would occur is generally flat but within areas of rolling terrain. The developed areas would not be subject to a mudflow hazard. **No impact** would occur under this threshold. There are no known active volcanoes in the study area that could present a volcanic hazard. Overall, impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source(s): REMAP Figure 13, Steep Slopes and Figure 14, Slope Stability; GEO DYNE Engineering, Geotechnical Investigation Report Update, Proposed Extended Stay Lodges at 25840 Idyllwild Road, Idyllwild, Riverside County, California, July 2020 (Appendix D).

Findings of Fact: a) The project would require grading to create the building pads, driveway and parking area as well as excavation for the stormwater basin. There are no sensitive geological features located on the site that would be adversely affected by the project. All grading would occur consistent with the County of Riverside Grading Ordinance and conditions imposed by the County of Riverside Building and Safety Department. Impacts would be **less than significant**.

b) The site is located in an area of varied topography. The proposed development area is generally flat. No slopes greater than 2:1 or 10 feet in height would be created by grading activities. **No impact** would occur under this threshold.

c) All project grading would occur on-site. The project area is connected to public sewer; however, all grading would occur on-site; and thus, would not affect any adjacent septic systems. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Source(s): REMAP Figure 12, Seismic Hazards; GEO DYNE Engineering, Geotechnical Investigation Report Update, Proposed Extended Stay Lodges at 25840 Idyllwild Road, Idyllwild, Riverside County, California, July 2020 (Appendix D). Partner Engineering and Sciences, Inc., Phase I Environmental Site Assessment (July 2020) (Appendix E).

Findings of Fact: a) As reported in the Phase I Environmental Site Assessment, soils are mapped as Pacific-Preston or Pacifico families complex and Wind River-Oak Glen families association. The Pacifico series consists of shallow, somewhat excessively drained soils that formed in material

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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weathered from granitic and anorthosite rocks. Pacifico soils are on uplands and have slopes of 15 to 75 percent. The Wind River-Oak Glen families association consists of deep, well drained soils that formed from residuum weathered from granite. These soils are found on mountains with slopes that range from 2 to 15 percent.

As part of the geotechnical investigation, the on-site soils are characterized as follows:

Artificial Fill – The artificial fill generally consists of light grayish-brown or brownish-gray, dry to damp, medium dense, fine to coarse grained sand with pebbles and minor silt with tree roots up to 3-inches in diameter. The artificial fill was likely placed in conjunction with the existing motel/apartment development and during minor site grading and re-leveling for parking areas as well as adjacent grading associated with the nearby existing residential development.

Decomposed Granite – Decomposed granite bedrock (weathered granodiorite) was encountered beneath the existing artificial fill. The decomposed granite materials observed on-site is tan or light brown to grayish-brown, highly weathered, friable with medium to coarse texture and moderately hard to hard becoming hard and relatively unweathered at approximate depths ranging from 2.5 to 8 feet below existing ground surface.

As noted, the area proposed for development is generally flat. The area disturbed is greater than one acre in size and individual improvements may disturb more than one acre; thus, the project would be subject to State Water Resources Control Board General Construction Permit during construction to minimize soil erosion. For additional information, see Section IX, *Hydrology and Water Quality*. With implementation of Best Management Practices (BMPs) specified in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, soil erosion hazard impacts would be **less than significant**.

b) Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. As stated, based on the presence of shallow, hard granitic bedrock at the ground surface to very shallow depths, the site is not considered to have subsidence potential. Therefore, impacts would be **less than significant**.

c) The proposed project would connect to an existing sewer system. No septic system would be installed or required for the project. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

☐	☐	☒	☐
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a) Wind erosion and fugitive dust emissions from the project site would be minimized with implementation of SCAQMD Rule 403 during grading and site disturbing activities. The project site would not be a source of windblown dust post-construction. The project site is not located in a blow sand area as defined identified in Figure S-8 in the County of Riverside General Plan. Impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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☐
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☐

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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☒
☐

Source(s): Riverside County Climate Action Plan, *Air Quality-Greenhouse Gas Emission Calculations, CalEEMod 2016.3.2*, prepared by Birdseye Planning Group, April 2021 (Appendix A). Riverside County Climate Action Plan, updated November 2019.

Findings of Fact: Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHGs), analogous to the way in which a greenhouse retains heat. Common GHG include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O_x), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34°C cooler. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations (Cal EPA, 2006).

Pursuant to the requirements of SB 97, the *CEQA Guidelines* were amended to include feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted *CEQA Guidelines* provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence to climate change; therefore, the issue of climate change typically involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).

The Riverside County Climate Action Plan was adopted in December 2015 and updated November 2019. As referenced, SB 97 allows climate action plans and other greenhouse gas reduction plans to be used for determining whether a project has significant impacts, based upon its compliance with the plan. The specific goals and actions included in the County of Riverside Climate Action Plan that pertain to the proposed project include those addressing energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed project would also be required to implement all mandatory green building measures for new commercial development under the CALGreen Code. This would require the project be designed to reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project.

The tool developed by Riverside County for determining project consistency with the CAP is referred to as the "Riverside County GHG Screening Table document". The Riverside County GHG Screening Table document provides guidance for the analysis of development projects and divide projects into two broad categories based upon the type of CEQA review being conducted. The CAP also recognizes that not all projects are large enough to warrant review per the screening tables. Projects that are projected to generate less than 3,000 metric MT CO₂e annually are defined as small projects with less than significant GHG emissions. These projects do not require evaluation per the screening tables.

GHG emissions associated with the project's construction period were estimated using the California Emission Estimator Model (CalEEMod) computer program. Information below was obtained from the air emissions calculations generated for the project using the California Emission Estimator Model (CalEEMod) version 2016.3.2, April 2021.

a) The below analysis is based on the original 43 unit project scope and inclusion of the property east of Oakwood Street. The reduced project scope of 29 units and not including the property east of Oakwood Street would result in reduced GHG emissions and impacts from what is analyzed below. Construction activities would generate greenhouse gas (GHG) emissions associated with equipment operation. The project-related construction emissions would occur over an approximately one-year period. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were conservatively estimated based on a projected maximum amount of equipment that would be used onsite at one time for construction. Air districts such as the SCAQMD have recommended amortizing construction-related emissions over a 30-year period to calculate annual emissions. Complete CalEEMod results and assumptions can be viewed in the Appendix A. Construction of the project would generate approximately 282 metric tons of GHG emissions during construction. Amortized over 30 years, the project would generate 9 metric tons as shown in Table 5 below.

Table 5 also shows the new construction, operational, and mobile GHG emissions associated with the proposed project. Detailed modeling calculations for operation of the proposed project are shown in Appendix A. Long-term emissions relate to energy use, solid waste, water use, and transportation. Each source is shown below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 5
Combined Annual Greenhouse Gas Emissions

Emission Source	Annual Emissions (CO ₂ e)
Construction	9 metric tons
Operational	
Energy	498 metric tons
Solid Waste	3 metric tons
Water	8 metric tons
Mobile	174 metric tons
Total	692 metric tons

See Appendix for CalEEMod software program output (demolition and new construction).

Cumulatively, the estimated emissions would be less than 3,000 metric tons per year; and thus, does not require further analysis per the County of Riverside CAP. Impacts would be **less than significant**.

b) The Riverside County Climate Action Plan was adopted in December 2015 and updated in November 2019. As referenced, SB 97 allows climate action plans and other greenhouse gas reduction plans to be used for determining whether a project has significant impacts, based upon its consistency with the plan.

Following the state's adopted AB 32 GHG reduction target, Riverside County set a goal to reduce emissions back to 1990 levels by the year 2020. This target was calculated as a 15% decrease from 2008 levels, as recommended in the AB 32 Scoping Plan referenced above. The estimated community-wide emissions for the year 2020, based on population and housing growth projections associated with the assumptions used in the proposed General Plan Update, are 12,129,497 MT CO₂e. To reach the reduction target, Riverside County was required to offset this growth in emissions and reduce community-wide emissions to 5,960,998 MT CO₂e by the year 2020.

In 2016 the Sierra Club, Center for Biological Diversity, San Bernardino Audubon Society, and respondents challenged those elements of the CAP related to commitments to solar, electric vehicles (EV), energy efficient traffic signals, and future updates of the CAP. In 2017 the County and the Petitioners entered into a Settlement Agreement which included commitments to solar, EV chargers, LED traffic signals and periodic updates that enhances the CAP goals and maintains the County's Land Use authority.

Since the 2015 CAP adoption and 2017 Settlement Agreement, new legislation and several policies have been proposed, such as Executive Order (EO) B-30-153 and SB 324 that extended the goals of AB 32 and set a 2030 goal of reducing emissions to 40 percent below 1990 levels by 2030. Further, the emissions reduction target of 40 percent below 1990 levels by 2030 is an interim-year goal to make it possible to reach the ultimate goal of reducing emissions 80 percent below 1990 levels by 2050. This action keeps California on target to achieve the level of reductions scientists say is necessary to meet the Paris Agreement goals. Developing methods to achieve statewide goals at the County level were incorporated into the Riverside County Climate Action Plan Update which was adopted in November 2019.

Per the CAP Update, Riverside County's 2017 GHG emissions totaled 4,905,518 MT of CO₂e for that year. Under the Business As Usual (BAU) forecast, emissions will be 5,158,305 MT CO₂e in 2020;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6,368,781 MT CO₂e in 2030; and 11,305,026 MT CO₂e in 2050. These emissions levels are 5.1 percent higher in 2020 than 2017, 29.8 percent higher in 2030 than 2017, and more than double 2017 emissions by 2050. Under the Adjusted Business As Usual (ABAU) forecast (which represents State efforts focused on reducing GHG emissions within the County), emissions will be 4,861,256 MT CO₂e in 2020; 4,102,109 MT CO₂e in 2030; and 4,175,146 MT CO₂e in 2050. Compared to 2017, these emissions levels are 0.9 percent lower in 2020, 16.0 percent lower in 2030, and 14.8 percent lower in 2050. The CAP Update assesses the previous GHG reduction targets identified in the 2015 CAP and proposes new targets that are consistent with the State policies to meet the requirements of Senate Bill 32. The State recommends a 15 percent reduction below 2005–2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. To continue reductions consistent with the State’s long-term emissions reduction goals, the County would need to reduce emissions in 2030 by 525,511 MT CO₂e from an ABAU forecast and by 2,982,947 MT CO₂e from an ABAU forecast by 2050.

The specific goals and actions included in the County of Riverside CAP that pertain to the proposed project include those addressing energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed project would also be required to implement all mandatory green building measures for new residential developments under the CALGreen Code. This would require the project be designed to reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project.

As stated above, annual project emissions would not exceed 3,000 MT CO₂e. Further, design features incorporated into the project would reduce GHG emissions and ensure consistency with the CAP. Impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	☐	☐	☒	☐
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source(s): Partner Engineering and Sciences, Phase I Environmental Assessment Report, July 2020 (Appendix E).

Findings of Fact: a, b, d) The proposed motel development would not require the ongoing use, storage and routine transport of hazardous materials. Common household chemicals associated with building sanitation and maintenance would be stored and used on-site. These are not considered hazardous; thus, the proposed project would not require the ongoing use, storage or routine transport of hazardous materials. The nearest school is the Idyllwild School, a K-8 school located at 26700 State Route 243, approximately one mile southwest of the site. No hazardous materials would be used or stored within ¼ mile of a school. Based on these factors, a **less than significant** impact would occur under these thresholds.

c) The proposed project would not obstruct access to the project vicinity through road closures or other project actions that could impact evacuation routes or otherwise impair evacuation during emergencies. Primary access would be via Pine Crest Avenue and Oakwood Street. All internal access to the project as well as the primary and secondary emergency access roadways would be designed to meet Riverside County Fire Code (Ordinance 787) requirements addressing access for fire apparatus. **No impact** would occur.

e) No uses or activities that could have caused or contributed to a release of hazardous chemicals or materials on the property occur or have occurred on the site. As stated in the Phase I Environmental Site Assessment, the site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There are no recognized environmental conditions or evidence of hazardous environmental conditions on the project site. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): Riverside County Airport Land Use Compatibility Plan, Palm Springs International Airport, Map PS-1, adopted March 2005.

Findings of Fact: a-b) The closest airport is Palm Springs International Airport which is located

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 13 miles northeast of the project site. The project site is located outside the compatibility zones as defined in the Palm Springs International Airport Land Use Compatibility Map (March 2005) (Map PS-1). Review and approval of the County of Riverside Airport Land Use Commission (ALUC) is not required. **No impact** would occur under these thresholds.

c-d) The project site is not located within 2 miles of a privately owned, public use airport. The site is located approximately 13 miles southwest of Palm Springs International Airport. The site is not located within an airport compatibility zone. Development of the proposed project would not create a hazard to flight or otherwise create a safety concern for employees, vendors or guests. **No impact** would occur under these thresholds.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	☐	☐	☐	☒
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
g) Release pollutants due to project inundation in flood hazard, tsunami, or seiche zones?	☐	☐	☐	☒
h) Result in changes to the amount of surface water in any water body?	☐	☐	☐	☒
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
j) 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)?	☐	☐	☒	☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Project Specific Water Quality Management Plan, SITETECH, Inc., February 2021 (Appendix F). Idyllwild Water District Will Serve Letter, January 12, 2021

Findings of Fact: a) The proposed project would be constructed on the east side of the project site. The project site currently has three structures and related parking and driveways on the western portion with the eastern portion generally vacant.

Stormwater would be collected and conveyed via a system of gutters and inlets that will discharge into two detention basins – one on each parcel. The basin proposed on the site would capture all on-site flows. Any overflow volumes will drain into the adjacent streets and convey off-site. Adequate volume will be provided to retain all on-site design storm flows. Surface and groundwater features would not be degraded by the project. Impacts would be **less than significant** under this threshold.

b) The project site is located within the Idyllwild Groundwater Management Zone. The primary source of potable water for the Idyllwild Water District is groundwater pumped from 24 groundwater wells. Groundwater recharge is the primary method of replenishing the existing water wells. Groundwater or seepage was not encountered in the exploratory test pits excavated as part of the geotechnical field work. The test pits were excavated to a maximum depth of 8 feet bgs. As stated in Section 12, *Liquefaction Potential Zone*, site geological conditions (i.e., the presence of shallow, hard granitic bedrock at the ground surface to very shallow depths), static groundwater is not anticipated beneath the site.

The majority of the site will become impervious with development of the proposed project. However, all surface water runoff will be collected and conveyed to one of two stormwater basins for treatment prior infiltration or release off-site. While the project would use groundwater, it would not impact groundwater recharge as the amount of water allowed to recharge overall supplies will not change. A **less than significant** impact would occur under this threshold.

c) The project would alter existing drainage by constructing new roof tops, concrete sidewalks and asphalt parking areas. No drainage features occur on-site; thus, no river, stream or lakebed would be modified as a result of project construction. **No impact** would occur.

d) Post-construction, the majority of the site will be impervious. The project would require coverage under the State Water Board General Construction Permit. Best Management Practices (BMPs) identified in the Stormwater Pollution Prevention Plan (SWPPP) would avoid or minimize erosion and/or siltation. As stated, stormwater basins would be constructed on Parcels 28 and 31 to capture storm flows. Adequate volume will be provided to retain all on-site design flows. Basins would be routinely cleaned by the owner to remove silt and other debris to ensure they function properly. No increase in on- or off-site water erosion would occur as a result of the project. Impacts would be **less than significant**

e) As referenced, the retention basins would be designed to retain projected volumes and allow limited infiltration. Thus, adequate volume will be provided to retain all on-site design storm flows. Per Federal Emergency Management Agency (FEMA) Map Panel No. 06065C2155G (August 28, 2008), the subject site is located within Flood Zone X which is defined as an area of minimal flood hazard. This typically indicates the site is outside the 500-year flood plain. Construction of the project would not increase flows to the extent that off-site flooding would occur. Impacts would be **less than significant** under this threshold.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) As referenced, adequate volume will be provided to retain 2-year design storm flows generated by post-construction conditions. The site will not erode or otherwise cause siltation to occur in adjacent surface water resources or stormwater detention systems. No increase in on- or off-site water erosion would occur as a result of the project. Impacts would be **less than significant**

g) As stated, seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland (approximately 70 miles) from the Pacific Ocean and is not subject to tsunami hazard. The nearest inland body of water is Foster Lake located approximately one mile to the northwest. Sieche events associated with Foster Lake were not determined to be a concern in the REMAP. Impacts from seiches are not an issue of concern for the proposed project. The project site where development would occur is generally flat but within areas of rolling terrain. The developed areas would not be subject to a mudflow hazard. The site is not in a flood zone as depicted on FEMA Map Panel No. 06065C2155G. **No impact** would occur under this threshold.

h) There are no surface water bodies in proximity to the site nor would water needed to support the project be drawn from unmanaged surface water sources. All potable water would be provided by the Idyllwild Water District via new connections to the existing water distribution system. **No impact** would occur under this threshold.

i) As referenced, the project site is located within the boundaries of the Idyllwild Groundwater Management Zone which is managed in part, by the Idyllwild Water District. The basin is managed at a subregional level to address the many variables associated with the replenishment and extraction of ground water. The project would be served by the Idyllwild Water District which has adequate supply to serve the project. Water meters and sewer connections are located on both parcels, A will serve letter was provided by the Idyllwild Water District (January 2021).

A **less than significant impact** would occur under this threshold.

j) The stormwater retention basin is designed to accommodate on-site flows with limited infiltration. It will be designed to percolate within a time period specified by County of Riverside design guidelines and regulations; however, if water levels exceed the basin capacity during a storm event, water will outflow onto adjacent streets. The basins will be regularly maintained to remove debris and material that could impact percolation. The water will not pond long enough to be a vector control issue or cause odors. A **less than significant impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Affect land use within a City Sphere of Influence ("SOI") and/or within an adjacent City or County boundary?

☐	☐	☐	☒
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b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
for the purpose of avoiding or mitigating an environmental effect?				
c) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source(s): Riverside County General Plan, REMAP (December 2015), GIS database, Project Application Materials Riverside County General Plan Land Use Element, County zoning designation, Staff review, GIS database

Findings of Fact: a-b) The proposed project would develop a 29 unit motel. The parcels are zoned R-3A (Village Tourist Residential), designated Medium Density Residential in the Riverside County General Plan and located within the Riverside Extended Mountain Area Plan (REMAP). Lodging facilities are permitted as a conditional use within the R-3A zone. The proposed project would not require a General Plan Amendment or land use action that could result in the alternation of the present or planned land use in the area. The project site is not located within a municipal sphere of influence; thus, no change in land use or a sphere of influence would occur. As discussed, the project would be consistent with applicable policies from the various elements contained in the Riverside General Plan. **No impact** would occur under these thresholds.

It is an intent of the REMAP to continue focusing on the tourist and recreational industry. The potential for jobs outside these sectors is not expected to increase significantly. The character of the various communities within REMAP is intended to be preserved.

Policies:

REMAP 3.1 Development within those portions of this Area Plan in the Fifth Supervisorial District shall adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District

Consistent: The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

The proposed project would be designed and constructed using materials and methods applicable to lodging uses within the County of Riverside Fifth Supervisorial District as approved as part of the design review process.

REMAP 5.2 Encourage development to be clustered in areas of lesser slope.

Consistent. The project is generally flat and surrounded by existing residential development.

REMAP 8.1 Adhere to the County of Riverside lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Consistent: As discussed in Section 2, the project site is located approximately 29 miles northeast of the Mt. Palomar Observatory and is subject to lighting restrictions. All proposed outdoor lighting will be in conformance with County Ordinance 655. Lighting would require low pressure sodium fixtures that are fully shielded and focused to minimize spill light into the sky and onto adjacent properties. A note will be made on the Environmental Constraints Sheet that the site is located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions.

REMAP 11.3 Enforce at least a 150-foot setback from the centerline of the scenic highway for new development, where such a setback requirement would not prohibit the use of a parcel.

Consistent. The closest proposed building is approximately 225 feet east of State Route 243 and obscured behind existing buildings. The project would not adversely affect scenic highways.

c) As stated, the project would not require a zone change or result in the construction of any use that would allow a use not currently conditionally allowed per the zoning code. The site and surrounding land is vacant or developed with a mix of single- and multifamily uses. The project would be consistent with the County of Riverside General Plan designation and applicable policies within the REMAP. The construction and operation of 10 new motel units would not introduce improvements that could disrupt or physically divide an established community. **No impact** would occur under thresholds c.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

Source(s): Riverside County General Plan (2015) Figure OS-6 "Mineral Resources Area", Riverside County General Plan Update (2020) EIR.

Findings of Fact: a-c) The County of Riverside General Plan Amendment EIR (2015 and 2020) does not identify the project site as a mapped or designated Mineral Resource Zone (MRZ). The proposed project would not require excavation of mineral resources nor would construction result in the loss of availability of any known regional or local mineral resources. The project is not located in proximity to a mine. Residents would not be exposed to hazards from an existing or abandoned quarry or mine. Therefore, **no impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

☐
☐
☐
☒

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

☐
☐
☐
☒

Source(s): Riverside County Airport Land Use Compatibility Plan, adopted March 2005.

Findings of Fact: a-b) The project site is not located within 2 miles of a privately owned, public use airport. The closest airport is Palm Springs International Airport which is located approximately 13 miles northeast of the project site. The project site is located outside the compatibility zones as defined in the Palm Springs International Airport Land Use Compatibility Map (March 2005) (Map PS-1). Review and approval of the County of Riverside Airport Land Use Commission (ALUC) is not required. Development of the proposed project would not expose people working at or visiting the facility to excessive noise levels. **No impact** would occur under these thresholds.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

☐
☐
☒
☐

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

☐
☐
☒
☐

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Site Observation (May 2021). Project Site Noise Measurements performed by Birdseye Planning Group, LLC, May 5, 2021.

Findings of Fact: a) The noise measurements and subsequent analysis included in this section is based on the original project proposal of 43 motel units and inclusion of the property east of Oakwood Street. The currently proposed project not including the property east of Oakwood Street and with now 29 units would result in reduced noise impacts compared to the analysis presented below. The project would not generate enough traffic to noticeably increase noise levels at receivers along SR-243, Pine Crest Avenue or Oakwood Street. Traffic noise impacts associated with project operation would be **less than significant** as documented below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction Noise. The main sources of noise during construction activities would include heavy machinery used during, grading and clearing the site, as well as equipment used during building construction and paving. Table 6 shows the typical noise levels associated with heavy construction equipment. As shown, average noise levels associated with the use of heavy equipment at construction sites can range from about 81 to 95 dBA at 25 feet from the source, depending upon the types of equipment in operation at any given time and phase of construction.

Table 6
Typical Construction Equipment Noise Levels

Equipment Onsite	Typical Level (dBA) 25 Feet from the Source	Typical Level (dBA) 50 Feet from the Source	Typical Level (dBA) 100 Feet from the Source
Air Compressor	84	78	64
Backhoe	84	78	64
Bobcat Tractor	84	78	64
Concrete Mixer	85	79	73
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	88	82	76
Man Lift	81	75	69
Dump Truck	82	76	70

*Source: Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1.
Noise levels based on actual maximum measured noise levels at 50 feet (Lmax).
Noise levels assume a noise attenuation rate of 6 dBA per doubling of distance.*

Noise-sensitive uses near the project site are existing single-family residences located adjacent to the project site. Table 7 shows typical maximum construction noise levels at various distances from construction activity based on a standard noise attenuation rate of 6 dBA per doubling of distance. The noise level used to estimate the maximum noise level that could occur is based on use of a bulldozer as it is likely to be the noisiest type of equipment used over a sustained period of time adjacent to nearby residences during demolition, site preparation and grading activities. Actual noise levels will fluctuate throughout the day and may periodically exceed 88 dBA at the nearest residences depending on the type and location of equipment used and whether multiple pieces of equipment are operating simultaneously in the same area.

Table 7
Typical Maximum Construction Noise Levels
at Various Distances from Project
Construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Distance from Construction	Maximum Noise Level at Receptor (dBA)
25 feet	88
50 feet	82
100 feet	76
250 feet	70
500 feet	64
1,000 feet	58

The proposed project would comply with limitations on hours of construction activity defined in Section 9.52.20 of the Riverside County Code; thus, noise impacts during construction would be **less than significant**.

Operational Noise: Traffic operation is the primary noise source that would be generated by the proposed project. Existing noise levels were measured at the project site on May 5, 2021 during the morning peak traffic hour on the north side of Parcel 28. Measured noise levels are 48.4 dBA. The dominant source of noise is traffic operating on SR-243; however, the existing buildings on Parcel 28 provide some screening for the proposed development area on Parcel 28 and Parcel 31. Existing noise levels do not exceed the exterior residential standard (55 dBA) referenced above; thus, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause noise to noticeably increase over ambient conditions (i.e., +3 dBA) and/or exceed the 55 dBA standard in the Riverside County Code.

For a +3 dBA increase to occur, traffic volumes must double while maintaining the existing speed. Traffic on SR-243 was counted during the monitoring period. During the 15-minute monitoring period, a total of 49 cars/light trucks, one medium truck (i.e., two-axle, six-wheels) and zero heavy truck (i.e., six axles and 18 wheels) passed the project site. Extrapolated over a one-hour period, approximately 196 cars/light trucks, 4 medium trucks and zero heavy trucks pass the site. The project is expected to generate a total of 152 daily trips and of the total, approximately 10% or 15 trips, would occur during the peak hour. The addition of 15 peak hour trips would not double volumes on SR-243; and thus, would not cause a noticeable increase in noise levels or cause noise levels to exceed the exterior residential standard. A **less than significant** impact would occur under this threshold.

b) Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-bys. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as vibration rapidly diminishes in amplitude with distance from the source. In the U.S., the ground motion caused by vibration is measured as particle velocity (PPV) in inches per second and is referenced as vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. State Route 243 carries heavy truck traffic; however, there are no activities occurring in the project area that generate perceptible groundborne vibration.

Construction activity on the project site would be temporary and any vibration would likely not persist for long periods. Assuming vibration levels would be similar to those associated with a large bulldozer, typical groundborne vibration levels would be 87 VdB at 25 feet, 81 VdB at 50 feet, and 75 Vdb at 100 feet, based on the Federal Transit Administration's (FTA's) *Transit Noise and Vibration Impact Assessment* (September 2018) as shown in Table 8.

Table 8
Typical Vibration Source Levels for
Construction Equipment

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Source: Federal Railroad Administration, 1998

Construction activities that typically generate substantial groundborne vibration include deep excavation and pile driving. Based on the proposed scope of improvements, this type of construction activity is not expected. General construction associated with the project would be confined to the project site and consist of grading, removal of rocks and surface features and excavations for concrete pads and utility installation. It would be temporary in duration and occur within the timeframe designated in Section 9.52.20 of the Riverside County Code. Thus, while vibration may be perceptible, the impact would be temporary and would occur within the hours stated within the code. Temporary vibration impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

☐
☐
☒
☐

Source(s): Riverside County General Plan (20125) Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: a) The project area has been determined to have a low sensitivity for paleontological resources. The soils are comprised of artificial fill and decomposed granite/granitic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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bedrock. Soils with these characteristics are not associated with the presence of fossils or other paleontological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

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

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

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c) Induce substantial unplanned 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)?

☐	☐	☐	☒
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Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: a) The project site currently contains existing motel units that will be retained and proposes additional motel units. Thus, the project would not result in the removal of existing housing or the displacement of residents that would require the construction of replacement housing elsewhere. **No impact** would occur.

b) The project would develop 10 additional motel units in addition to the existing 19 motel units. Employees would be required to operate the facility. It is unknown whether the jobs would create demand for housing accommodating households earning 80% or less of the County's median income. The jobs would likely be filled by people already living in the area; however, no housing would be provided by the project. Impacts would be **less than significant**.

c) All water/wastewater requirements would be met by the Idyllwild Water District. Other than connecting to the existing systems, no new off-site infrastructure improvements would be required. The project would provide extended stay lodging services. It would induce substantial or unplanned growth. **No impact** related to population growth would result from project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 following public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. Fire Services	☐	☐	☒	☐

Source(s): Riverside County General Plan Safety Element (2015 and 2020), Idyllwild Fire Protection District website

Findings of Fact: Fire Station 23 is the nearest Riverside County Fire Station to the project site. It is located at 24919 Marion Ridge Drive 2.5 miles northwest of the site. The community of Idyllwild is located within the Idyllwild Fire Protection District (8) service area. The station is located at 54160 Maranatha Drive, approximately 0.2 miles southwest of the site. The project would be designed consistent with California Building Code and Riverside County Ordinance 787 which defines uniform fire code standards for access, brush control and related factors. The project may increase demand for fire service; however, the project is consistent with the land use designation for the site as designated in the REMAP and would not increase the population beyond what was anticipated in the Riverside County General Plan. Further, the project would be designed and constructed consistent with Riverside County Fire Department standards for access, fire suppression infrastructure and fuel control/modification. The project would not require the construction of a new fire station to maintain service ratios. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	☐	☐	☒	☐
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Source(s): Riverside County General Plan

Findings of Fact: Law enforcement services are provided by the Riverside County Sheriff's Department. The project area is served by the Hemet Station located at 43950 Acacia Avenue, Unit B. A substation is located in Mountain Center approximately 3.0 miles south of the site. The project would potentially increase demand for law enforcement services; however, it is conditionally allowed per the Riverside County zoning code and would not increase the population beyond what was anticipated in the Riverside County General Plan. The project would not require the construction of new or expanded Riverside County Sheriff Department facilities. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	☐	☐	☐	☒
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Source(s): GIS database, Public School Review website, <https://www.publicschoolreview.com>

Findings of Fact: The nearest school is the Idyllwild School which part of the Hemet Unified School District. The project would be a new motel lodging facility; thus, it would not affect demand for school services. The project would be required to pay impact fees to in part, fund the expansion of school facilities as needed to serve the project. **No impact** would occur under this threshold.

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

Monitoring: No monitoring is required.

33. Libraries

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Source(s): Riverside County General Plan

Findings of Fact: The project would be a new motel lodging facility. It would not increase the demand for library services. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

☐	☐	☐	☒
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Source(s): Riverside County General Plan

Findings of Fact: The Idyllwild Health Center provides urgent care and related medical services. The project would be a new motel lodging facility. It would not increase the demand for health care services. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐	☐	☐	☒
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b) 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?

☐	☐	☐	☒
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c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐	☐	☐	☒
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Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: a-b) The project would be a motel lodging facility. No increase in demand for park services is anticipated as a result of the project. The project would be required to pay impact fees as a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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contribution towards the expansion of parks and recreation services within Riverside County. **No impact** would occur under these thresholds.

c) The project is not located in a Community Service Area (CSA) or park/recreation district that is managed by the Community Parks and Recreation Plan. As referenced, the project would be required to pay impact fees, a portion of which would be allocated to parks and recreation resources. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

☐	☐	☐	☒
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a) Include the construction or expansion of a trail system?

Source(s): Riverside County 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County Regional Park and Open-Space District Comprehensive Trail Plan (January 2018).

Findings of Fact: No trails are proposed as part of the proposed project. The site is located within an area developed with motel units. There are no designated trails in the project area. As shown in the Comprehensive Trail Plan, there are no trails designated in the project area. There will be no impacts to recreational trails with implementation of the proposed project. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

☐	☐	☐	☒
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a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict with or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b) Criteria for Analyzing Transportation Impacts?

☐	☐	☒	☐
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c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

☐	☐	☐	☒
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d) Cause an effect upon, or a need for new or altered maintenance of roads?

☐	☐	☒	☐
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e) Cause an effect upon circulation during the project's construction?

☐	☐	☐	☒
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f) Result in inadequate emergency access or access to nearby uses?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Riverside County *Draft Riverside County Transportation Department Transportation Analysis Guidelines, December 2020.*

Findings of Fact: a) The proposed project proposes 10 additional motel units to the existing 19 motel units. Paths/sidewalks would be provided throughout the project to link the project site and facilitate pedestrian circulation. The project site is not part of a regional trail system; thus, no trails would be constructed as stated above under Section 36. As summarized below, the General Plan Circulation Element does not depict any trails or bicycle paths along SR-243 in proximity to the project site. Thus, the project would not conflict with any applicable plans, programs, ordinance or policies that address alternative modes of transportation including transit, bicycle and pedestrian facilities. **No impact** would occur under this threshold.

b) Senate Bill 743 (SB 743) was approved in 2013 and revised the method for assessing transportation impacts under CEQA. The Office of Planning and Research (OPR) has recommended the use of vehicle miles travelled (VMT) as the required metric to replace the automobile delay-based Level of Service (LOS). The VMT assessment is required to satisfy CEQA guidelines that utilize VMT as the required metric to determine transportation impacts. The VMT assessment is based on the *Riverside County Transportation Department Transportation Analysis Guidelines, December 2020.*

According to the *County's TA Guidelines*, there are several criteria that can be applied to screen projects from VMT project-level assessments. The purpose is to screen out projects that are presumed to have a non-significant transportation impact based on the facts of a project and to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB 743. The following lists the screening criteria:

1. Small Projects
2. Projects Near High Quality Transit
3. Local Serving Retail
4. Affordable Housing
5. Local Essential Service
6. Map-Based Screening
7. Redevelopment Projects

The most appropriate and applicable criteria from the above list is Small Projects. The screening applicable to the project is that it would generate less than 3,000 MT of CO₂E annually. As stated, the project is conservatively estimated to generate approximately 57 new daily trips assuming 5.63 daily trips per proposed unit. Further, the project is conservatively estimated to generate approximately 692 MT of CO₂E annually. This is less than the 3,000 MT CO₂E criteria in the VMT guidelines. As a result, the project is presumed to have a less than significant VMT impact per the County's screening criteria and no additional VMT analysis is required. A **less than significant impact** would occur under this threshold.

c) All access driveways and on-site drive aisles would be designed consistent with County of Riverside standards as referenced. The project would widen and pave Oakwood Street. No improvements are associated with Pine Crest Avenue or SR-243. **No impacts** associated with hazardous design features would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Project-related use of neighboring roadways would be limited to guests, employees and vendors. The anticipated use would not cause a greater level of wear on the road to the extent that maintenance beyond what is typically required would occur. A **less than significant** impact would occur.

e) Access improvements would facilitate the safety of traffic operation on adjacent roads and provide safe site ingress/egress. The project would not increase the need for road improvements. The project would require the transport of heavy equipment to the site. Construction worker/vendor trips would be generated daily throughout the duration of construction. Project construction is not anticipated to adversely impact traffic on State Route 243, Pine Crest Avenue and Oakwood Street. **No impact** would occur.

f) The proposed project would not alter existing emergency access routes. The site would be accessed via SR-243, Pine Crest Way and Oakwood Street. The access driveway would provide access for emergency service vehicles and evacuation options for patrons. No project activity would impair emergency access to the area. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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a) Include the construction or expansion of a bike system or bike lanes?

Source(s): REMAP Figure 8 (2015).

Findings of Fact: Figure 7 in the REMAP does not depict any trails or bicycle paths along State Route 243, Pine Crest Way or Oakwood Street. While wide paved shoulder segments are located in some areas, no stiped bicycle lanes occur on SR-243. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

☐	☒	☐	☐
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a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

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b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.)

Source(s): Phase 1 Cultural Resource Assessment, *Idyllwild Stewart Extended Stay Project, Unincorporated City of Idyllwild, Riverside County, CA*, prepared by L&L Environmental, Inc., March 2021 (Appendix C)

Findings of Fact: a-b) As referenced in Section 9, Archaeological Resources, a Sacred Lands file search (SLS) was requested from the Native American Heritage Commission (NAHC) on September 25, 2020 and a response was received on September 28, 2020. The NAHC SLS was negative for the presence of known Native American cultural resources in the immediate project area. Information scoping letters were sent to the 14 tribes and 20 individuals named by the NAHC on September 30, 2020. As a result of the information scoping process, five (5) tribes responded by email including the Agua Caliente Band of Cahuilla Indians, the Cabazon Band of Mission Indians, the Cahuilla Band of Indians, the Quechan Tribe of the Fort Yuma Reservation, and the Rincon Band of Luiseño Indians.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 6, 2020 based on the original larger project area. The Agua Caliente band of Cahuilla Indians requested to consult in a letter dated April 3, 2020. The Soboba Band requested consultation in a letter dated March 22, 2021. The Pala Band of Mission Indians and the Rincon Band of Luiseno Indians responded on March 23, 2021 notifying the County that the project was not in their traditional use area and that they deferred to the Cahuilla groups. No response was received from Cahuilla Band of Indians, Colorado River Indian Tribe, Morongo Band of Mission Indians, Pechanga Band of Mission Indians, or the Ramona Band of Cahuilla Mission Indians. Consultation was held with the Agua Caliente Band of Cahuilla Indians on August 20, 2020. The band was provided with the cultural report and conditions of approval. Consultation was held with Soboba on September 23, 2020. The band was provided with the cultural report and conditions of approval.

Both of the bands feel the area is sensitive for subsurface resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. (TCR-1)

The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. (TCR-2)

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval (TCR-3) that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. With the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With implementation of standard management recommendations identified in Section 9, *Archaeological Resources*, impacts to Tribal Cultural Resources would be reduced to **less than significant**.

Mitigation:

TCR-1: Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) (Agua Caliente and/or Soboba) for Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

TCR-2: If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

TCR-3: The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Monitoring: Monitoring of mitigation will occur through the condition of approval clearance process through subsequent grading permits.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s): Project Application Materials, Idyllwild Water District website accessed April 2021. Idyllwild Water District Will Serve Letter, January 12, 2021.

Findings of Fact: a) The Idyllwild Water District (IWD) provides water and wastewater collection and treatment to approximately 1,600 connections in a service area of 2,520 acres. The source of water is primarily groundwater pumped from wells located in proximity to Foster Lake and distributed through approximately 30 miles of water lines. The total amount of water supplied ranges from 6.0 to 13.0 million gallons monthly or approximately 300-acre feet (100 million gallons) annually. Surface water is diverted to Foster Lake for groundwater recharge. When full, Foster Lake has 18 million gallons of raw water storage.

The project would obtain potable water from IWD via existing meter connections and sewer connections located on both parcels. at the northern terminus of Oakwood Street.

b) IWD has sufficient potable water capacity to serve the project as indicated in the will serve letter dated January 2021. No additional water entitlements are required to ensure supplies are available to serve the project. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer	☐	☐	☒	☐
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation 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?	☐	☐	☐	☒

Source(s): Idyllwild Water District website accessed April 2021. Idyllwild Water District Will Serve Letter, January 12, 2021

Findings of Fact: a) The Idyllwild Water District (IWD) provides wastewater collection and treatment services to approximately 578 sewer customers. The existing system has approximately 10 miles of sewer line. The wastewater treatment capacity is 250,000 gallons per day (0.25 MGD). The plant treats approximately 36 million gallons (110-acre feet) of wastewater annually which equates to approximately 99,000 gallons daily, or 40 percent of the system capacity. The treated effluent is pumped to percolation ponds for disposal.

b) The project would generate approximately 2,600 gallons of wastewater daily (assuming 95 gallons per unit). This would be approximately 1 percent of the daily wastewater treatment plant capacity. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project would not create additional demand on existing off-site facilities such that wastewater treatment standards would be exceeded or require the construction of new or expanded facilities. As stated, a will serve letter dated January 2021 was provided to the applicant. A **less than significant** impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Solid Waste

a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence, California Emission Estimator Model (CalEEMod) version 2016.3.2.

Findings of Fact: a) The proposed project would generate construction/demolition waste (CDW) as well as ongoing domestic waste from the retail and commercial buildings. According to the Riverside County Waste Management Department, solid waste generated by the proposed facility would likely be disposed of at the Lamb Canyon landfill. Prior to reaching the landfill, waste would likely be taken to the Perris Transfer Station for consolidation and transport to sanitary landfills.

The project site is located approximately 19 miles southeast of the Lamb Canyon Landfill, a Riverside County regional municipal solid waste landfill. This facility is located at 16411 Lamb Canyon Road, Beaumont, California. The landfill is owned and operated by Riverside County Department of Waste Resources. The landfill property area consists of approximately 1,189 acres, including 580.5 acres total permitted area, of which 144.6 acres are permitted for solid waste disposal. The current permitted refuse disposal area includes approximately 74 acres of unlined area and approximately 70.6 acres of lined area. The landfill has a permitted capacity of 5,000 tons per day and as of January 2015, has an estimated disposal capacity of 19,242,950 million tons. The operating permit was extended through April 1, 2029.

It is presumed that construction waste would be comprised of concrete, metals, wood, landscape and typical domestic material. The California Integrated Waste Management Act (CIWMA) of 1989 mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50%. AB 341 increased the recycling goal to 75% by 2020 for residential properties. CDW associated with the proposed project will be recycled to the extent practicable with the remainder sent to a landfill. As required by Riverside County, a Waste Recycling Plan will be prepared to categorize and quantify types of construction debris and identify how this material would be sorted and recycled consistent with CIWMA requirements. Impacts would be **less than significant**.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The applicant and project contractor will comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal as required by the CIWMA of 1989 as amended per AB 341. **No impact** would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☒	☐

Source(s): Project Application Materials, Riverside County Code

Findings of Fact: a-c) Electricity would be provided by Southern California Edison. It is unknown whether natural gas service is provided in the project area; however, electricity is anticipated to be the primary energy source. The project would provide a solar array that generate approximately 20 percent of the of the electrical demand. Communications would be provided by Spectrum. Utility providers forecast demand based on zoning designations within each service area to ensure that adequate supply is available. While the project would increase demand for utility services, it is assumed that adequate supply is available without the need for installation of new infrastructure. Impacts will be **less than significant**.

d) Stormwater collection, conveyance and treatment would occur on-site. There is no requirement for expansion of off-site stormwater infrastructure. **No impact** would occur under this threshold.

e) On-site lighting would be provided consistent with County Ordinance 655. **No impact** would occur under this threshold.

f) The project would be required to install access driveways and internal parking areas. Specific requirements for design, construction and maintenance would be included as conditions of approval for the project. **No impacts** are anticipated.

g) As referenced above in Section 36 through 42, no adverse impact to the provision of government services is anticipated with the payment of impact fees. Impacts would be **less than significant** under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Wildfire If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts	☐	☐	☐	☒
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Source(s): REMAP Figure 11, Wildfire Susceptibility, CalFire Fire Hazard Safety Zone Viewer, accessed April 2021 <https://egis.fire.ca.gov/FHSZ/>

Findings of Fact: a) The project access driveways would be constructed to meet Riverside County Fire Department access standards. No improvements to SR-243, Pine Crest Avenue or Oakwood Street would be required. The project would provide emergency vehicle access and a hammerhead turnaround or similar improvement to facilitate use of fire apparatus should a fire occur on-site. **No impact** to any evacuation plans or evacuation routes would occur.

b) The site is surrounded by existing single- and multifamily residential development. The is within a forested area and does contain pine trees and other vegetation that could combust if a wildlife were to occur in the area. The site would not be upslope from heavily vegetated areas; however, because it is in a forested area, guests and employees could be exposed to pollutants if a wildfire were to occur. The project would not provide housing; thus, no residents could be exposed to wildfires or related pollutants.

The site is located within a State/Federal Responsibility Area and within a Very High Fire Hazard Area (CalFire 2020, <https://egis.fire.ca.gov/FHSZ/>). However, to minimize the potential for structural damage from a wildfire, the project would be required to be constructed consistent with California Building Code 2016 edition and Riverside County Ordinance 787 which defines uniform fire code standards. In addition, a fire suppression system consisting of fire hydrants or other approved infrastructure will also be required as part of the project. The project would minimize the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts would be **less than significant**.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project would require the installation of a paved driveway and parking area and related above ground improvements. Fuel breaks would be installed along the perimeter to provide a barrier between native habitat and the project improvements. These improvements would not cause significant or adverse short- or long-term effects on the environment. **No impact** would occur under this threshold.

d) As referenced, the developed portion of the project site is flat. No steep slopes occur on or in proximity to the site nor would they be created as a result of the project. In the unlikely event that a wildfire were to occur, the topography would not result in downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes landslides. **No impact** would occur under this threshold.

e) Like all of southern California, it is possible that wildfires could occur in the area. The site is located in a VHFHSV; however, no residents would live on the property. The buildings would be constructed consistent with the current California Building Code and Riverside County Ordinance 787 to minimize the potential for structural damage from a wildfire. The project would not present a substantial risk to people of structures from wildfire; however, if a wildfire were to occur, it is possible that structural damage could occur. A **less than significant** impact would occur under this threshold.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
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45. 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, substantially 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?	☐	☒	☐	☐
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Source(s): Staff Review, Project Application Materials

Findings of Fact: There are no threatened, endangered or sensitive plant species, wetlands, migratory corridors or other sensitive biological resources located on the portion of the site that would be developed. Habitat suitable for raptor and migratory bird nesting is present within and around the site and an active nest was identified during surveys. With completion of preconstruction surveys as required per the MBTA, potential impacts to raptors and migratory birds would be **less than significant**. Implementation of Mitigation Measure BIO-1 would reduce potential oak tree impacts to **less than significant**.

The project site is not anticipated to contain paleontological or archaeological resources. Standard management recommendations have been incorporated into the Initial Study to address previously undetected subsurface archaeological resources should they be discovered during grading and/or excavation. With implementation of management recommendations if needed, potential impacts to these resources would be **less than significant**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. 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(s): Staff Review, Project Application Materials

Findings of Fact: As presented in the discussion of environmental checklist Sections I through XVII, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Thus, while the project will have direct and indirect environmental effects, the project along with other cumulative projects is expected to result in a **less than significant** cumulative impact with respect to all environmental issues.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐
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Source(s): Staff Review, Project Application Materials

Findings of Fact: In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise. As addressed in the environmental checklist discussions, the project would have no impact or a less than significant impact with respect to air quality, hazards and hazardous materials and noise. Therefore, the project would have a **less than significant** impact on human beings.

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: None

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mendocino (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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