

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190138

Project Case Type (s) and Number(s): PPT190033

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501

Contact Person: Brett Dawson

Telephone Number: 951-955-0972

Applicant's Name: Brad Rechtfertig, Owner

Applicant's Address: P.O. Box 4216, Idyllwild, CA 92549

I. PROJECT INFORMATION

Project Description: Plot Plan No. 190033 is a proposal to construct a three story, 3,556 sq. ft., 12 room resort hotel, 664 sq. ft. detached innkeepers residence, guest swimming pool, and parking lot with associated driveway and paths. An elevator will be included and will be a LULA (limited use, limited access, ADA compliant). The project is expected to have three employees. The site is located on the North west of Fir Street and North Circle Drive, Idyllwild CA

A. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

B. Total Project Area:

Residential Acres: N/A	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 0.76	Lots: 1		Est. No. of Employees:
Sq. Ft. of Bldg. Area: 3,556 SF (Hotel), 664 SF (Innkeeper's Residence), 350 SF (Pool)			
Industrial Acres: N/A	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 563-264-012-1

D. Street References: The project is located on the northwest corner of Fir Street and North Circle Drive, Idyllwild-Pine Cove, CA. The property is immediately adjacent to the southwest of 54650 N. Circle Drive, Idyllwild-Pine Cove, CA 92549.

E. Section, Township & Range Description or reference/attach a Legal Description:

Southeast ¼ of Section 7 of Township 5 South, Range 3 East

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is relatively undisturbed forest with native pines, oaks and other trees and shrubs. A narrow, low-relief intermittent drainage crosses into the western most corner of the property along the northern boundary. The southern and central portions of the site are relatively flat with a gentle northwestern facing slope in the northern portion of the site. Elevation onsite ranges from 5,488 to 5,516 feet AMSL. There is minor disturbance along the western edge associated with an adjacent residence and a portion of the eastern side of the site appears to be used for overflow parking for the adjacent restaurant. The site is bounded by low density residential and/or commercial properties on all sides, with North Circle Drive to the southeast and Fir Street to the northeast. Only the parcel adjacent to the northeast is undeveloped.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the policies of the Land Use Elements of the General Plan, the Riverside Extended Mountain Area Plan (REMAP) and the Idyllwild / Pine Cove Village Tourist Policy

Area. The site's General Plan Designation is CR -Commercial Retail along the North Circle Drive Road frontage. The remainder of the site is designated MDR – Medium Density Residential. The site is surrounded by CR and MDR designated properties. The Idyllwild / Pine Cove Village Tourist Policy Area allows for motel, hotel and bed and breakfasts adjoining commercial and residential areas if compatible. Maximum density is 15 units per acre if design criteria are met. The project is also within the Idyllwild Downtown Historic District but was identified as a non-contributing property. Non-contributing properties are exempt from review under the Idyllwild Downtown Historic District Design Guidelines, but are encouraged to use those guidelines, "in ways that restore lost integrity, enhance the character of the Historic District, and effect positive changes in the commercial core of Idyllwild" (Tibbet and Sorrell 2012:6).

2. **Circulation:** The proposed project is for a small 12-bedroom resort hotel and detached Innkeeper's residence. The hotel access is provided via North Circle Drive. The existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project is consistent with the circulation policies of the General Plan and the Riverside Extended Mountain Area Plan (REMAP). The project site has provided the necessary road rights-of-way.
3. **Multipurpose Open Space:** None of the project site is designated multipurpose open space and the site is not adjacent to designated open space. The project proposes to leave 52% of the site in its native state, avoiding many of the native oaks, pines and other trees and shrubs. This is consistent with the Riverside Extended Mountain Area Plan (REMAP) policies that attempt to preserve the scenic background, natural resources, and natural character of the mountain communities.
4. **Safety:** The project is consistent with the policies of the Safety Elements of the General Plan. The development will be conditioned to be in compliance with the California Building Code requirements for occupancy including those standards for fire hazards.
5. **Noise:** The project is consistent with the policies of the Noise Element of the General Plan. Short term construction related noise impacts will occur during clearing, grading and construction. Construction related activities will be required to adhere to the Riverside County noise standards. Since the project is within a residential/commercial area, construction will take place during normal working hours. Noise levels after development are expected to be consistent with Land Use designations and adjacent parcels.
6. **Housing:** The project is consistent with the policies of the Housing Elements of the General Plan, the Riverside Extended Mountain Area Plan (REMAP) and the Idyllwild / Pine Cove Village Tourist Policy Area. The Policy Area allows for motel, hotel and bed and breakfasts adjoining commercial and residential areas if compatible. And the zoning is Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A). Hotels are permitted under C-P-S zoning and an on-site operator's residence allowed with Plot Plan approval (Ordinance No. 348.4913, Article IXb). With a conditional use permit, hotels are consistent with the R-3A zoning (Ordinance No. 348.4913, Article VIIIa).
7. **Air Quality:** The project will control fugitive dust emissions during construction and will conduct construction activities pursuant to SCAQMD requirements. The proposed project is consistent with the Air Quality Elements of the General Plan. The project would not conflict with or obstruct implementation of the South Coast Air Quality Management District (SCAQMD) air quality plan, would not significantly expose sensitive receptors to significant air pollution, and would not result in a cumulatively considerable net increase of a criteria pollutant.
8. **Healthy Communities:** The project is consistent with the applicable policies of the Healthy Communities Elements of the General Plan.
9. **Environmental Justice (After Element is Adopted):** The project is not located within or near a designated Environmental Justice Community based on the current draft General Plan Amendment regarding Environmental Justice.

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

C. Foundation Component(s): Community Development Foundation

D. Land Use Designation(s): Commercial Retail (CR), Medium Density Residential (MDR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Village Tourist Policy Area

G. Adjacent and Surrounding:

- 1. General Plan Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)
- 2. Foundation Component(s):** Community Development Foundation to the north, south, east and west
- 3. Land Use Designation(s):** Commercial Retail (CR) to the northeast and south (across North Circle Drive), Medium Density Residential (MDR) to the north, west and east (across the intersection of North Circle Drive and Fir Street)
- 4. Overlay(s), if any:** N/A
- 5. Policy Area(s), if any:** Village Tourist Policy Area

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any:** N/A
- 2. Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Idyllwild District: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Village Tourist Residential (R-3A), Scenic Highway Commercial (C-P-S)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

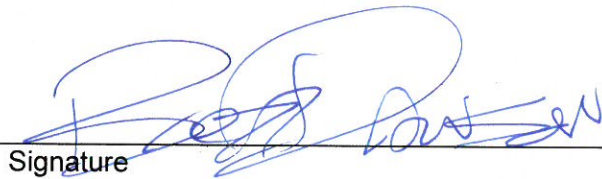
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

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


Signature

11/24/21
Date


Printed Name

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) Would the project have a substantial effect upon a scenic highway corridor within which it is located?

The project is located within the Riverside Extended Mountain Area Plan (REMAP). Scenic highways of the REMAP are as follows:

- A portion of State Route 74 (SR 74) and State Route 243 (SR 243) have been designated as State Scenic Highways
- A portion of State Route 79 (SR 79) and State Route 74 (SR 74) have been identified as eligible State Scenic Highways
- A portion of State Route 79 (SR 79) has been identified as an eligible County Scenic Highway

The project site is located approximately 0.4 miles northeast of SR 243 along North Circle Drive or 0.25 miles directly east of SR 243. The project site is 4.8 miles north of SR 74 along SR 243. The project site is 38 miles northeast of SR 79 accessed from the site along SR243, SR74 and SR 371. Based on the distances, the project only has the potential to impact the scenic resources of SR 243. With the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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curve in North Circle Road where it meets SR 243, the topographical terrain, mature trees that abound in the area, and the distance from SR 243, the project site is not visible from SR 243. The project as proposed still intends to avoid native habitat and trees wherever possible to preserve the natural character of the site and area. Approximately half of the site would not be impacted including trees which would remain onsite. Removal of some trees from the site would not significantly detract from the scenic quality of the SR 243 as none of the property is visible from SR 243.

The proposed project is consistent with the County's General Plan Land Use Map for the project area as well as its zoning designation. As a result, project implementation would be consistent with the County's vision for this area including any potential impacts on scenic highways as detailed above. Impacts are less than significant.

- b) Would the project 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?

While the project site is located within the REMAP Plan area, which promotes grand scenic resources and extensive natural open spaces, the Plan also establishes distinct community settings within which to concentrate development. The project site is located within historic downtown Idyllwild and is zoned for Village Tourist Residential (R-3A) and Scenic Highway Commercial (C-P-S) development. Local aesthetic concerns include maintaining the rural mountain community characteristics. The project would remove, or develop within the canopy of, 8 black oaks and 5 closed canopy groupings of black oak and canyon live oak trees. However, as proposed it intends to avoid native habitat and trees wherever possible to preserve the natural character of the site. Approximately half of the site and associated trees would remain onsite. Removal of some trees from the site would not significantly damage scenic resources. The natural drainage that occurs on site would not be impacted by the development. No significant rock outcroppings, unique or landmark features or prominent scenic vistas would be impacted. Impacts are less than significant.

- c) Would the project 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?

The developer proposes to construct a resort hotel with architectural details, paint schemes and landscaping that will be compatible with and enhance the character of the existing community. Because of this, implementation of the project would not degrade the existing visual character of the community or public views into the project site. The site supports relatively undisturbed native trees and shrubs within historic downtown Idyllwild and lies between a single-family house and a restaurant. The project as proposed intends to avoid native habitat and trees wherever possible to preserve the rural mountain community character of the site. Approximately half of the site and associated trees would remain on site. Project development is set back from the road approximately 64 feet and 50 feet from the property line. All of the natural vegetation within this area would remain undisturbed with the exception of the driveway access. Driveway access has been placed in such a way as to avoid impacts to native trees to the greatest extent possible. This would allow the visual character of the site from North Circle Drive to remain similar to pre-project condition, while still allowing for development.

In addition, building, pool, pathways, and parking have all avoided onsite trees to the maximum extent possible, allowing a substantial forested backdrop to the development within the property and scattered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mature native trees throughout the site. Removal of some trees and brush from the site would not significantly change the visual character or quality of public views of the site and surroundings from North Circle Drive. This viewpoint is the most traveled and common public view.

Currently Fir Street runs along the northeast boundary and terminates near the center of the property boundary into a parking lot behind the adjacent restaurant. A concrete and wood privacy fence would be constructed along the northeast boundary adjacent to Fir Street and the restaurant parking lot to provide privacy to the hotel entrance and pool area, as well as to screen mechanical equipment. Vine or other approved vegetation would be planted adjacent to the wall to provide a more attractive visual character. The wall would be subject to review according to the County landscape plan review process. Native trees would be visible over the fence from public vantage points.

Construction activities would be visible from the road and surrounding properties, but these impacts will be temporary and therefore not a long-term significant impact. This development would not degrade the existing visual character of the community. Impacts are 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): Riverside County Geographic Information System (RCGIS), Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

The project is located 28.5 miles northeast of Mt. Palomar Observatory and is within Zone B (45-mile radius of Mt. Palomar Observatory) of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory.

The project is located within the Special Lighting Area; therefore, all development would be required to comply with the provisions of Ordinance No. 655. The ordinance contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions. The project would be conditioned to comply with Ordinance No. 655. This is a standard condition of approval (COA) and is not considered a unique mitigation pursuant to CEQA. With conformance with Ordinance NO. 655, project impacts are less than significant.

Mitigation: No other mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

☐
☐
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☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Description, Riverside County General Plan, Riverside Extended Mountain Area Plan, Mt. Palomar Nighttime Lighting Policy, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

- a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Currently there are no light sources on the project site. Construction on site would generally be conducted during daylight hours, therefore temporary construction lighting would likely only include security lighting and employee vehicles. These impacts would be temporary and would cease when construction is completed.

The proposed project would not create new light that would be out of the ordinary for the surrounding area, however, the project would increase the effects of light and glare upon existing day or nighttime views by introducing development into a previously undeveloped area. New lighting sources associated with the project would include but not be limited to light and glare from the residence and hotel, outdoor lighting such as house lights, entrance lights, parking lot lighting, wall mounted lights, pool lights and vehicle lights from guest vehicles. After completion, the project would be required to comply with County Ordinance No. 655 and Ordinance No. 915, which restrict lighting hours, types, techniques of lighting and light spill over onto adjacent properties. These are standard conditions of approval (COA) and are not considered a unique mitigation pursuant to CEQA.

With conformance with Ordinance No. 655 and Ordinance No. 915, project impacts are less than significant.

Mitigation: No other 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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b) Expose residential property to unacceptable light levels?

There are residential properties adjacent to the project site to the north, west, southwest and across North Circle Drive to the southeast and east. Adjacent to the northeast is a restaurant and to the south across North Circle Drive is a motel. As discussed above, construction impacts would be temporary and short duration. They would cease when construction is completed.

The proposed project would not create new lighting that would be out of the ordinary for the surrounding area. All project lighting would be required to comply with County Ordinance No. 655 and Ordinance No. 915. Therefore, the project would not expose residential properties to unacceptable light levels. With conformance with Ordinance No. 655 and Ordinance No. 915, project impacts less than significant.

Mitigation: No other 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," Riverside County Geographic Information System (RCGIS), Project Application Materials

Findings of Fact:

a-d) The project site is not mapped as Farmlands or as any agricultural resource and is approximately 8 miles over steep terrain from the nearest designated farmlands or grazing land. The site is located within the REMAP Plan, Idyllwild / Pine Cove Village Tourist Policy Area, and historic downtown Idyllwild and is designated for Commercial Retail (CR) and Medium Density Residential (MDR). The project site is surrounded by commercial and residential properties on parcels half of an acre or less.

Therefore, the project is consistent with area land uses and would not impact Farmland, conflict with agricultural zoning or land use, cause development of agricultural property or change the existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environment in such a way as to result in conversion of Farmland. The project would have no impact to mapped Farmlands.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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," Project Application Materials

Findings of Fact:

a) Would the project 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))?

The project is located within the REMAP Plan and historic downtown Idyllwild and is zoned Village Tourist Residential (R-3A) and Scenic Highway Commercial (C-P-S). The site is not zoned forest land or timberland and is not proposing any rezoning; therefore, the project does not conflict with existing zoning, nor would it cause the rezoning of forest land, timberland or timberland zoned Timberland Production. No impact would occur to zoned forest land, timber land or timberland zoned Timberland Production.

b-c) Would the project result in the loss of forest land or conversion of forest land to non-forest use or 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?

The project site is located within the town of Idyllwild, which is surrounded by the San Bernardino National Forest. The area is mapped as by Riverside County as montane coniferous forest. The project site is relatively undisturbed forest with native pines, oaks and other trees and shrubs. However, the site is located within the REMAP Plan and historic downtown Idyllwild and is zoned Village Tourist Residential (R-3A) and Scenic Highway Commercial (C-P-S). The REMAP Plan establishes distinctive community settings within which to concentrate development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project as proposed intends to avoid native habitat and trees wherever possible to preserve the rural mountain character of the site. Approximately half of the site and associated trees would remain on site. The project would allow for the development of the project site and the minimization of impacts to forest lands. Impacts are less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook, U.S. E.P.A. *Current Nonattainment Counties for All Criteria Pollutants* (January 31, 2021), Project Air Quality and Greenhouse Gas Emissions Report (June 27, 2021)

Findings of Fact:

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

The project is located within the jurisdiction of South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. 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, contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are based on local 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 is the development of a small resort hotel and innkeeper's residence within the downtown Idyllwild area. California Emissions Estimator Model (CalEEMod) was utilized to determine both construction and operational emissions of the proposed project. According to the outputs detailed in the tables below, no significance thresholds at either the regional or local level as published by SCAQMD would be exceeded.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Estimated Construction Emissions
Annual LBS/Day (unless otherwise shown)**

EMISSION SOURCE	ROG	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
Significance Criteria	75	100	550	150	150	55
Localized Significance Thresholds	-	162	750	-	4	3
Project Construction Emissions	0.1431	0.2741	0.2839	5.1e-004	0.0198	0.0142
Significant?	No	No	No	No	No	No

Estimated Operational Emissions Annual, LBS/Day (unless otherwise shown)

EMISSION SOURCE	ROG	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
Significance Criteria, Operations	55	55	550	150	150	55
Localized Significance thresholds	-	162	750	-	1	1
Project Operational Emissions	0.1330	0.1583	0.2994	1.3e-003	0.0803	0.0266
Significant?	No	No	No	No	No	No

The proposed project is also consistent with the General Plan, REMAP Plan and the Idyllwild / Pine Cove Village Tourist Policy Area land use for the downtown Idyllwild area, thus it would be consistent with the AQMP. No impact would occur and no mitigation is required.

- b) Would the project 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?

The project is located within the jurisdiction of South Coast Air Quality Management District (SCAQMD). Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants. These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety.

The SCAQMD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in "attainment" or "non-attainment." The project area is out of attainment for ozone and PM_{2.5} particulate matter. The greatest cumulative impact on regional air quality will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with construction.

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

Source: South Coast AQMD CEQA Handbook (South Coast AQMD, 1993)

Project construction would generate temporary air pollutant emissions. Both construction emissions and vehicle emissions associated with operation of the proposed project would add to overall emissions and affect air quality. Based on the project's air quality emissions relative to SCAQMD's regional and local significance thresholds for six criteria pollutants, and the project's Air Quality and Greenhouse Gas Emissions Report's findings summarized above, no exceedance of thresholds would occur.

The project would also be required to comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is mandatory for at all construction sites located within the South Coast Air Basin. SCAQMD Rule 403 is a standard regulatory requirement and condition of approval rather than mitigation.

The project would not result in a cumulatively considerable increase of criteria pollutants and therefore impacts would be considered less than significant.

c) Would the project expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

Populations of people who are particularly sensitive to air pollution include children, the elderly, persons with preexisting respiratory or cardiovascular illness, athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather are defined as "sensitive receptors." These may include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers and athletic facilities.

Surrounding land uses include residential homes; however, grading a portion of this individual lot and the construction and operation of a small resort hotel is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors.

The project's Air Quality and Greenhouse Gas Report utilized CalEEMod to determine emissions levels for a one-acre site with the nearest sensitive receptor being 25 meters to the southwest (single-family home). The model outputs found that localized significance thresholds determined by the size of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site and distance to the closest sensitive receptor would not be exceeded. Impacts would therefore be less than significant.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The project is the development of a small resort hotel and innkeeper's residence within the downtown Idyllwild area. Surrounding land use consist of residential and commercial buildings, including a motel south of the project. As the parcels are relatively small within the downtown area, the project is in close proximity to a moderate number of people at any given time. However, grading a portion of this individual lot and the construction and operation of a small resort hotel is not expected to generate substantial point source emissions.

During construction, diesel equipment operating at the site may generate some nuisance odors; however, due to the distance of sensitive receptors to the project site and the temporary nature of construction, odors associated with project construction would not be significant.

Land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. These land uses are not proposed for the project in Idyllwild, CA. Other emissions and odor impacts would not be 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. Fish and 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?

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County Geographic Information System (RCGIS), Western Riverside County MSHCP, On-site Inspection, *Riverside County Oak Tree Management Guidelines, Revised Habitat Assessment, Botanical and Narrow Endemic Plant Survey, Oak Tree Survey and Assessment of MSHCP Riverine Habitat for APN 563-264-012 (PPT 190033)*, prepared by L&L Environmental, Inc.

Findings of Fact:

- a) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

The proposed project falls within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project is within the REMAP Plan area but does not fall within a Criteria Area, Cell, Cell Group or Sub Unit. The MSHCP requires a habitat assessment and, if indicated, focused surveys for riparian/riverine and vernal pool habitats, fairy shrimp, mountain yellow-legged frog, and narrow endemic plants: Johnston's rockcress (*Boechera [Arabis] johnstonii*), Munz's (San Jacinto) mariposa lily (*Calochortus palmeri* var. *munzii*), and San Jacinto Mountains bedstraw (*Galium angustifolium* ssp. *jacinticum*).

A riparian/riverine habitat assessment identified an intermittent drainage onsite that qualifies as riverine habitat under the MSHCP. Based on the proposed project design, no impacts to the drainage would occur. No vernal pool, fairy shrimp, or mountain yellow-legged frog habitat was identified onsite, and no impacts would occur. As a result, the proposed project is consistent with Section 6.1.2 of the MSHCP.

Focused surveys for narrow endemic species Johnston's rockcress, Munz's (San Jacinto) mariposa lily, and San Jacinto Mountains bedstraw were negative. These species are absent from the site and no impacts would occur. As a result, the proposed project is consistent with Section 6.1.3 of the MSHCP.

The project is within the Core Area K: San Bernardino Forest and Portrero Area. Although the property is within the Core area, it is not adjacent to any MSHCP Conservation area or Public/Quasi Public conserved lands. The site is also not in a Criteria Area or Cell with plans to conserve lands in the future. The proposed project falls within the center of the Idyllwild – Pine Cove area and is surrounded by both residential and commercial development. It is not adjacent or near to conserved lands or potential future MSHCP conservation areas. The project is approximately 0.6 miles from the closest Public/Quasi Public conserved lands. The project would not interfere with the maintenance of habitat quality and contiguity within conserved lands or the Core area. Nor is it within the range to be subject to Guidelines

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pertaining to the Urban Wildlands Interface for indirect effects of adjacent land uses and management of edge effects. Therefore, the project is consistent with Section 6.1.4 of the MSHCP.

The project does not conflict with the MSHCP or other local, regional or state conservation plan and there would be no impacts.

- b) Would the project 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)?

No state or federally listed endangered or threatened species were detected during surveys of the project area. Based on a review of habitat requirements, state or federally listed species are either considered absent from the site or not expected to occur with one exception, southern rubber boa.

Southern rubber boa (*Charina umbratica*) is state listed threatened and a USFS Sensitive species. It is a covered species under the MSHCP but is not considered adequately conserved.

Suitable habitat is mixed conifer-oak forest or woodland dominated by two (2) or more of the following tree species: Jeffrey pine, ponderosa pine, sugar pine, incense cedar, white fir, or black oak. Southern rubber boa has also been observed in rock outcrops within open areas of mixed grasses and bracken fern with some shrubs and small trees. Rock outcrops and surface debris (rocks, logs, litter, etc.) provide cover and rock outcrops appear to be important for hibernacula. Presence of water appears to be critical, as southern rubber boa is frequently observed in association with damp draws near springs, seeps, and streams during the summer months. Southern rubber boa tends to have a clumped distribution, with areas of apparently unoccupied but suitable habitat intervening between known populations.

To protect the species from unlawful harvesting, the exact locations of southern rubber boa observations are not available in the California Natural Diversity Database (CNDDDB). There are multiple observations within the San Jacinto Peak topographic quadrangle (topo quad), located just north of the project site, but no observations within the Idyllwild topographic quadrangle.

There is potentially suitable habitat for southern rubber boa, but the site is likely more xeric (containing little moisture, dry conditions) than typical occupied habitat. Most of the site has a layer of duff and some surface debris. There are a few scattered cobbles or small boulders, but no rock outcrops. The site has an intermittent stream along the northwestern boundary and is within 650 feet of Strawberry Creek. However, there is human disturbance associated with adjacent development and a portion of the site appears to be regularly used for parking. Based on available information, potential for occurrence of southern rubber boa is low.

The project would not significantly impact either directly or through habitat modifications, endangered or threatened species.

- c) Would the project 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No special status plants were observed during the surveys and most are considered absent, not expected, or have a low potential for occurrence. A few have low to moderate potential for occurrence: Palomar monkeyflower (*Erythranthe diffusa*), golden-rayed pentachaeta (*Pentachaeta aurea* ssp. *aurea*), chickweed oxytheca (*Sidotheca caryophylloides*), and white-margined oxytheca (*Sidotheca emarginata*). Chickweed oxytheca is covered under the MSHCP, but not adequately conserved. The remaining species are not covered under the MSHCP.

Palomar monkeyflower and chickweed oxytheca have a California Rare Plant Rank (CRPR) of 4.3 (limited distribution, not very threatened in California), golden-rayed pentachaeta has a CRPR of 4.2 (limited distribution, moderately threatened in California), and white-margined oxytheca has a CRPR of 1B.3 (rare, threatened, or endangered in California and elsewhere, not very threatened in California). These species were not observed during surveys, but due to the presence of potential habitat and recorded occurrences in the Idyllwild area, they were not ruled out. Due to the limited area of potentially suitable habitat on the parcel and the lack of observations during focused surveys during the flowering season, impacts (if any) are not expected to appreciably affect overall populations of these species. Impacts to these species would be less than significant.

One (1) special status wildlife species was observed, oak titmouse. Oak titmouse is a USFWS Bird of Conservation Concern and a California Department of Fish and Wildlife (CDFW) Special Animal.

Most special status wildlife species are considered absent, not expected, or have low potential for occurrence. A few have moderate or low to moderate potential for occurrence: Cooper's hawk (*Accipiter cooperii*), Costa's hummingbird (*Calypte costae*), wrentit (*Chaemaea fasciata*), Lewis's woodpecker (*Melanerpes lewis*), purple martin (*Progne subis*), flammulated owl (*Psilosops flammeolus*), rufous hummingbird (*Selasphorus rufus*), yellow warbler (*Setophaga petechia*), Lawrence's goldfinch (*Spinus lawrencei*), black-chinned sparrow (*Spizella atrogularis*), and Townsend's big-eared bat (foraging) (*Corynorhinus townsendii*). Two (2) species, white-headed woodpecker (*Dryobates albolarvatus*) and Nuttall's woodpecker (*Dryobates nuttalli*), have high potential for occurrence.

Cooper's hawk and purple martin are covered under the MSHCP and considered adequately conserved. The remaining species are not covered under the MSHCP.

Townsend's big-eared bat is not expected to roost on site and the project would only minimally impact potential foraging habitat. Impacts to this species would be less than significant.

The mountain lion (*Puma concolor*) was recently made a candidate for state listing as threatened or endangered. Under the California Endangered Species Act, candidate species receive the same consideration and protection as listed species. It is a covered species under the MSHCP and considered adequately conserved. Mountain lions are not tracked in the CNDDDB, so there are no documented occurrences in that database. There are news reports of mountain lion sightings in the Idyllwild area, including photos from motion-activated wildlife cameras and reports of pets being killed.

Mountain lion habitat exists throughout the forest surrounding the town of Idyllwild and mountain lions could move through and potentially forage on the project site. Adult animals will typically avoid disturbance and, given the existing development adjacent to the site, it is unlikely that a natal den would be located there. Impacts to this species would be less than significant.

California Fish and Game Code Section 3503 prohibits take, possession, or needless destruction of bird nests or eggs except as otherwise provided by the Code. Raptors and all migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MBTA makes it unlawful to take, possess, buy, or sell any migratory bird, bird parts (including nests and eggs) except according to regulations prescribed by the Secretary of the Interior Department (16 U.S. Code 703). A recent revision to the MBTA would exempt incidental take, but implementation of this revision is currently in flux. In addition, bald and golden eagles are protected under the Bald and Golden Eagle Protection Act of 1940, as amended. State protection is extended to all birds of prey by the California Fish and Game Code, Section 3503.5. No take is allowed under these provisions except through the approval of the agencies or their designated representatives.

Adult birds will typically avoid construction-related disturbance and impacts are likely to be limited to nests, eggs, and chicks. If initial ground disturbance and/or vegetation removal will occur during the nesting season, a pre-construction nesting bird clearance survey and avoidance of active nests would reduce impacts to less than significant.

Impacts would be less than significant with the incorporated mitigation.

Mitigation: A pre-construction nesting bird clearance survey shall be conducted by a qualified biologist within three (3) days prior to the start of vegetation clearing or ground disturbance if initial ground disturbance and/or vegetation removal will occur during the nesting season (February 1 to September 15). If nesting birds are present, avoidance of active nests is required and a buffer of 300 to 500 feet (or as determined by a biologist) is recommended until a biologist has verified that juvenile birds are no longer dependent on the nest or the nest has otherwise become inactive.

Monitoring: Monitoring shall be conducted by a qualified biologist in coordination with the County Biologist as needed to ensure avoidance of active nests.

- d) Would the project 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?

The project site is in the community of Idyllwild within San Bernardino National Forest. Wildlife habitat exists throughout the forest surrounding the town. Strawberry Creek likely functions as a wildlife travel route and is about 650 feet from the project site. Forest species such as raccoons, coyotes, birds, etc. likely move and forage throughout the project vicinity, but it is not within or adjacent to a wildlife corridor.

The project would not interfere substantially with the movement of fish or wildlife species, migratory corridors or use of native wildlife nursery sites. Impacts would be less than significant.

- e) Would the project 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?

No riparian habitat or other sensitive communities are present within the project area. An intermittent drainage is present in the northwest corner of the site that qualifies as riverine habitat under the MSHCP. Based on the proposed project design, the drainage would be avoided and no impacts to the drainage or riverine habitat would occur.

- f) Would the project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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An intermittent drainage is present in the northwest corner of the site that qualifies as Waters of the State and possibly as Waters of the U.S. State wetlands are also present. Based on the proposed project design, the drainage would be avoided and no impacts to the drainage, jurisdictional waters, or wetlands would occur.

- g) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Riverside County Oak Tree Management Guidelines (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 (known as diameter breast height or DBH) within project areas. The evaluation must include dead or dying oak trees, as these have value for cavity nesting birds. Project development plans are required to minimize and mitigate impacts to oak trees.

The project site contains 14 individual black oak trees of 2 inches or greater DBH, primarily on the southern portion of the site and 12 closed canopy groupings of black oak and canyon live oak ranging in size between 2 and 8 inches DBH on the northern portion of the site near to or within the banks of a small drainage. Additional black oak seedlings and saplings of 6 inches to ± 2 feet in height are present in the understory of the trees.

The project was designed to cluster the developed areas within the disturbed and open areas as much as possible and to allow those trees that remain to be clustered with offsite oaks to the north and west as well as along the roadway to preserve the mountain character of the town.

Of the 14 individual black oaks, four (4) are large mature trees with DBH ranging between 2.5 and 5 feet; 10 are smaller trees with a DBH ranging between 8 and 12 inches. One (1) of the four (4) mature oaks is completely dead and broken at approximately 10 feet above the ground surface. All the living oaks onsite are in good to excellent condition. One (1) oak was flagged and labeled for removal by Southern California Edison.

An examination of the development plan supplied by the project proponent (dated June 14, 2020), indicates that eight (8) black oak trees and five (5) closed canopy groupings would be removed or partially impacted by development of the project. Of these, four (4) trees would be impacted by the construction of the hotel, two (2) individual trees and portions of two (2) closed canopy groupings of immature trees would be impacted by the construction of the pool, and two (2) trees would be impacted by the construction of parking lots. Three (3) groupings of closed canopy immature trees would be impacted by the construction of the innkeeper's cottage. The project would be on a parcel greater than one-half acre and is at an elevation above 5,000 feet above sea level. The project would be required to comply with Riverside County Ordinance (No. 559), which requires a permit for removal of any living native tree, as well as measures to treat slash and cut stumps.

Although many of the trees would remain in the project area, the "Defensible Space" required by the Fire Department includes trimming of tree limbs 10 feet from the ground for fire prevention and fuel modification. Impacts are defined as disturbance within the dripline of the tree or the complete removal of the tree, therefore, these trees are also considered impacted.

Impacts would be reduced to less than significant levels with the incorporated mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: An Oak Tree Habitat Mitigation and Monitoring Plan shall be developed and provided to the Riverside County's Environmental Programs Division (EPD) for review and approval prior to issuance of the grading permit. The approved Oak Tree Habitat Mitigation and Monitoring Plan shall be implemented by the project proponent. A permit shall be obtained for removal of all living native trees and slash and cut stumps shall be treated, as required by Riverside County.

Monitoring: Monitoring shall be performed in accordance with the approved Oak Tree Habitat Mitigation and Monitoring Plan.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, *Phase I Cultural Resources Assessment for 563-264-012 (PDA08008), Located on ±0.76 Acre at the Northwest Corner of Fir Street and North Circle Drive in the Unincorporated Community of Idyllwild, Riverside County, California*, prepared by L&L Environmental, Inc. (Revised August 20, 2020), *Historic Resources Survey, Idyllwild Commercial Corridor, Community of Idyllwild, Riverside County, California*, prepared by LSA Associates, Inc. (September 30, 2009), *Resolution No. 2011-206, Establishing the Idyllwild Historic Downtown District*, submitted to the Board of Supervisors, County of Riverside, State of California, June 29, 2011, approved June 30, 2011, *Design Guidelines for Idyllwild Downtown Historic District*, prepared by LSA Associates, Inc. (June 6, 2012).

Findings of Fact:

a-b) The project site lies within the boundary of Idyllwild Downtown Historic District, which consists of 103 properties in Idyllwild's commercial center, of which 57 properties were identified as resources contributing to the significance of the historic district. The district was found eligible for listing in the California Register of Historic Resources (CRHR) under Criterion 1 for its association with the social and economic history of Riverside County between 1915 and 1965 and the "...development of Idyllwild as one of the county's earliest and most distinctive mountain resort communities" (Sorrell et al. 2009:ii). In 2011, the County of Riverside established the Idyllwild Downtown Historic District as a County Historic Preservation District under Ordinance 578 Section 3, citing the district's association with important events in local history.

The project site (APN 563-264-012) was determined to be a non-contributing resource to the significance of the district (Sorrell et al. 2009: Exhibit B). As a result, the project site is not a historic resource under CEQA, and development of the parcel would have no direct impact on the significance of the district.

Neighboring properties within the Idyllwild Downtown Historic district were considered in an assessment of the project's potential to indirectly impact the district through the introduction of visual, audible and/or atmospheric elements that may diminish the integrity of a historical resource's significant historical characteristics or features. None of the neighboring parcels were determined individually eligible for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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listing in the National Register or California Register and only two neighboring properties contribute to the significance of the district. These properties are directly across the street from the project area on the south side of North Circle Drive and are described below:

- 54605 North Circle Drive (APN 563273006) was built in 1947 and consists of an L-shaped Swiss Chalet style one-story commercial building with three additional one-story buildings, a driveway and street parking lot on the property. The property currently operates as a motel.
- 54635 North Circle Drive (APN 563273005) was built in 1947 and consists of an irregular Arts and Crafts style two-story commercial building with two additional buildings on the property. The property currently operates as a motel.

Atmospheric and audible elements that may be introduced by the project (e.g., signage and noise associated with operation of a hotel) would, for the most part, be consistent with those already present in the district. Noise associated with project construction, which is not consistent with the type of noise already present in the district, would be temporary and limited to normal work hours. The anticipated audible and atmospheric elements introduced by project would not diminish the integrity of the Idyllwild Downtown Historic District's significant historical characteristics or features and would therefore cause no significant indirect impact.

Visual elements introduced to the district by the project include the proposed three-story (approx. 35 feet high) hotel with entry and patios, an innkeeper's residence, off-street parking lot, drive, pool with pool deck, sidewalks, and pathways. Multi-level structures, like the proposed hotel, are common throughout the district and is even demonstrated by the presence of a two-story motel at 54635 North Circle Drive across the street from the project area. It is also assumed that the buildings and grounds, including exterior qualities and materials, would be visually compatible with the district and its historic setting. Furthermore, the proposed buildings would be constructed on the north end of the property separated physically and visually from North Circle Drive by a stand of cedar, oak, and pine trees.

The historic district was found eligible under Criterion 1 of the Riverside County Historic Districts "...because it reflects significant aspects of the social and economic history of Riverside County through the development of Idyllwild as one of the County's earliest and most distinctive mountain resort communities" (LSA 2009:47). The project's proposed construction and operation of a hotel within the Idyllwild Downtown Historic District is consistent with the current and historic commercial and economic character of the district and while it would introduce new visual elements to the district, those visual elements would not diminish the integrity of the district's significant historical characteristics or features and would therefore cause no significant indirect impact.

The pedestrian survey identified a length of galvanized steel drainpipe in the northwest corner of the project area extending from the bank of a small drainage. The drainpipe may be 50 years in age or older but there are no discernable markings or diagnostic attributes, other than the use of galvanized steel itself, to indicate its age. It is likely associated with one (1) of the three (3) historic developments on neighboring properties southwest of the project area, but it is unclear from which of the developments the drainpipe originates. Regardless, all three (3) developed properties were determined to be non-contributing resources to the significance of Idyllwild Downtown Historic District. Furthermore, the drainpipe is constructed of common materials and its design is consistent with early-to-mid 20th century plumbing systems. Finally, the drainpipe does not contribute important data, nor does it have the potential to contribute significant data. As such, the galvanized steel drainage pipe and the residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plumbing system it represents is not considered a historic resource for the purposes of CEQA and, therefore, requires no further consideration during this study.

There are no direct impacts to historic resources onsite. Indirect impacts to the historic district are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): On-Site Inspection, Project Application Materials, *Phase I Cultural Resources Assessment for 563-264-012 (PDA08008), Located on ±0.76 Acre at the Northwest Corner of Fir Street and North Circle Drive in the Unincorporated Community of Idyllwild, Riverside County, California*, prepared by L&L Environmental, Inc. (Revised August 20, 2020)

Findings of Fact:

a-b) Would the project alter or destroy an archaeological site? Would the project cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

As stated above (Section 8) the pedestrian survey identified a length of galvanized steel drainpipe in the northwest corner of the project area extending from the bank of a small drainage. The drainpipe may be 50 years in age or older but there are no discernable markings or diagnostic attributes, other than the use of galvanized steel itself, to indicate its age. It is likely associated with one (1) of the three (3) historic developments on neighboring properties southwest of the project area, but it is unclear from which of the developments the drainpipe originates. Regardless, all three (3) developed properties were determined to be non-contributing resources to the significance of Idyllwild Downtown Historic District. Furthermore, the drainpipe is constructed of common materials and its design is consistent with early-to-mid 20th century plumbing systems. Finally, the drainpipe does not contribute important data, nor does it have the potential to contribute significant data. As such, the galvanized steel drainage pipe and the residential plumbing system it represents is not considered a historic resource for the purposes of CEQA and, therefore, requires no further consideration during this study.

Although no archaeological resources identified, due to the poor surface visibility (0-10%), a condition of approval (CUL-2) will require an archaeologist to be present for the first 2-4' of ground disturbance in order to identify potential undocumented subsurface resources that may be unearthed during grading activities. With the inclusion of this condition of approval/mitigation measure impacts in this regard 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) Would the project Disturb any human remains, including those interred outside of formal cemeteries?

Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if 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.

Mitigation:

CUL- 1 If Human Remains found

CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event that human remains are accidentally discovered in any location other than a dedicated cemetery. Although this is State law, a condition of approval has been placed on this and every project so that in the event previously unidentified subsurface human remains are discovered during grading they would be handled appropriately and impacts in this regard would be less than significant with mitigation incorporated.

CUL-2 Project Archaeologist

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Monitoring:

A project Archaeologist shall be required and shall coordinate activities with the Riverside County Archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

The project would result in an increase the site's demand for energy compared to its existing undeveloped state. Specifically, the proposed project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances. The project will be required to comply with all Title 24 Building Energy Efficiency Standards developed by the California Energy Commission. These standards apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. With the inclusion of Title 24 requirements, project impacts would be less than significant.

Mitigation: No mitigation other than compliance with all Title 24 energy conservation requirements is required.

Monitoring: No monitoring is required.

- b) Would the project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

The project would not conflict with adopted energy conservation plans. The project would be developed in conformance with all applicable energy conservation regulations including but not limited to Title 24 energy conservation standards. The project would be constructed to achieve the building energy efficiency standards set forth in the California Code of Regulations Title 24 requirements in effect at the time of building permit issuance. The building design will incorporate energy efficient appliances and heating units as feasible. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. Project impacts due to wasteful consumption of energy resources would be less than significant and no impact would occur due to conflicts with an adopted energy conservation plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Riverside County Geographic Information System (RCGIS), EQ Zapp: California Earthquake Hazards Zone Application, Riverside County Ordinance No. 457

Findings of Fact:

According to the Riverside County Geographic Information System (RCGIS or GIS database) the project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. The closest Alquist-Priolo Earthquake Fault Zone is 3.6 miles southwest (San Jacinto Fault). Other Riverside County mapped faults in the area are 2.85 miles northwest (fault in basement rocks), 3 miles southwest (Hot Springs fault) and 3.8 miles southwest (Dry Creek Fault). Therefore, there is no potential for rupture of a known fault on the project site. No impact would occur.

California Building Code and Riverside County Ordinance 457 requirements for new development/construction ensure structures are constructed pursuant to applicable seismic design criteria for the region. As these requirements are applicable to all development, they are not considered mitigation under CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," and S-16 "General Ground Shaking Risk," <https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/>, [https://www.casgem.water.ca.gov/OSS/\(S\(xe20suecnuj1gfdzni10xx04\)\)/GIS/PopViewMap.aspx?Public=Y](https://www.casgem.water.ca.gov/OSS/(S(xe20suecnuj1gfdzni10xx04))/GIS/PopViewMap.aspx?Public=Y), <https://data.cnra.ca.gov/dataset/periodic-groundwater-level-measurements>

Findings of Fact:

Generally, liquefaction can occur if all of the following conditions apply: 1) liquefaction-susceptible soil, 2) groundwater within a depth of 50- feet or less, and 3) strong seismic shaking. 1) Within the RCGIS (GIS database) and the Riverside County General Plan the project site is located outside of the area mapped for liquefaction susceptibility. Furthermore, according to the County Geologist, the site is underlain at shallow depths by very dense igneous bedrock, which has no potential for liquefaction. 2) Groundwater data available at the California Natural Resources Agency has the closest monitoring well off SR74 at 230 feet to ground water. USGS Water Information Mapper shows wells in the mountain

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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area at 500 feet or more. Groundwater Information System, California Water Boards (2021) indicates domestic well depths in Idyllwild must be over 50 feet, but on average are 300-400 feet below ground surface (bgs). 3) The closest mapped faults are approximately 3 miles from the site. However, the site is mapped in the Riverside County General Plan as having a "Very High" Ground Shaking Risk (Figure S-16).

Based on the need for a site to have all three risk factors associated with liquefaction, the potential for liquefaction to occur should be considered nil. Impacts are considered 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): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-16 "Inventory of Communication Facilities" (showing General Ground Shaking Risk), Riverside County Ordinance No. 457

Findings of Fact:

The project site is located within the seismically active region of southern California and may be subject to ground-shaking events. The nearest earthquake fault is 2.85 miles northwest (fault in basement rocks). The project site is not mapped in an earthquake fault zone. The project will be designed to resist seismic impacts in accordance with the applicable California Building Codes and Riverside County Ordinance 457. Such building code compliance is required and ensures that potential impacts associated with seismic ground shaking would be less than significant. The incorporation of these measures is not considered unique mitigation for CEQA purposes.

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): On-site Inspection, Riverside County General Plan Figure S-4 "Earthquake Induced Slope Instability," and S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Seismically induced landslides and other slope failures are common occurrences in areas of significant ground slopes, especially during or soon after earthquakes. The southern and central portions of the project site are relatively flat with a gentle northwestern facing slope in the northern portion. Elevations range from approximately 5,488 feet to 5,516 feet above mean sea level (amsl). No significant slopes would be disturbed by grading and no steep slopes would be created by the project. According to the General Plan Figure S-4 the project site location and the downtown area of Idyllwild more generally is not in an area of earthquake induced slope instability. In addition, Figure S-5, shows the area is underlain by less than 15% slope angle. Thus, the project site would not be susceptible to landslides, rockfall, lateral spreading, collapse or other hazards associated with failure of hilly or rocky topography. Therefore, impacts are considered less than significant.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Riverside County Ordinance No. 457, Riverside County Geographic Information System (RCGIS)

Findings of Fact:

According to the RCGIS (GIS database) the project site is not located within a ground subsidence zone. California Building Code and Riverside County Ordinance 457 requirements for new development ensure structures are constructed pursuant to applicable seismic design criteria for the region. Compliance with the Building Code would ensure that potential impacts related to seismic-related ground failure, including subsidence, are considered less than significant. As these requirements are applicable to all development, they are not considered mitigation under CEQA.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials

Findings of Fact:

Based on the elevation of the proposed project site with respect to sea level, and its distance from any large open bodies of water, the potential for seiche and/or tsunami waves is considered to be absent. In addition, the project site is not located in an area susceptible to mudflows, or volcanic hazards. Based

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on this information, the project would not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riv. Co. 800-Scale Slope Maps, Riverside County Ordinance No. 457, Project Application Materials

Findings of Fact:

a) Would the project change topography or ground surface relief features?

The southern and central portions of the project site are relatively flat with a gentle northwestern facing slope in the northern portion of the site. Grading of the site would not significantly change the current topography as areas not proposed for development will remain in a natural state. Compliance with County of Riverside Grading Ordinance No. 457 would assure cut or fill slopes are constructed appropriately. Compliance with Ordinance 457 and the California Building Code would reduce potential impacts to less than significant.

b) Would the project create cut or fill slopes greater than 2:1 or higher than 10 feet?

The project site is in an area of varied topography. The development area topography is generally flat except for the innkeeper's residence and a portion of the parking area. 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) Would the project result in grading that affects or negates subsurface sewage disposal systems?

All project grading would occur on-site. The project site is currently vacant with no existing uses that require wastewater treatment. The project will connect to the Idyllwild water department sewer system and would otherwise not impact existing sewage disposal systems. Impacts to the existing sewer system would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, U.S.G.S. Geologic Map of the Hemet & Idyllwild 15 minute Quadrangles, Riverside County, California. Project Application Materials, On-site Inspection

Findings of Fact:

a) Would the project result in substantial soil erosion or the loss of topsoil?

Erosion is a large-scale impact caused by human activity and disturbance of surface soil, wind, and water. Site grading would create the potential for the proposed project to result in soil erosion or the loss of topsoil, but significant amounts of erosion are not expected. Implementation of erosion control or sedimentation prevention methods identified as Best Management Practices (BMPs) such as the use of silt fence, fiber rolls, sandbags, rice mats, straw wattles, earthen embankments, hydroseeding or similar measures, where appropriate would reduce the impact to a less than significant level.

b) Would the project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?

Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the California Building Code. Therefore, there would be no risk to life or property and no impact would occur.

c) Would the project have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The project site is located within the town of Idyllwild and will connect to the Idyllwild water department sewer system. Having soils suitable to support alternative wastewater systems is not applicable to this site. No impacts are expected to wastewater disposal based on soils onsite.

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

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a) Be impacted by or result in an increase in wind erosion and blows and, 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

Findings of Fact:

The project site is in an area designated "high wind erodibility" as defined identified in Figure S-8 in the County of Riverside General Plan. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. In addition, 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. Impacts would be less than significant under this threshold.

Mitigation: No mitigation other than compliance with the CBC and SCAQMD Rule 403 is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

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

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

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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP") Updated November 2019, Project Application Materials

Findings of Fact:

a-b) The purpose of the County's Climate Action Plan (CAP) and the 2019 CAP Update is to provide guidance on how to analyze Greenhouse Gas Emissions (GHG) emissions and determine significance during the CEQA review of proposed development projects within the County. To address the state's requirement to reduce GHG emissions, the County prepared its CAP with the goal of reducing GHG emissions within the County by 15% below "existing" 2008 levels by the year 2020. The 2019 CAP Update reevaluates GHG reduction targets and strategies in an effort to meet the new two-step goal of reducing emissions to 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050, based on new state laws and policies. State Bill (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 CAP identifies a two-step approach in evaluating GHG emissions starting with a screening threshold of 3,000 Metric Tons of CO₂e (MTCO₂e) per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂e per year are required to achieve at least a 25% reduction of GHG emissions from a 2011-year level of efficiency compared to the mitigated project buildout year. The CAP Update Appendix C, Land Use Development Tables (LSA 2019) provides the following Table of Sample Project Sizes from which to make the initial evaluation.

Table 2
Sample Project Sizes by Land Use Category that are Below 3,000 MT CO₂e

Project Type	Project Size that Generates 3,000 Metric Tons of CO₂e
Single Family Residential (Single Family Detached)	80 units
Apartments/Condominiums/Townhouse	120 units
Retirement Community (Senior Housing Age 50 or older)	150 units
General Commercial/Retail/Office (refrigeration not to exceed 10% of total square footage)	160,000 square feet
Supermarket/Grocery/Discount Club (refrigeration exceed 10% of total square footage)	36,000 square feet
Restaurants (sit down)	8,200 square feet
Fast-Food Restaurants (Fast Food with or without /drive thru)	5,300 square feet
Gas Station	7,200 square feet
Industrial	53,000 square feet
Wireless Communication Towers	2,400 kw
Passive Park	200 acres
Active Park	60 acres

- Copy of Table C-A in LSA's 2019 Greenhouse Gas Emissions, Screening Tables

The project would result in an increase in the site's generation of greenhouse gases compared to its existing undeveloped state. However, compared to the development projects listed on Table 2, the proposed project development of a small resort hotel (12 units and less than 8,000 square ft) and innkeeper's residence (700 square feet) was determined to fall below the threshold for significant impacts and would not exceed 3,000 Metric Tons of CO₂e. In addition, Riverside County building codes do require design elements to reduce water consumption, increase energy efficiency and divert waste. The project would also comply with Title 24 Building Energy Efficiency Standards. Therefore, the project would not generate greenhouse gas emissions, that may have a significant impact on the environment. The project impacts on the generation of GHG are less than significant. In addition, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

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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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?

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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?

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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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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?

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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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Source(s): Project Application Materials, Department of Toxic Substances Control (DTSC) EnviroStor Data Management System (<http://www.envirostor.dtsc.ca.gov>), Hemet Unified School District (<https://www.hemetusd.org>), California State Water Resources Control Board GeoTracker (<https://geotracker.waterboards.ca.gov/map>)

Findings of Fact:

a-b) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Would the project 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?

The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials may be needed for fueling or operating construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the project construction activities are required to strictly adhere to. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program.

All materials and equipment will be transported, maintained and disposed of according to Best Management Practices (BMPs). BMPs may include the proper disposal of used oils, fluids, lubricants and spill cleanup materials; use of drip pans and absorbent pads under vehicles and equipment when performing maintenance; repairing fluid and oil leaks immediately, etc. This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As a result of the small size of the project, construction would be short-term and have a significantly lower potential of accidental release of hazardous substances than average due to the small volume and low concentration of hazardous materials used. This in addition to BMPs and compliance with federal and state requirements, will reduce hazardous material impacts related to construction activities to less than significant.

The proposed project is the development of a hotel and innkeeper's residence. The project does not include the routine transport, use, or disposal of hazardous materials. The hotel and residence will likely store and use various chemicals for routine housekeeping and landscaping purposes. However, none of these chemicals would be used in sufficient quantities to pose a threat to humans or the environment.

Project-related impacts associated with the hazardous materials would be less than significant.

- c) Would the project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

The project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for emergency access and is large enough to allow construction equipment to be kept onsite and not on or within the road or right of way. Due to the relatively small size of the development and its consistency with Riverside County planned land use on site and adjacent land uses, the project would not interfere with or impact emergency response or evacuation plans. There would be no impact to Emergency Response or Evacuation Plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

- d) Would the project 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?

The proposed project is within the Hemet Unified School District. The project is not located within one-quarter of a mile of an existing or proposed school. The closest school is Idyllwild School approximately one mile to the southwest. The project does not propose to transport substantial amounts of hazardous materials. There would be no impact of hazardous emissions or materials to schools.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

- e) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

A search on the EnviroStor search engine on the California Department of Toxic Substance Control's website (accessed on February 12, 2021) revealed that the project is not on a hazardous materials site pursuant to Government Code Section 65962.5. In addition, the only site in Idyllwild is the landfill

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located two miles south of the project area. Review of the California State Waterboards GEOTRACKER identified two sites of leaking underground storage tanks (LUST). One the Idyllwild Chevron is still active, in the process of clean up. The other, Village Food and Fuel, has completed cleanup and the case is closed. These sites are approximately 0.4 miles southwest of the project. There would be no impact as a result of the project being located on a hazardous materials site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," Riverside County Geographic Information System (RCGIS)

Findings of Fact:

a-c) Would the project result in an inconsistency with an Airport Master Plan? Would the project require review by the Airport Land Use Commission? If the project is within an airport land use plan or within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project is not within an Airport Master Plan or the Riverside County adopted airport influence area (approximately 2 miles of small general aviation airports or 3 miles of major general aviation, airline and military airports). The closest public or public use airport to the project is Palm Springs International Airport 12.5 miles northeast. The project is not subject to review by the Airport Land Use Commission.

The project would not impact public airports or Airport Master Plans nor would it result in a safety hazard with regards to public airports for the people residing or working in the project area.

d) If the project is 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is not within 2 miles of a private airstrip or heliport. The closest private airport to the project is the Garner Private Airfield 5.75 miles southeast. The closest heliport to the project is the U.S. Forest Service (USFS) Keenwild Helitack 535 2.5 miles south.

The project would not impact private airstrips or heliports and the property would not result in a safety hazard with regards to private aviation for the people residing or working in the project area.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html, Riverside County Geographic Information System (RCGIS), California Department of Water Resources SGMA Portal <https://sgma.water.ca.gov/portal/gsp/status>

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

A small drainage crosses the west corner of the property. This drainage would not be impacted, but development of the proposed project would alter the current drainage patterns of the project site by grading and replacing vacant land with roadways, walkways, parking, and buildings. Because most of the project site is undeveloped, the impervious surfaces proposed by the project would reduce infiltration of rainfall and increase stormwater runoff volumes. Hardscape areas include the buildings, driveway and pool totaling 7426 square feet or 22% of the total area. The project has minimized the impervious surfaces to the extent possible by surfacing the parking area with gravel and building the pathway and pool deck with pavers.

As the project is less than one acre a National Pollutant Discharge Elimination System (NPDES) permit is not required. However, County regulations require the project implement a project specific Storm Water Pollution Prevention Plan (SWPPP) during construction activities. The SWPPP would incorporate Best Management Practices (BMPs) to minimize and eliminate surface runoff on or off-site. BMPs may include the use of erosion control or sedimentation prevention methods, such as silt fence, fiber rolls, sandbags, rice mats, straw wattles, earthen embankments, hydroseeding or similar measures, where appropriate. In addition, no equipment maintenance shall be done within or near any stream bed or flowing stream where pollutants from the equipment may enter these areas under any flow. The proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances will be enforced. These measures will prevent siltation and contamination of surface and ground water. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. With implementation of these measures the proposed project would not violate water quality standards or waste discharge requirements. Impacts to water quality would be less than significant.

- b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The project site is currently undeveloped and covers 33,105.6 square feet (0.76 acres). The project proposes hardscape areas to include the buildings, driveway and pool totaling 7426 square feet or 22% of the total area. The project has minimized the impervious surfaces to the extent possible by surfacing the parking area with gravel and building the pathway and pool deck with pavers.

The project is required to connect to sewer. No new wells or additional water infrastructure are proposed. Due to the relatively small nature of the proposed development, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management. The project will be designed for compliance with existing federal, state, and local water quality laws and regulations related to groundwater and would have less than significant impact on groundwater supplies.

- c) Would the project 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?

The project site is currently undeveloped and the land is relatively flat in the southern and central portion with a gentle northwestern facing slope in the northern portion of the site leading to a small intermittent

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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drainage. This drainage would not be impacted. Development of the proposed project would alter the current drainage patterns of the project site where grading and development is done, but the project has been designed to minimize impacts to the natural terrain and landscaping where at all possible. The project has also minimized the impervious surfaces to the extent possible by surfacing the parking area with gravel and building the pathway and pool deck with pavers.

Due to the minimization measures and existing site topography, drainage of the site will generally join the existing drainage patterns. The project will be required to implement a project specific SWPPP during construction activities. The SWPPP would incorporate BMPs to prevent increased surface runoff and reduce velocity of runoff that could alter drainage patterns. BMPs may include the use of erosion control or sedimentation prevention methods, such as silt fence, fiber rolls, sandbags, rice mats, straw wattles, hydroseeding or similar measures, where appropriate. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. These measures in combination with the minimization of impacts to natural terrain and minimized construction of impervious surfaces will minimize or prevent the alteration of drainage patterns. Impacts to drainage patterns in the area would be less than significant.

d) Would the project result in substantial erosion or siltation on-site or off-site?

County regulations require the project implement a project specific SWPPP during construction activities. The SWPPP would incorporate BMPs including the use of erosion control or sedimentation prevention methods, such as silt fence, fiber rolls, sandbags, or similar measures, to reduce the velocity of runoff and reduce the potential for water erosion both on and off-site. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. Therefore, the proposed project would not violate water quality standards. Impacts to water quality from erosion and siltation would be less than significant.

e) Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

The project proposes to hardscape only 22% of the total surface area which should limit the increase in surface runoff. The proposed project has been designed to minimize impacts to the natural terrain and landscaping where at all possible, leaving as much of the natural drainage patterns as possible. The County required SWPPP would incorporate BMPs to minimize and eliminate surface runoff and flooding. BMPs may include the use of silt fence, fiber rolls, sandbags, rice mats, straw wattles, earthen embankments, hydroseeding or similar measures, where appropriate. These measures will slow the velocity and minimize the volume of surface runoff leaving the project area but will not be allowed to impound water. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. High rates of surface runoff and flooding of the site and/or adjacent area is not expected as a result of this project. Impacts from flooding would be less than significant.

f) Would the project 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?

County regulations require the project implement a project specific SWPPP during construction activities. The SWPPP would incorporate BMPs to minimize and eliminate surface runoff and drainage contamination. BMPs may include the use of silt fence, fiber rolls, sandbags, rice mats, straw wattles, earthen embankments, hydroseeding or similar measures, where appropriate. These measures will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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minimize the volume of surface runoff leaving the project area. In addition, no equipment maintenance shall be done within or near any stream bed or flowing stream where pollutants from the equipment may enter these areas under any flow. The proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances will be enforced. These measures will prevent contamination of surface runoff. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook.

The proposed project is the development of a hotel and innkeeper's residence. The project has minimized the impervious surfaces to the extent possible and would therefore would not significantly increase stormwater drainage. The hotel and residence will likely store and use various chemicals for routine housekeeping and landscaping purposes. However, none of these chemicals would provide substantial additional sources of polluted runoff.

Due to the relatively small nature of the proposed development, and the BMPs that will be implemented, it is not anticipated that the project would contribute runoff water that would exceed the capacity of the stormwater drainage system or provide substantial additional sources of polluted runoff. The project will be designed for compliance with existing federal, state, and local water quality laws and regulations related to runoff and would have less than significant impact.

g) Would the project impede or redirect flood flows?

The project site is currently undeveloped and the land is relatively flat in the southern and central portion with a gentle northwestern facing slope in the northern portion of the site leading to a small intermittent drainage. This drainage would not be impacted, impeded or redirected. The flat nature of the topography on the southern half of the site limits amount of water flow that would pass over this portion of the site. Drainage on the site would only be redirected around the structures. Flows would otherwise continue unobstructed as the natural topography and vegetation would be maintained over most of the northern/northwestern slope. Flows from offsite are not generally moved through the property except possibly in the northern corner. This area would similarly be maintained in a natural state.

The proposed project would not impede or redirect flood flows. Impacts to drainage in the area would be less than significant.

h) Would the project, in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

Based on the elevation of the proposed project site with respect to sea level, and its distance from any large open bodies of water, the potential for seiche and/or tsunami waves is considered to be absent. The project is not mapped in a flood hazard zone as indicated in the Riverside County General Plan Figure S-9 and S-10. The eastern corner of the site falls within the 100-year flood plain as identified by Federal Emergency Management Agency (FEMA) with their map revision dated 5/28/2015, but this only crosses the corner in the right-of-way, where no development is proposed. Despite this, the project does not propose to store or utilize hazardous materials or significant pollutants. The hotel and residence will likely only store and use various chemicals for routine housekeeping and landscaping purposes. The project does not risk the release of pollutants do to project inundation. The project would have no impacts.

i) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is the development of a small resort hotel and innkeeper's residence within the downtown area. The proposed project development is consistent with the General Plan, REMAP Plan and the Idyllwild / Pine Cove Village Tourist Policy Area land use for the downtown Idyllwild area. The project will utilize water service from the Idyllwild Water Department. Planning needs for the area have been taken into consideration by local utilities and the County in their short- and long-term water planning.

No Sustainable Groundwater Management Plan has been approved or is currently under review by the California Department of Water Resources for this service area. As the project is less than one acre a NPDES permit is not required. However, the project will comply with the Water Quality Control Plan, Santa Ana River Basin with the implementation of BMPs that reduce runoff volume and velocity as well as sedimentation and pollutants.

BMPs may include the use of silt fence, fiber rolls, sandbags, rice mats, straw wattles, earthen embankments, hydroseeding or similar measures, where appropriate. These measures will minimize the volume and velocity of surface runoff leaving the project area. In addition, no equipment maintenance shall be done within or near any stream bed or flowing stream where pollutants from the equipment may enter these areas under any flow. The proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances will be enforced. These measures will prevent contamination of surface runoff. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook.

With the relatively small nature of the proposed development, conformance with General Plan land uses and implementation of BMPs, it is not anticipated that the project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts are less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

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b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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Source(s): Riverside County General Plan, Riverside County Geographic Information System (RCGIS), Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The site is designated as CR -Commercial Retail along the North Circle Drive Road frontage and MDR – Medium Density Residential on the remainder of the site in the Riverside County General Plan, Land Use Plan. The site is surrounded by CR and MDR designated properties. The Idyllwild / Pine Cove Village Tourist Policy Area allows for motel, hotel and bed and breakfasts adjoining commercial and residential areas if compatible. The zoning is Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A). Hotels are permitted under C-P-S zoning and an on-site operator's residence allowed with Plot Plan approval (Ordinance No. 348.4913, Article IXb). With a conditional use permit, hotels are consistent with the R-3A zoning (Ordinance No. 348.4913, Article VIIIa).

The project would not conflict with the land use plan or policies and would therefore have no impact.

- b) Would the project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

As stated above in Section 24a, the project area's land use designation and zoning are consistent with adjacent properties. Adjacent properties include residential and commercial including a hotel south of the project. The project would maintain the rural mountain community/rural resort area character. No development (channel, easement, etc.) is proposed that would have the potential to divide an existing community. There are no impacts to the physical arrangement of an established community.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

- a-b) Would the project 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? Would the project 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The State Mining and Geology Board (SMGB) has established Mineral Resource Zones (MRZ). The project site is in an area identified as unstudied (No MRZ designation issued) in the Riverside County General Plan. The project site does not contain known mineral resources; therefore, no impacts are expected to valuable regional resources or locally important mineral resources.

- c) Would the project potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

No proposed, existing or abandoned quarries or mines are known on the project site despite a pedestrian survey. There would be no impacts to people or property from proposed, existing, or abandoned quarries or mines.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

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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?

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Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project is not within an airport land use area or the Riverside County adopted airport influence area (approximately 2 miles of small general aviation airports or 3 miles of major general aviation, airline and military airports). Nor is the property within the vicinity of a private airstrip. Therefore, the project development would not be exposed to excessive noise levels related to airports.

There would be no impacts as a result of airport noise.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

- a) Would the project generate 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?

Short term construction related noise impacts would occur during clearing, grading and construction and would result from heavy machinery, vehicles and construction tools/equipment. Construction related activities will be required to adhere to the Riverside County noise standards. Since the project is immediately adjacent to residential and commercial development (i.e., within 0.25 mile of an inhabited dwelling), noise impacts would be minimized by restricting construction during the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September or the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Construction equipment must be well maintained and utilize noise control devices (i.e., mufflers, intake silencers, etc.) wherever possible. Since the construction impacts are short-term, they are considered less than significant with standard conditions, and would not lead to a "permanent" increase in ambient noise.

Once construction is complete the site would support a modest resort hotel and innkeeper's residence. Permanent noise impacts would result from typical daily activities at a hotel and residence, including vehicle noise, landscaping equipment and occasional parties. However, the project will implement mandatory quiet hours between 10:00 p.m. and 7:00 a.m. to ensure any event associated noise would be minimized.

The proposed project is consistent with the General Plan, REMAP Plan and the Idyllwild / Pine Cove Village Tourist Policy Area land use for the downtown Idyllwild area. The project site is located adjacent to single-family residences, and hotel and commercial businesses. As such, the project would produce noise levels similar to existing levels and would be compatible with surrounding land uses in terms of noise levels. With restrictions on construction hours, event hours and mandatory quiet hours, noise levels will be reduced and impacts are considered less than significant.

- b) Would the project generate excessive ground-borne vibration or ground-borne noise levels?

Short term construction related ground-borne vibration or ground borne noise levels occur during clearing, grading and construction and would likely be generated by heavy machinery and trucks. Increases would be localized to the immediate area and are expected to be intermittent. These impacts would be temporary and would cease once construction is completed.

The Federal Transit Administration (FTA) guidelines set forth in the FTA Transit Noise and Vibration Assessment (2006) were used to evaluate potential impacts related to construction vibration for both potential building damage and human annoyance. Based on the FTA criteria, construction vibration impacts would be significant if vibration levels exceed 102 VdB (vibration decibels), which is the general

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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threshold where damage can occur to buildings, or 72 VdB at residences during nighttime hours (FTA 2006).

Construction activities can produce vibration that may be felt by adjacent land uses. The primary vibration source during construction may be from a bulldozer. A large bulldozer is considered here, but due to the small size of the property and location in the city limits smaller equipment would be used.

A large bulldozer or a loaded truck can create ground vibration in excess of 80 VdB at 25 feet from the vibration source or 98 VdB at 10 feet. The distance of the construction equipment will be at least 25 feet or more from any existing structure, with the exception of a single-family residence south of the project. Construction activity near this location will be limited to the clearing, grading and graveling of the parking area and access road. Heavy equipment would be present only for short periods of time during preparation of the parking lot at a level less than a large bulldozer. No damage is expected.

Ground-borne vibration and noise impacts would be minimized by restricting construction during the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September or the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. The project will have a less than significant impact on the generation of excessive ground borne vibration.

Once construction is complete the site is not expected to produce ground-borne vibration or ground-borne noise levels. Riverside County General Plan Policy N.4.1 addresses exterior noise levels, specifically that they must not exceed 45 dBA Leq (equivalent continuous sound level) from 10:00 p.m. and 7:00 a.m. and 65 dBA Leq from 7:00 a.m. and 10:00 p.m. Due to the nature of the land use proposed, the Project would comply with this policy. Impacts are expected to be less than significant.

Mitigation: No mitigation in addition to compliance with County noise ordinances 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?

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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Riverside County Geographic Information System (RCGIS)

Findings of Fact:

a) Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

According to the RCGIS "Map My County" the project site has a low potential for paleontological sensitivity. Impacts to paleontological resources are not expected.

Mitigation: If fossil remains are encountered during development the following measures will be taken.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.

Monitoring: Monitoring is only required if fossil materials are identified on site during construction as stated above under 28.a.5.

POPULATION AND HOUSING Would the project:

29. Housing

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Riverside County Geographic Information System (RCGIS), Riverside County General Plan Housing Element

Findings of Fact:

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

The proposed project site is currently vacant. There are no structures or housing on the site, therefore, implementation of the project would not displace existing people or housing. The project would have no impacts.

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

The proposed project would create a few employment opportunities. The main full-time caretaker would live onsite within the innkeeper's residence included in the development plan. Some support positions including landscaping and pool maintenance would likely be part-time or contracted out to local companies. Additional hotel staff would be minimal including janitorial and clerical. All jobs created can be filled from existing residents in the area. It is unlikely that the project would create demand for additional housing, particularly affordable housing. No impacts are expected.

c) Would the project 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)?

The Idyllwild / Pine Cove Village Tourist Policy Area allows for motel, hotel and bed and breakfasts adjoining commercial and residential areas if compatible. The land use and zoning designations are compatible with the development of a hotel on the project site under certain conditions. The proposed development of a modest resort hotel and innkeeper's residence is consistent with the REMAP Area Plan and was clearly planned for in the Policy Area. No new roads or infrastructure are required for project implementation.

The hotel is designed to accommodate tourists and visitors to Idyllwild and the San Jacinto Mountains, and its use does not induce population growth in and of itself. Employees required to run the hotel would need to be in the immediate area. The project design has included housing for a fulltime caretaker. Additional jobs created as part of this development are minimal and are not the type of employment positions that could not be filled from existing residents in the general area. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Indirect impacts caused by additional use of roads and public services are expected to be minimal and less than significant.

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:

30. Fire Services ☐ ☐ ☒ ☐

Source(s): Riverside County General Plan Safety Element, Riverside County Ordinance No. 659

Findings of Fact:

The Idyllwild Fire Station is the nearest Fire Station to the project site. It is located at 54160 Maranatha Drive, Idyllwild-Pine Cove, CA 92549 approximately 0.5 miles west of the project site. The project would not alter existing emergency access routes or emergency access to nearby uses. After construction emergency service vehicles would have access to the property via the hotel driveway on North Circle Drive or from Fir Street. 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 Plan and would not increase the population beyond what was anticipated in the Riverside County General Plan. As such the project would not significantly impact service ratios, acceptable response times and performance objectives.

The project will comply with all building code and performance standards which include methods, design, and structural elements to reduce fire risk. As a part of project approval, standard conditions would require the project to comply with Riverside County Ordinance No. 659, establishing a Developer Impact Fee (DIF) to mitigate the impacts to fire services. The project would be subject to the current DIF for the REMAP area. Building Code conditions and payment of the DIF are required and are not considered unique mitigation under CEQA. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services ☐ ☐ ☒ ☐

Source(s): Riverside County General Plan, Riverside County Ordinance No. 659

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Law enforcement services in the Idyllwild area are provided by the Riverside County Sheriff's Department. The nearest Sheriff's Station is 19 miles west in Hemet, at 43950 Acacia Avenue #B, Hemet, CA, 92544, but there is a Sub-station near Lake Hemet, 9 miles south of the project site at 56570 CA-74, Mountain Center, CA 92561. The project may increase demand for sheriff's services; however, the project is consistent with the land use designation for the site as designated in the REMAP Plan and would not increase the population beyond what was anticipated in the Riverside County General Plan. As such the project would not significantly impact service ratios, acceptable response times and performance objectives.

As a part of project approval, standard conditions would require the project to comply with Riverside County Ordinance No. 659, establishing a Developer Impact Fee (DIF) to mitigate the impacts to sheriff services. The project would be subject to the current DIF for the REMAP area. Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, Riverside County Geographic Information System (RCGIS)

Findings of Fact:

The project site is located within the Hemet Unified School District. The project site is serviced by Idyllwild School, for elementary and middle school education, and Hemet High School. The project proposes a hotel, which is not expected to impact the School District, and one caretaker residence. The project could have a minor increase in demand for school services, although the residence is one-bedroom and is not expected to support a family with children. As a part of the normal project approval the project would be required to pay school mitigation fees as established by state and local laws which would fully mitigate potential impacts the project may have on public school facilities. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Library System provides library services to the Idyllwild area. The Idyllwild Public Library is the nearest library facility to the project site. It is located at 54401 Village Center Drive, Idyllwild-Pine Cove, CA 92549 approximately 0.5 miles southwest of the project site. The project may incrementally increase demand for library facility use and book borrowing; however, the project is consistent with the land use designation for the site as designated in the REMAP Plan and would not increase the population beyond what was anticipated in the Riverside County General Plan. Given the small project size and use, the project would not significantly impact library services. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The Riverside County General Plan Environmental Impact Report (EIR) includes a Mitigation Measure that requires the County to reevaluate medical needs based on the current medical demand and level of medical service provided within each Area Plan every three years. As the County's population grows, new medical facilities will be required to provide health and medical services for an expanded population. The project may increase demand for health services; however, the project is consistent with the land use designation for the site as designated in the REMAP Plan and would not increase the population beyond what was anticipated in the Riverside County General Plan.

Medical offices, urgent care clinics, local medical services, hospital beds and major facilities, such as trauma units and emergency rooms are available within proximity of the project site, with larger facilities located in the City of Hemet. This along with the Periodic Medical Needs Assessment required by Mitigation Measure 4.15.7A of the County General Plan EIR, can ensure that adequate health and medical services are available to the project residents and guests. Based on this analysis and the project size, the potential impacts related to health services are considered less than significant.

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

Source(s): Riverside County Geographic Information System (RCGIS), 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) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? Would the project increase 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?

The proposed project is currently on vacant land within the town of Idyllwild. The project proposes a hotel to include a private pool for guest's recreational use. Visitors to the Idyllwild community would be expected to enjoy both the community and the parks and recreational trails. The community of Idyllwild is surrounded by the San Bernardino National Forest and Mount San Jacinto State Park. There is also a smaller, Idyllwild Community Park. Within the San Jacinto State Park and the greater San Bernardino Mountains there are extensive trails of varied levels of enhancement and maintenance.

Once constructed, the 12-room hotel at maximum capacity would likely not hold more than 28 guests. The hotel would thus add a range of 2 - 28 individuals intermittently throughout the week and year with both peak and low occupancy periods. The addition of 28 individuals or less periodically utilizing local parks and recreational trails would not unduly stress these facilities causing substantial physical deterioration or require additional construction or expansion of recreational facilities.

Implementation of the project would result in an incremental increase in use of recreational facilities, neighborhood and regional parks. As a part of project approval, standard conditions would require the project to comply with Riverside County Ordinance No. 659, establishing a Developer Impact Fee (DIF) to mitigate the cost of acquiring or constructing park facilities, purchasing parkland and preserving habitat and open space. The project would be subject to the current DIF for the REMAP area. Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts are considered less than significant.

c) Would the project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is currently within the Community Service Area No. 36, Idyllwild. CSAs are an alternative method of providing governmental services by the County within unincorporated areas to provide extended services. Since the project is located in a CSA and is subject to payment of associated fees, any impacts would be incremental. Impacts would be considered less than significant after payment of in-lieu fees.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, Riverside County Regional Park and Open Space District Comprehensive Trails Plan (Draft)

Findings of Fact: There are currently no trails identified on the project site and no trails are proposed as a part of the project development. Many public and quasi-public trails are shown east of Idyllwild on the Riverside County Trails and Bikeway System Figure C-6 and shown on the Comprehensive Trail Plan, however, these trails do not cross the project area. The project is not required to construct or expand the existing trail systems in the project vicinity.

There would be no construction or expansion of recreational trails. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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, REMAP Figure 7 Trails and Bikeway System, 2021 California Environmental Quality Act (CEQA) Statute and Guidelines, Riverside County Ordinance NO. 461, Project Application Materials

Findings of Fact:

- a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

According to the County of Riverside Transportation Department, *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled* (December 2020), projects that are “(4.) Plot Plan and Uses Cases for projects of one acre or less” and “(10.) Any use which can demonstrate, based on the most recent edition of the Trip Generation Report published by the Institute of transportation Engineers (ITE) or other approved trip generation data, trip generation of less than 100 vehicle trips during the peak hours” are exempt from traffic analysis.

The project is the development of a small resort hotel, which would not add a significant amount of traffic to the existing circulation system and would not result in 100 vehicle trips or more during peak hours. The project would result in increased vehicle trips in the area from its previous vacant state but is not expected to substantially increase congestion to the area's circulation system because the density of development is consistent with the General Plan and the Idyllwild / Pine Cove Village Tourist Policy Area allows specifically for the development of hotels in this area to support the existing tourist population. The project would not require any changes to circulation design or alignment to accommodate the hotel. The project would be reviewed for consistency with all applicable County plans and would be required to comply with State and County design regulations. Impacts are considered less than significant.

- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

CEQA Guidelines section 15064.3 (b) outlines Criteria for Analyzing Transportation Impacts. The passage of Senate Bill -743 revised the method for assessing impacts under CEQA by requiring a Vehicle Miles Traveled (VMT) analysis. The County of Riverside General Plan requires the level of service (LOS) analysis to maintain consistency with policies contained in the Plan. The County of Riverside Transportation Department produced, *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled*, December 2020, to provide guidance for both analyses.

The County *Transportation Analysis Guidelines* provide a CEQA Assessment – VMT Analysis process. As a part of that process, Step 2: Screen for Non-Significant Transportation Impacts includes a Table Screening Criteria for Development Projects (Figure 3). This table identifies projects with greenhouse gas emissions less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MT CO₂e), as determined by a methodology acceptable to the Transportation Department, as small projects that are presumed to cause a less than significant impact.

An Air Quality and Greenhouse Gas Assessment was produced for this project on June 27, 2021 (*Air Quality and Greenhouse Gas Assessment; Idyllwild Hotel Project, Idyllwild, California*). In that report, the CalEEMod shows that the project would generate 45.67 MT CO₂e during construction and 303.588 MT CO₂e annually from operations. These levels are well below the threshold of 3,000 MT CO₂e emissions annually. Therefore, the project impacts would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Project 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) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project is the development of a small resort hotel with onsite parking in a generally rectangular parcel within the downtown area. The proposed project development is consistent with the General Plan, REMAP Plan and the Idyllwild / Pine Cove Village Tourist Policy Area land use for the downtown Idyllwild area and the design is not unusual. Project implementation would not result in any changes to the existing roadway layout or design. The private driveway entrance will be installed in conformance with Ordinance No.461 and will comply with State and County design regulations as a part of the project planning. Therefore, implementation of the proposed project would not create any additional roadways or road improvements and would have no impact on hazards due to design features or incompatible uses.

- d) Would the project cause an effect upon, or a need for new or altered maintenance of roads?

The project would develop a small resort hotel on a previously vacant lot. The project is consistent with adjacent and area land uses. Construction would result in an incremental impact for additional roadway maintenance but would not cause the need for new or altered maintenance of the area roads. Impacts to road maintenance are less than significant.

- e) Would the project cause an effect upon circulation during the project's construction?

The project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction would be staged within the project site. The project would require the transport of heavy equipment to the site. Construction vehicles accessing the site would be minimal and are not expected to cause traffic issues for the current vicinity circulation system.

Temporary lane closures may be necessary for trenching along Fir Street and North Circle Drive to provide connections to existing utilities. If needed a Construction Traffic Management Plan for temporary disturbance to existing roadways may be required. With implementation of a Construction Traffic Management Plan, if needed, a less than significant area circulation impact would occur during project construction.

- f) Would the project result in inadequate emergency access or access to nearby uses?

The project would not alter existing emergency access routes or emergency access to nearby uses. After construction emergency service vehicles would be able to access the property via the hotel driveway on North Circle Drive or from Fir Street. Evacuation routes for patrons and residents would also be via property driveways onto existing, maintained roadways. Prior to construction, the project would be subject to review by the County's Fire and Sheriff's Departments to assure that adequate emergency access is provided. Following the County's standard review project impacts would be less than significant.

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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38. Bike Trails

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

☐ ☐ ☐ ☒

Source(s): Riverside County General Plan, Riverside County General Plan Figure C-6 Trails and Bikeway System, REMAP Figure 7 Trails and Bikeway System, Riverside County Regional Park and Open Space District Comprehensive Trails Plan (Draft), Project Application Materials

Findings of Fact: The project is not located adjacent to or nearby designated bike trails. There are currently no bike lanes established on North Circle Drive. Similar to the recreation trails discussion above in Section 15, many public and quasi-public trails are shown east of Idyllwild on the Riverside County Trails and Bikeway System Figure C-6 and shown on the Comprehensive Trail Plan. None of these trails are designated bike paths, however, they include some mountain biking trails. The project is not required to construct or expand the existing bike trail systems in the project vicinity or incorporate construction of bike lanes on the access road. The project would not impact the bike system or bike lane construction.

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

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)?

☐ ☒ ☐ ☐

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 Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

☐ ☒ ☐ ☐

Source(s): Native American Consultation, County Archaeologist

Findings of Fact:

a-b) Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law's purview. Tribal Cultural Resources are those resources with inherent tribal values that are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 24, 2020. Consultations were requested by the Rincon Band of Luiseño Indians and the Soboba Band of Luiseño Indians. No response was received from the Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Morongo Band of Mission Indians, or the Ramona Band of Cahuilla. The Pala Band of Mission Indians, Agua Caliente Band of Cahuilla Indians and the Temecula Band of Luiseño Indians (Pechanga) deferred to closer tribes.

Consultation with Rincon was initiated on May 12, 2020, and the cultural report was provided to the tribe the same day. On June 18, 2020, a meeting was held resulting in the band agreeing to send a comment letter. This was received on June 25, 2020. The band did not agree with the archaeological consultant's assessment that there was no potential for subsurface resources to be present within the project. Planning agreed with this and conditioned the project for archaeological and tribal monitoring. The conditions were provided to the tribe on September 16, 2020. Consultation was concluded with Rincon on September 30, 2020. Consultation with Soboba was initiated on May 12, 2020. The cultural report was provided to them on the same day. On September 23, 2020, a meeting was held resulting in Soboba agreeing with the conditions of approval and concluding consultation on September 29, 2020.

No tribal cultural resources were identified by any of the consulting tribes as being impacted by the project, however the project has been conditioned for a Native American monitor to be present during ground disturbance in the event any unanticipated subsurface tribal cultural resources are identified they will be handled in a culturally appropriate manner. CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event human remains of Native American descent are identified. A condition of approval has been attached to this project that reiterates that State law will be followed (Public Resources Code Section 5097.98; Health and Safety Code Section 7050.5) with the inclusion of these mitigation measures impacts to previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

CUL- 1 If Human Remains found

CEQA Guidelines Section 15064.5 (e) specifically addresses what to do in the event that human remains are accidentally discovered in any location other than a dedicated cemetery. Although this is State law, a condition of approval has been placed on this and every project so that in the event previously unidentified subsurface human remains are discovered during grading they will be handled appropriately and impacts in this regard would be less than significant with mitigation incorporated

TCR-1 Native American Monitoring

Native American Monitoring will be required so that in the event previously unidentified subsurface tribal cultural resources are discovered during grading, they will be handled appropriately and impacts in this regard would be less than significant with mitigation incorporated.

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

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 water drainage systems, whereby the construction or relocation would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Project Application Materials, Idyllwild Water Department, <https://www.emwd.org/post/residential-water-budgets-and-rates>

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

The project proposes to connect to the Idyllwild Water Department (IWD) water and sewer lines on North Circle Road. A water meter has already been installed. The IWD has 30 miles of water line, produces 6-13 million gallons of water per month. The sewer wastewater collection system consists of approximately 10 miles of sewer lines. IWD implements all requirements of the Regional Water Quality Control Board pertaining to water quality and wastewater discharge. The district wastewater capacity is 250,000 gallons per day. The plant treats 110-acre feet of wastewater per year or 36 million gallons. Treated water is pumped to percolation ponds.

The proposed development includes construction of a 12-bedroom resort hotel and innkeeper's residence. Data on average water usage was not available from IWD, however, the adjacent Eastern Municipal Water District provided detailed charts. Although water usage will vary between districts, usage levels are expected to be similar. Average household size in Riverside County is 3.3 persons. Using Eastern Municipal Water District's estimated household water usage of 55 gallons, per person/per day and an estimated resort hotel water usage of 125 gallons per room/per day the project's potential impact on the Idyllwild water usage and wastewater collection system is approximately 1681.5 per day when at maximum capacity. The project would not cause the IWD to exceed current capacity of the water and wastewater systems.

The project would not require the relocation or construction of new or expanded water, wastewater treatment or storm water drainage systems. Therefore, environmental impacts resulting from increased demand on water/sewer systems are less than significant.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

The proposed project development is consistent with the General Plan, REMAP Plan and the Idyllwild / Pine Cove Village Tourist Policy Area land use for the downtown Idyllwild area. Development in this

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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manner is anticipated for the project area. The IWD documented a drop from the current well production of 525 gallons per minute (gpm) to 250 gpm during the last three-year drought. Currently the maximum daily summer water demand requires 300 gpm. For that reason, IWD is currently in the process of permitting additional wells to increase the water availability to the community. The two wells pending are estimated to begin in early spring and could provide an additional 50-60 gpm of water.

The project would not significantly increase water demand from IWD and with the addition of new wells, would have sufficient water available to serve the project even during multiple drought years. Impacts would be less than significant.

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): Department of Environmental Health Review, Idyllwild Water Department (IWD)

Findings of Fact:

a-b) Since the project would be supported by the IWD for both water and sewer the answer to 19a applies here as well.

The project proposes to connect to the IWD water and sewer lines on North Circle Road. A water meter has already been installed. The IWD sewer wastewater collection system consists of approximately 10 miles of sewer lines. IWD implements all requirements of the Regional Water Quality Control Board pertaining to water quality and wastewater discharge. The district wastewater capacity is 250,000 gallons per day. The plant treats 110-acre feet of wastewater per year or 36 million gallons. Treated water is pumped to percolation ponds.

The proposed development includes construction of a 12-bedroom resort hotel and innkeeper's residence. Data on average water usage was not available from IWD, however, the adjacent Eastern Municipal Water District provided detailed charts. Although water usage will vary between districts, usage levels are expected to be similar. Average household size in Riverside County is 3.3 persons. Using Eastern Municipal Water District's estimated household water usage of 55 gallons, per person/per day and an estimated resort hotel water usage of 125 gallons per room/per day the project's potential impact on the Idyllwild water usage and wastewater collection system is approximately 1681.5 per day when at maximum capacity. The project would not cause the IWD to exceed current capacity of the wastewater system.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not require the relocation or construction of new or expanded wastewater treatment facilities or septic systems whereby the construction or relocation would cause significant environmental effects. Therefore, environmental impacts resulting from increased demand on water/sewer systems are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. 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 Department of Waste Resources, Countywide Integrated Waste Management Plan

Findings of Fact:

a) Would the project 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?

The proposed project would generate construction waste as well as ongoing domestic waste from the hotel and residence. Solid waste is deposited at the Idyllwild Transfer Station or the Lamb Canyon landfill. The Lamb Canyon landfill is expected to meet capacity in 2021 at which time waste can be taken to the El Sobrante (estimated capacity 2030) or another County landfill. With the implementation of household recycling programs some waste is diverted from the landfill. In addition, Construction and Demolition (C&D) Waste 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 the California Integrated Waste Management Act (CIWMA) of 1989 requirements.

Development of the proposed project would create an incremental increase in the total solid waste disposed of in County landfills. The project would utilize a County landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs. Impacts are considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Federal, state, and local statutes and regulations regarding solid waste generation, transport and disposal are intended to assure adequate landfill capacity through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The project proponent will comply with all local state and federal requirements for integrated waste management (recycling, green waste) and solid waste disposal as required by the CIWMA of 1989 as amended per AB 341.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Project Application Materials, Riverside County General Plan, Riverside County Ordinance No. 659, Utility Companies

Findings of Fact:

a-d) 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? Electricity? Natural gas? Communication systems? Lighting?

Implementation of the project would result in a slight incremental system capacity demand for energy systems, communication systems and street lighting systems. The project is in an already developed part of town with existing utility infrastructure. Since the proposed project is relatively small in size and is consistent with the General Plan Land Use Plan designation of Commercial Retail and Medium Density Residential (MDR), the zoning classification Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A), and the Idyllwild / Pine Cove Village Tourist Policy Area (permitting hotel and bed and breakfasts) planning needs have been taken into consideration by local utilities and the County in their short and long term planning.

The project would not require or result in the construction of new community utilities or the expansion of existing community utility facilities. These impacts are considered less than significant based on the availability of existing public utilities that support the project area. The applicant shall make arrangements with each utility provider to ensure the hotel and residence are connected to the appropriate utilities. Thus, impacts are considered less than significant.

e-f) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant environmental effects? Maintenance of public facilities, including roads? Other government services?

Implementation of the project would result in an incremental increase in use of public facilities, including roads and other governmental services. As a part of project approval, standard conditions would require the project to comply with Riverside County Ordinance No. 659, establishing a Developer Impact Fee (DIF) to mitigate the cost of public facilities, including roads and other government facilities. The project would be subject to the current DIF for the REMAP area. Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", Riverside County Ordinance No. 659, California Building Code, California Fire Code, Riverside County Geographic Information System (RCGIS), Project Application Materials

Findings of Fact:

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The project is located in a designated “Very High” fire area and a State Fire Responsibility Area. The project is the development of a small resort hotel within the downtown area and is served by an existing circulation system that provides emergency access to the project site and an evacuation route. The proposed project development is consistent with the General Plan, REMAP Plan and the Idyllwild / Pine Cove Village Tourist Policy Area land use for the downtown Idyllwild area. Project implementation would have no impact on the existing emergency response plan or the emergency evacuation plan.

b) Would the project, 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?

The project is located in a designated “Very High” fire area and a State Fire Responsibility Area. Due to the rural and mountainous nature, natural vegetation and recent years of drought the project area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. The project site is currently relatively undisturbed native trees and shrubs within the historic downtown Idyllwild and lies between a single-family house and a restaurant.

Although the project will minimize tree removal from the site and maintain natural landscape to the extent possible, project construction would include removal of brush and trees not subject to the Riverside County Oak Tree Ordinance, located near the structure and susceptible to fire. This would help reduce fuel on the property and near the structure.

The project will comply with the California Building Code and the California Fire Code intended to minimize or avoid fire-related impacts. This would include (but not be limited to) fuel modification, low fuel landscaping, access requirements and fire prevention features in construction (any required interior sprinkler systems, etc.) and design standards (use of less flammable materials). In addition, some landscape irrigation will be used around the hotel structure further reducing wildfire fuel.

Due to the project’s size and location within town the project is not expected to substantially increase the potential for wildfire risk. Although it is possible that wildfires will occur in the San Jacinto Mountains which would expose the residence and employees to pollutant concentrations and wildfire risk, compliance with these regulations would reduce impacts due to slope, prevailing winds and other factors, that could exacerbate wildfire risks. Impacts would be considered less than significant.

c) Would the project 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?

The project would not require the installation of roads, fuel breaks, emergency water sources, power lines or other utilities. As the project is located within downtown Idyllwild the existing infrastructure would support the proposed project. An incremental increase in maintenance would occur with the project but is not expected to exacerbate fire risk or result in additional impacts to the environment. Impacts are less than significant.

d) Would the project 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is located within downtown Idyllwild which is located within the relatively flat area of Strawberry Valley. The closest significant slope which could be affected by post fire slope instability or landslides that could impact the site is over 1000 feet north. Due to the topography of the site and surrounding area, implementation of the project would not expose people or structures to increased risk of downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

- e) Would the project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Wildfires occur within the mountains of southern California and the project is located within a designated "Very High" fire area, however, the project will comply with the California Building Code and the California Fire Code which would minimize or avoid fire-related impacts. Compliance with these codes would reduce the potential to expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact: There are no threatened, endangered or sensitive plant species, wetlands or migratory corridors on the project site. Sensitive biological resources were not observed but could be impacted by the development. Habitat suitable for raptor and migratory bird nesting is present within and around the site. Preconstruction surveys as required per the MBTA, will be conducted prior to clearing activities. Potential impacts to sensitive species would be less than significant.

The project would impact multiple oak trees during construction. Development of an Oak Tree Habitat Mitigation and Monitoring Plan must be provided and approved prior to clearing activities. With the implementation of the Mitigation and Monitoring Plan potential impacts would be less than significant.

Although the project area is not anticipated to contain paleontological or archaeological resources, previously undetected subsurface archaeological resources may be discovered during grading and/or excavation. Mitigation Measures would mitigate impacts associated with the discovery of previously undetected subsurface cultural resources during excavation activities. With mitigation, 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact: As demonstrated in Sections 1 - 44 of this Environmental Assessment, the proposed project would not have impacts that cannot be reduced to less than significant with appropriate mitigation with respect to all environmental issues. Thus, while the project would 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 environmental issues.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

As demonstrated in Sections 1 - 44 of this Environmental Assessment, the proposed project would not have substantial adverse effects directly or indirectly on human beings. In addition to mitigation measures, standard conditions will apply to the proposed project. Therefore, potential direct and indirect impacts on human beings that result from the project are less than significant with mitigation.

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: N/A

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

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

Revised: 11/24/2021 8:02 AM