CONDITIONALLY APPROVED

☐ BY THE PLANNING DEPARTMENT
☐ BY THE PLANNING DIRECTOR
☐ BY THE PLANNING COMMISSION
☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 12 / 9 / 2024

APPLICATION NOS. GPA/ZOA/CZ 2024-01

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi

October 2024 | Final Environmental Impact Report
State Clearinghouse No. 2023090064

CITY OF WILDOMAR
PROPOSED GENERAL PLAN FINAL EIR

City of Wildomar

Prepared for:

City of Wildomar
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PLACEWORKS

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1. Introduction

1.1 INTRODUCTION

This Final Environmental Impact Report (FEIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

According to the CEQA Guidelines, Section 15132, the FEIR shall consist of:

(a) The Draft Environmental Impact Report (DEIR) or a revision of the Draft;

(b) Comments and recommendations received on the DEIR either verbatim or in summary;

(c) A list of persons, organizations, and public agencies commenting on the DEIR;

(d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and

(e) Any other information added by the Lead Agency.

This document contains responses to comments received during the public review period on the DEIR for the City of Wildomar Proposed General Plan Project, which began May 9, 2024, and closed June 24, 2024. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency ("City of Wildomar" or "City"). This document, which includes the Mitigation Monitoring and Reporting Program (MMRP) as Appendix G, and incorporates the circulated DEIR by reference comprise the FEIR, in accordance with CEQA Guidelines, Section 15132.

1.2 FORMAT OF THE FEIR

This document is organized as follows:

Section 1, Introduction. This section describes the relevant CEQA requirements for and contents of this FEIR.

Section 2, Response to Comments. This section provides a list of agencies and interested persons commenting on the DEIR; copies of comment letters received during the public review period, and individual responses to written comments. To facilitate review of the responses, each comment letter has been reproduced and assigned a number (A1 through A4 for letters received from agencies and organizations, and R1 through R2 for letters received from community members). Individual comments within each comment letter have also been numbered and each comment letter is followed by responses with references to the corresponding comment number.

Section 3. Revisions to the Draft EIR. This section contains revisions to the DEIR's text and figures proposed as a result of the comments received by agencies and interested persons as described in Section 2, and/or errors and omissions discovered subsequent to release of the DEIR for public review.

The responses to comments contain material and revisions that will be added to the text of the FEIR. The City of Wildomar staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the DEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the DEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (a) outlines parameters for submitting comments and reminds persons and public agencies that the focus of review of and comments on DEIRs should be "on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. …CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

CEQA Guidelines Section 15204 (c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence." Section 15204 (d) also states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." Section 15204 (e) states, "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

In accordance with CEQA, Public Resources Code Section 21092.5, copies of the written responses to comments submitted by public agencies will be forwarded to those agencies at least 10 days prior to certifying the environmental impact report. The responses will be forwarded with copies of this FEIR, as permitted by CEQA, and will conform to the legal standards established for response to comments on DEIRs.

2. Response to Comments

Section 15088 of the CEQA Guidelines requires the Lead Agency (City of Wildomar) to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the DEIR and prepare written responses.

This section provides all comments received on the DEIR and the City's responses to each comment.

Comment letters and specific comments within those comment letters are given letters and numbers for reference purposes. Where sections of the DEIR are excerpted in this document, the sections are shown indented. Changes to the DEIR text are shown in <u>underlined text</u> for additions and ~~strikeout~~ for deletions.

Table 2-1, *List of Commenters,* provides a list of agencies and persons that submitted comments on the DEIR during the public review period.

Table 2-1 List of Commenters

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
Agencies & Organizations			
A1	California Governor's Office of Emergency Services, Constantin Raether, Associate Environmental Planner	June 6, 2024	2-2
A2	Riverside County Flood Control and Water Conservation District, Elsa McKinney, Engineering Tech 1	June 13, 2024	2-4
A3	Blum, Collins, and Ho, LLP on behalf of Golden State Environmental Justice Alliance, Gary Ho, Attorney	June 18, 2024	2-6
A4	Center for Biological Diversity, Tiffany Yap, D.Env/PhD, Senior Scientist	June 24, 2024	2-34
A5	Golden State Environmental Justice Alliance	June 26, 2024	2-57
Residents			
R1	Veronica Langworthy	June 6, 2024	2-59
R2	Veronica Langworthy	June 19, 2024	2-61

2. Response to Comments

LETTER A1 – California Governor's Office of Emergency Services, Constantin Raether, Associate Environmental Planner (1 page)

From: Raether, Constantin@CalOES <Constantin.Raether@CalOES.ca.gov>
Sent: Thursday, June 6, 2024 2:18 PM
To: Matthew Bassi <mbassi@cityofwildomar.org>
Cc: CalOES Mitigation Planning <mitigationplanning@caloes.ca.gov>; LaMar-Haas, Victoria@CalOES <Victoria.LaMar-Haas@CalOES.ca.gov>; Boemecke, Wendy@CalOES <Wendy.Boemecke@CalOES.ca.gov>; Braucher, Annika@CalOES <Annika.Braucher@CalOES.ca.gov>
Subject: City of Wildomar General Plan Update

Good afternoon

The California Governor's Office of Emergency Services (Cal OES) Local Hazard Mitigation Planning Team has taken the time to review the proposed updates/changes to your General Plan. Government Code 65302(g)(8) states "before preparing or revising its Safety Element, each city and county shall consult.... the Office of Emergency Services for the purpose of including information known by and available to the department."

The Cal OES Local Hazard Mitigation Planning Team reviews and compares your current Safety Element hazards against those listed in the most recent Federal Emergency Management Agency (FEMA) approved County of Riverside Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).

A1-1

Our office has reviewed your proposed Safety Element and found no substantive changes to your hazard profiles when compared against the most recent FEMA approved County of Riverside MJHMP.

Please reach out to you our office at mitigationplanning@caloes.ca.gov if you have any further questions or need additional assistance.

Regards

Constantin Raether, Associate Environmental Planner
Local Mitigation Planning | Recovery Directorate
California Governor's Office of Emergency Services

Cal OES
GOVERNOR'S OFFICE OF EMERGENCY SERVICES

Office: (916) 328-7778
Cell: (916) 715-9408
www.caloes.ca.gov/HMGP

A1. Response to Comments from California Governor's Office of Emergency Services, Constantin Raether, Associate Environmental Planner, dated June 6, 2024.

A1-1 The City adopted its Safety Element along with its Housing Element on October 13, 2021. As indicated in Chapter 3, *Project Description,* of the DEIR, the Housing and Safety Elements are not slated for revision as they comply with state law. Minor changes to the Safety Element include updating references to the Local Hazard Mitigation Plan, revising typographical errors, and incorporating newer data into applicable figures (see Section 3, *Revisions to the Draft EIR*, of this FEIR and Appendix F of this FEIR).

2. Response to Comments

LETTER A2 – Riverside County Flood Control and Water Conservation District, Elsa McKinney, Engineering Tech 1 (1 page)

From: McKinney, Elsa <EMcKinne@rivco.org>
Sent: Thursday, June 13, 2024 4:52 PM
To: Matthew Bassi <mbassi@cityofwildomar.org>
Cc: McNeill, Amy <ammcneil@RIVCO.ORG>; Cornelius, William <wmcornel@RIVCO.ORG>; Martinez, Alberto <AMart@RIVCO.ORG>
Subject: City of Wildomar, (State Clearinghouse No 2023090064), Housing Element 2021-2029

Good afternoon Mathew,

Thank you for the opportunity to comment, however since this proposal is not a project with proposed construction, the Riverside County Flood Control and Water Conservation District has no comments at this time. When the future projects come in, the District will review and provide any applicable comments.
Please note, land use changes that result in higher densities and thus increased impervious surfaces may impact the capacity of existing drainage facilities and require additional mitigation on site.
Best Regards,

A2-1

Elsa McKinney, Engineering Tech 1
Development Review
Riverside County Flood Control & Water Conservation District
emckinne@rivco.org
1995 Market Street, Riverside, CA 92501

A2. Response to Comments from Riverside County Flood Control and Water Conservation District, Elsa McKinney, Engineering Tech 1, dated June 13, 2024.

A2-1 The commenter is correct in that the proposed project is a General Plan analyzed pursuant to a programmatic-level EIR and therefore, does not propose specific development projects (or construction/operational activities). Future development in the City would be required to be consistent with the General Plan and prepare appropriate environmental documents to analyze a proposed project's potential impacts, including potential impacts on hydrology, water quality, and drainage. The District will have the opportunity to review such environmental documents, as applicable, and future developers would be required to comply with applicable local, regional, and state regulations, including those required by the District.

2. Response to Comments

LETTER A3 – Blum, Collins, and Ho, LLP, on behalf of Golden State Environmental Justice Alliance, Gary Ho, Attorney (17 pages)

BLUM, COLLINS & HO LLP
ATTORNEYS AT LAW
AON CENTER
707 WILSHIRE BOULEVARD
SUITE 4880
LOS ANGELES, CALIFORNIA 90017
(213) 572-0400

June 18, 2024

Matthew C. Bassi
Community Development Director
City of Wildomar
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92095

VIA EMAIL TO:
mbassi@cityofwildomar.org

Subject: Comments on Proposed General Plan EIR (SCH NO. 2023090064)

Dear Mr. Bassi,

Thank you for the opportunity to comment on the Environmental Impact Report (EIR) for the Proposed General Plan. Please accept and consider these comments on behalf of Golden State Environmental Justice Alliance. Also, Golden State Environmental Justice Alliance formally requests to be added to the public interest list regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this project. Send all communications to Golden State Environmental Justice Alliance P.O. Box 79222 Corona, CA 92877. A3-1

1.0 Summary

The City of Wildomar incorporated in 2008 and adopted Riverside County's General Plan. The proposed project is an update to the City's General Plan, which will be the first City-specific General Plan for Wildomar. The Proposed General Plan will provide the long-term planning framework for the improvements needed to accommodate the City's growing population over the 20-year planning horizon. By 2045, the City can accommodate an additional 8,992 dwellings, 27,999 residents, 2,965,538 square feet of nonresidential uses, and 6,724 jobs compared to existing conditions.

2.0 Project Description

A3-2

The EIR does not accurately or adequately describe the project, meaning "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (CEQA § 15378). The whole of the action must statutorily and legally include a list of all parcels that will have a revised land use designation, the residential development capacity based on the existing land use designations, and the new residential development capacity based on the proposed land use designations. Excluding this information also does not comply with CEQA's requirements for adequate informational documents and meaningful disclosure (CEQA § 15121 and 21003(b)). Incorporation by reference (CEQA § 15150 (f)) is not appropriate as a list of all parcels that will have a revised land use designations and the associated changes in residential development

capacity contributes directly to analysis of the problem at hand. A revised EIR must be prepared to include this information for review, analysis, and comment by the public and decision makers. A3-2 CONT'D

5.11 Land Use and Planning

Please refer to attachments from SWAPE for a complete technical commentary and analysis.

Table 5.11-1 SCAG 2020-2045 RTP/SCS Goal Consistency Analysis provides a misleading and erroneous consistency analysis with SCAG's 2020-2045 Connect SoCal RTP/SCS. Due to errors in modeling, modeling without supporting evidence (as noted throughout this comment letter and attachments, and the EIR's determination that the project will have significant and unavoidable cumulatively considerable impacts to Air Quality, Greenhouse Gas Emissions, and Transportation (VMT), the proposed project is directly inconsistent with Goal 5 to reduce greenhouse gas emissions and improve air quality, Goal 6 to support healthy and equitable communities, and Goal 7 to adapt to a changing climate. The EIR must be revised to include a finding of significance due to these direct inconsistencies with SCAG's 2020-2045 Connect SoCal RTP/SCS. The EIR must also remove misleading and erroneous consistency analysis. For example, in concluding consistency with Goal 5, the EIR states that, "the Proposed General Plan, including the proposed policies, would reduce and improve air quality and reduce greenhouse gas emissions," which is markedly untrue and contradictions the EIR's conclusions that buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP; Construction activities associated with future development that would be accommodated under the Proposed General Plan will generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria; Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations; The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations; and implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal. A3-3

The EIR also does not discuss that the proposed project will exceed SCAG's employment and population growth forecasts for the City. SCAG's Connect SoCal Demographics and Growth Forecast1 concludes that the City will have a population of 55,200 residents and 11,200 jobs through 2045. Table 1-1 Buildout Statistical Summary within the EIR demonstrates that implementation of the proposed project will result in a population of 65,325 and 12,115 jobs through 2045. This exceeds SCAG's growth forecasts and must be included for analysis in a revised EIR with a finding of significance. A3-4

5.14 Population and Housing

The project faces inconsistency with State Housing Element Law. Pursuant to Government Code Section 65863, a jurisdiction shall ensure that its housing element sites inventory "can accommodate, at all times throughout the planning period, its remaining unmet share of the regional housing need allocated pursuant A3-5

[1] https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579

2. Response to Comments

to Section 65584" and "at no time…shall a city, county, or city and county by administrative, quasi-judicial, legislative, or other action permit or cause its inventory of sites identified in the housing element to be insufficient to meet its remaining unmet share of the regional housing need." Further, this Section states the following:

"No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

(A) The reduction is consistent with the adopted general plan, including the housing element.

(B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level."

A3-5
CONT'D

Table HNA-23: Land Inventory – Vacant Mixed-Use Sites and Table HNA-24: Land Inventory – Vacant Residential Sites within the City's adopted 6th Cycle Housing Element[2] lists a total of 144 parcels that are identified to accommodate the City's regional housing need allocation (RHNA). The General Plan Update EIR does not include a list of all parcels that will have a revised land use designation. It is not possible or practical to ascertain the existing and proposed land use designation for every parcel in the City by reviewing Figure 3-3: Existing Land Use Plan and Figure 3-4: Proposed Land Use Plan. The only parcel level data available was found in Attachment B: Land Use Changes Spreadsheet within the May 24, 2023 Planning Commission Special Meeting Study Session Agenda[3]. Based on review of the only publicly available parcel level data, the following 27 sites identified to accommodate the City's RHNA within its Housing Element are proposed to have revised land use designations:

[2] https://hcdpowerbi.blob.core.windows.net/housing-elements/wildomar-6th-adopted101821.pdf
[3] https://d3n9y02raazwpg.cloudfront.net/cityofwildomar/a81e79aa-ea09-11ed-95dd-0050569183fa-f4a2d70e-d47e-4f13-9841-bcc5aba43eb1-1684361994.pdf

4

HE Site #	APN	HE LU	Density	Acres	HE Capacity	New GP LU	New Density	New 80% Max. Density	New Capacity @ 80% Max. Density	Income Level
17	370400009	HHDR	20-40 du/ac (assumed 30)	4.99	119	MUL	5-30 du/ac	24	119.76	Lower
20	365113013	VHDR	14-20 du/ac (assumed 20 du/ac)	0.12	2	MHDR	5-8 du/ac	6.4	0.768 (0 du)	Moderate
21	365093001	VHDR	14-20 du/ac (assumed 20 du/ac)	0.1	2	MHDR	5-8 du/ac	6.4	0.64 (0 du)	Moderate
22	365113014	VHDR	14-20 du/ac (assumed 20 du/ac)	0.14	2	MHDR	5-8 du/ac	6.4	0.896 (0 du)	Moderate
23	365062011	VHDR	14-20 du/ac (assumed 20 du/ac)	0.83	13	MUL	5-30 du/ac	24	19.92	Moderate
30	380170012	MHDR	5-8 du/ac	1.19	8	MDR	2-5 du/ac	4	4.76	Moderate
32	380160002	MHDR	5-8 du/ac	1.94	12	OS-R	0	0	0	Moderate
34	365161005	MHDR	5-8 du/ac	0.14	1	MDR	2-5 du/ac	4	0.56 (0 du)	Moderate
35	380170005	MHDR	5-8 du/ac	5.14	33	MUL	5-30 du/ac	24	123.36	Moderate
36	376060028	MHDR	5-8 du/ac	3.75	24	PF	0	0	0	Moderate
41	380170004	MHDR	5-8 du/ac	1.05	7	MDR	2-5 du/ac	4	4.2	Moderate
43	380170003	MHDR	5-8 du/ac	1.25	8	MDR	2-5 du/ac	4	5	Moderate
50	366024010	MHDR	5-8 du/ac	1.5	10	MDR	2-5 du/ac	4	6	Moderate
59	376350007	MDR	2-5 du/ac	2.51	10	VLDR	1-2 du/ac per 1-2 ac	1 du/ac	1	Above Moderate
73	368030043	MDR	2-5 du/ac	1.35	5	LDR	1-2 du/ac	1 du/ac	1	Above Moderate
77	376350005	MDR	2-5 du/ac	1.9	8	VLDR	1-2 du/ac per 1-2 ac	1 du/ac	1	Above Moderate
79	368030033	MDR	2-5 du/ac	1.03	4	LDR	1-2 du/ac	1 du/ac	1	Above Moderate

A3-5 CONT'D

2. Response to Comments

5

80	376350019	MDR	2-5 du/ac	2.79	11	OS-R	0	0	0	Above Moderate
88	376330017	MDR	2-5 du/ac	3.3	13	PF	0	0	0	Above Moderate
93	376330003	MDR	2-5 du/ac	1.37	5	PF	0	0	0	Above Moderate
99	376170001	MDR	2-5 du/ac	1.07	4	MUL	5-30 du/ac	24	25.68	Above Moderate
105	376350017	MDR	2-5 du/ac	6.89	28	OS-R	0	0	0	Above Moderate
113	376350010	MDR	2-5 du/ac	3.22	13	VLDR	1-2 du/ac per 1-2 ac	1 du/ac	3	Above Moderate
117	370330017	MDR	2-5 du/ac	1.03	4	LDR	1-2 du/ac	1 du/ac	1	Above Moderate
136	376350009	MDR	2-5 du/ac	19.8	79	OS-R	0	0	0	Above Moderate
140	368030057	MDR	2-5 du/ac	3.13	13	LDR	1-2 du/ac	1 du/ac	3	Above Moderate
144	368030030	MDR	2-5 du/ac	2.62	10	LDR	1-2 du/ac	1 du/ac	2	Above Moderate
				Total HE Capacity	**448 Units**			**New GP Capacity**	**321 Units**	

A3-5 CONT'D

The EIR has not provided any analysis to demonstrate that adoption of the proposed General Plan will yield development capacity of residential dwelling units pursuant to those required in the Housing Element. The project proposes to alter and reduce the density of sites identified to accommodate the RHNA. The project will also reduce the total acreage available for housing development by revising the Land Use designations for seven sites to non-residential designations of Open Space – Recreation (four sites) and Public Facilities (three sites), and reducing the density of four sites to land use designations that will not accommodate one dwelling unit on the site. These revisions require an amendment to the Housing Element, revised analysis within the Housing Element, and HCD review of the changes. A3-6

The proposed project includes new constraints to residential development on sites identified to accommodate the RHNA during the 2021-2029 planning period. It is clear that upon approval of the proposed project, the City will not able to meet its RHNA, include the RHNA for lower and moderate incomes, throughout the planning period. Overall, the proposed General Plan will reduce the capacity for residential development on Housing Element sites by 127 units. A significant impact exists and the EIR has not demonstrated that the remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Government Code Section 65584 through the end of the 2021-2029 planning period. The EIR has not demonstrated that the City's Housing Element can accommodate at all times throughout the planning period its remaining unmet share of the regional housing need. The EIR must be revised to include a finding of significance because there is no meaningful evidence that the City can continue to accommodate its RHNA following the approval of the proposed project. A3-7

The project also faces significant inconsistencies with statutory requirements of the Housing Crisis Act (HCA) of 2019/Senate Bill (SB) 330/SB 8. The HCA/SB 330/SB 8 require replacement housing sites when land designated for housing development is changed to a non-housing use to ensure no net loss of housing capacity. Government Code Section 66300(b)(1)(A) requires that agencies shall not "change the general plan land use designation, specific plan land use designation, or zoning to a less intensive use below what was allowed under the land use designation and zoning ordinances in effect at the time of the proposed change." Under Government Code Section 66300(b)(1)(A), a "less intensive use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce residential development capacity. Pursuant to SB 330, replacement capacity for any displaced residential units must be provided **concurrently** at the **time of project approval**. A3-8

Based on review of the only publicly available parcel level data contained within Attachment B: Land Use Changes Spreadsheet within the May 24, 2023 Planning Commission Special Meeting Study Session Agenda[4], dozens of additional parcels with existing Residential land use designations are proposed to change land use designations to a lower residential density or non-residential designation. For example, APN 380140014 is a 12.6 acre parcel with an existing land use designation of MDR (2-5 du/ac). This site A3-9

[4] https://d3n9y02raazwpg.cloudfront.net/cityofwildomar/a81e79aa-ea09-11ed-95dd-0050569183fa-f4a2d70e-d47e-4f13-9841-bcc5aba43eb1-1684361994.pdf

2. Response to Comments

currently has development capacity for 63 dwelling units. The General Plan proposes to change the land use designation for the site to OS-R, which will not permit any residential development and reduces the site's residential development capacity to 0 dwelling units. Additionally, three parcels (APNs 376320008, 376320009, and 376320010) are proposed to change from the VLDR land use designation to Business Park (BP) to "align with plans in progress," indicating that industrial development proposals exist for these parcels and the change in land use is a piecemealed portion of the associated development project. The three parcels have an existing residential development capacity of 10 units and changing the land use designation to BP will reduces the site's residential development capacity to 0 dwelling units.

A3-9 CONT'D

Government Code Section 66300 (h)(i)(1) states that, "this section does not prohibit an affected county or an affected city, including the local electorate acting through the initiative process, from changing a land use designation or zoning ordinance to a less intensive use, or reducing the intensity of land use, if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity." The EIR has not provided any analysis to demonstrate that adoption of the proposed General Plan will yield development capacity of residential dwelling units that is equivalent to the capacity of the existing land use designations.

All of the above factors are in conflict with SB 8 that expanded the provisions of the HCA to include Government Code Section 66300 (h)(i)(1) requiring concurrent approval of replacement sites to ensure no net loss in residential capacity, and Section 66300 (h)(2)(A) defining "concurrently" to mean the action is approved at the same meeting of the legislative body. The EIR does not act in conformance with these laws and has not provided analysis of residential development capacity based on existing land use designations and proposed land use designations. Approval of the EIR and the proposed project will result in a net loss of residential development capacity, including capacity on sites identified to accommodate the City's RHNA, and is a significant environmental impact in violation of the HCA/SB 330/SB 8. The EIR must be revised to include a finding of significance due to this inconsistency.

A3-10

Additionally, deferring the environmental analysis of residential development capacity to a later date is project piecemealing in violation of CEQA. The EIR does not accurately or adequately describe the project, meaning "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (CEQA § 15378). The whole of the action must statutorily and legally include a list of all parcels that will have a revised land use designation, the residential development capacity based on the existing land use designations, and the new residential development capacity based on the proposed land use designations.

A3-11

5.17 Transportation

The EIR does not provide a consistency analysis of the proposed project in accordance with the proposed General Plan goals and policies. For example, the project is not consistent with "Policy LU-1.4 Internal Consistency. All General Plan elements must be internally consistent and hold equal status. Updates to individual elements or the General Plan in its entirety, shall ensure that internal consistency is maintained

A3-12

between all elements." The proposed changes to the land use map within the Land Use Element are not consistent with the requirements of the Housing Element. Therefore, the proposed project is inconsistent with Policy LU-1.4 and a finding of significance must be included in a revised EIR along with a complete analysis of the proposed project in accordance with all proposed General Plan goals and policies. A3-12 CONT'D

The Proposed General Plan includes the following Policy related to transportation Level of Service (LOS):

"Policy CI-5.4 Level of Service Threshold. Although Vehicle Miles Traveled (VMT) will be utilized as the traffic impact metric for California Environmental Quality Act (CEQA) review process, Level of Service (LOS) is still a critical measure and indicator of traffic operations. LOS D shall be the threshold for all Circulation Element roadways and intersections, consistent with Transportation Impact Analysis (TIA) Guidelines adopted by the City Council, unless otherwise approved by the City Engineer."
The EIR has not provided any LOS analysis to demonstrate if buildout of the General Plan will be consistent with the LOS D threshold for all Circulation Element roadways and intersections. A revised EIR must be prepared to include the LOS analysis in order to provide an adequate and accurate environmental analysis with Transportation Impact Threshold T-1 and Land Use and Planning Impact Threshold LU-2 in accordance with Policy CI-5.4. A3-13

Conclusion

For the foregoing reasons, GSEJA believes the EIR is flawed and a revised EIR must be prepared for the proposed project and circulated for public review. Golden State Environmental Justice Alliance requests to be added to the public interest list regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this project. Send all communications to Golden State Environmental Justice Alliance P.O. Box 79222 Corona, CA 92877. A3-14

Sincerely,



Gary Ho
Blum, Collins & Ho LLP

Attachments:
1. SWAPE Technical Analysis

2. Response to Comments

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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June 18, 2024

Gary Ho
Blum, Collins & Ho LLP
707 Wilshire Blvd, Ste. 4880
Los Angeles, CA 90017

Subject: **Comments on the City of Wildomar Proposed General Plan Draft Project (SCH No. 2023090064)**

Dear Mr. Ho,

We have reviewed the May 2024 Draft Environmental Impact Report ("DEIR") for the City of Wildomar Proposed General Plan ("Project") located in the City of Wildomar ("City"). The Project proposes to construct an additional 8,992 dwelling units and 2,965,538-sqaure-feet ("SF") of non-residential space.

Our review concludes that the DEIR fails to adequately evaluate the Project's health risk and greenhouse gas impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project may be underestimated and inadequately addressed. A revised Environmental Impact Report ("EIR") should be prepared to adequately assess and mitigate the potential health risk and greenhouse gas impacts that the project may have on the environment. A3-15

Air Quality

Inadequate Mitigation Addressing Health Risk Impacts

In order to address the potential health risk impacts associated with the buildout of the General Plan, the DEIR incorporates Mitigation Measure ("MM") AQ-3, which states:

> "Prior to discretionary approval by the City of Wildomar, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Wildomar

A3-16

Planning Department for review and approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T BACTs) and appropriate enforcement mechanisms and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan" (p. 1-17).

A3-16 CONT'D

As demonstrated above, the General Plan requires that heavy industrial land uses prepare an operational mobile-source health risk assessment ("HRA") through the incorporation of MM AQ-3. However, the DEIR fails to include the requirement of construction-related HRAs in MM AQ-3. This is incorrect for three reasons.

First, by failing to require a quantified construction HRA, the DEIR is inconsistent with CEQA's requirement to make "a reasonable effort to substantively connect a project's air quality impacts to likely health consequences."[1] This poses a problem, as individual future projects under the General Plan will produce diesel particulate matter ("DPM") emissions through the exhaust stacks of on-site heavy-duty construction equipment. However, the DEIR fails to evaluate the potential toxic air contaminant ("TAC") emissions generated from future projects or indicate the concentrations at which such pollutants would trigger adverse health effects. Without making a reasonable effort to connect the General Plan's construction-related TAC emissions to the potential health risks posed to nearby receptors, the DEIR is inconsistent with CEQA's requirement to correlate the increase in emissions generated by future projects with the potential adverse impacts on human health.

A3-17

Second, relevant to the industrial land uses within the proposed General Plan, the State of California Department of Justice ("DOJ") recommends that all warehouse projects prepare a quantitative HRA pursuant to the Office of Environmental Health Hazard Assessment ("OEHHA"), the organization responsible for providing guidance on conducting HRAs in California, as well as local air district guidelines.[2] OEHHA released its most recent *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments* in February 2015. This guidance document describes the types

A3-18

[1] "Sierra Club v. County of Fresno." Supreme Court of California, December 2018, *available at:* https://ceqaportal.org/decisions/1907/Sierra%20Club%20v.%20County%20of%20Fresno.pdf.
[2] "Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act." State of California Department of Justice, *available at*: https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/warehouse-best-practices.pdf, p. 6.

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2. Response to Comments

of projects that warrant the preparation of an HRA. Specifically, OEHHA recommends that all short-term projects lasting at least 2 months assess cancer risks.[3] Furthermore, according to OEHHA:

> "Exposure from projects lasting more than 6 months should be evaluated for the duration of the project. In all cases, for assessing risk to residential receptors, the exposure should be assumed to start in the third trimester to allow for the use of the ASFs (OEHHA, 2009)."[4]

A3-18 CONT'D

As the construction duration of projects within the General Plan will likely exceed the 2-month and 6-month requirements set forth by OEHHA, construction of these projects meets the threshold warranting a quantified HRA under OEHHA guidance. These recommendations reflect the most recent state health risk policies, and a revised EIR should be prepared to require an analysis of health risk impacts posed to nearby sensitive receptors from DPM emissions generated during construction of industrial projects under the General Plan.

Third, while the DEIR requires future industrial projects to evaluate the health risk impacts to nearby, existing receptors as a result of operation, the DEIR fails to require the evaluation of the combined lifetime cancer risk as a result of construction and operation together. According to OEHHA guidance, "the excess cancer risk is calculated separately for each age grouping and then summed to yield cancer risk at the receptor location."[5] However, the DEIR fails to require the summing of each age bin to evaluate the combined cancer risk of total construction and operations. This is incorrect, and a revised EIR should be prepared to revise MM AQ-3 and require the quantification and summing of construction and operational cancer risks together to compare to the South Coast Air Quality Management District threshold of 10 in one million. [6]

A3-19

Greenhouse Gas

Failure to Adequately Evaluate Greenhouse Gas Impacts

According to MM AQ-3, the DEIR concludes that the General Plan would result in a significant-and-unavoidable greenhouse gas ("GHG") impact, stating:

> "The City of Wildomar shall participate in implementation and future updates of the Subregional Climate Action Plan (CAP) led by the Western Riverside Council of Government (WRCOG) with a focus on strategies that provide community-wide greenhouse gas (GHG) emission reductions in the City's planning area. The City shall conduct regular monitoring and reporting of community-wide GHG emissions to ensure progress toward reducing community-wide GHGs and work with WRCOG and partners to update the Subregional CAP on a regulator basis to ensure long-term

A3-20

[3] "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at:* https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, p. 8-18.
[4] "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at:* https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, p. 8-18.
[5] "Guidance Manual for preparation of Health Risk Assessments." OEHHA, February 2015, *available at:* https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf p. 8-4
[6] "SCAQMD Guidelines for Participating in the Rule 1402 Voluntary Risk Reduction Program" SCAQMD, October 2016, *available at:* http://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1402.pdf.

3

> reduction in GHG emissions. The City shall prepare a list of quantified GHG reduction measures or best management practices for use by new development subject to the City's discretionary review process, that are consistent with the Subregional CAP" (p. 1-29).

A3-20 CONT'D

However, the DEIR's claim that future projects will be consistent with the Subregional CAP is unsupported. Simply stating that future projects would comply with GHG reduction programs and policies does not guarantee that they will be consistent with the Subregional CAP. The General Plan fails to require future projects to incorporate the other above-mentioned features as formal mitigation measures. Consequently, we cannot guarantee that they would be implemented, monitored, and enforced on the sites of future projects. According to the AEP *CEQA Portal Topic Paper* on Mitigation Measures:

> "While not 'mitigation', a good practice is to include those project design feature(s) that address environmental impacts in the mitigation monitoring and reporting program (MMRP). Often the MMRP is all that accompanies building and construction plans through the permit process. If the design features are not listed as important to addressing an environmental impact, it is easy for someone not involved in the original environmental process to approve a change to the project that could eliminate one or more of the design features without understanding the resulting environmental impact."

A3-21

In order to ensure future projects will be consistent with the Subregional CAP, we recommend the General Plan requires future projects to include all sustainability strategies as formal mitigation measures. Until then, the DEIR's conclusion that future projects would be consistent with the Subregional CAP is unsubstantiated. Therefore, the General Plan's GHG analysis is insufficient and the DEIR's less-than-significant impact conclusion should not be relied upon.

Mitigation

Feasible Mitigation Measures Available to Reduce Emissions

According to California Environmental Quality Act ("CEQA") Guidelines § 15096(g)(2):

> "When an updated EIR has been prepared for a project, the Responsible Agency shall not approve the project as proposed if the agency finds any feasible alternative or feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect the project would have on the environment."

A3-22

The DEIR is consequently required under CEQA to implement all feasible mitigation to reduce the potential impacts of future projects. As demonstrated in the sections above, future projects may result in potentially significant health risk and GHG impacts that should be mitigated further.

First, the EPA explains that NO_x emissions originate from "motor vehicle internal combustion engines and fossil fuel-fired electric utility and industrial boilers" and sources of PM_{10} emissions include "vehicle

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2. Response to Comments

exhaust and road dust."[7,8] As NO_x and PM_{10} are emitted from mobile source engines, we will provide mitigation measure that apply to both pollutants. To reduce the NO_x and PM_{10} emissions associated with future projects construction and operation, we recommend the DEIR consider incorporating several mitigation measures (see list below).

Southern California Association of Governments ("SCAG")'s 2020 *RTP/SCS* Program Environmental Impact Report ("PEIR") recommends the following Air Quality Project Level Mitigation Measures ("PMM-AQ-1"), which are applicable to the Project: [9]

- Ensure that all construction equipment is properly tuned and maintained;
- Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet. Daily logging of the operating hours of the equipment should also be required; and
- Projects located within the South Coast Air Basin should consider applying for South Coast AQMD "SOON" funds which provides funds to applicable fleets for the purchase of commercially available, low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles.

A3-22

CONT'D

The DOJ recommends:[10]

- Using electric-powered hand tools, forklifts, and pressure washers, and providing electrical hook ups to the power grid rather than use of diesel-fueled generators to supply their power;
- Limiting the amount of daily grading disturbance area;

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[7] "Proposed Revisions to the National Ambient Air Quality Standards for Nitrogen Dioxide." EPA, July 2009, *available at*: https://www.gpo.gov/fdsys/pkg/FR-2009-07-15/pdf/E9-15944.pdf.

[8] "Particle Pollution and your Health." EPA, September 2003, *available at*: https://nepis.epa.gov/Exe/ZyNET.exe/P1001EX6.TXT?ZyActionD=ZyDocument&Client=EPA&Index=2000+Thru+2005&Docs=&Query=&Time=&EndTime=&SearchMethod=1&TocRestrict=n&Toc=&TocEntry=&QField=&QFieldYear=&QFieldMonth=&QFieldDay=&IntQFieldOp=0&ExtQFieldOp=0&XmlQuery=&File=D%3A%5Czyfiles%5CIndex%20Data%5C00thru05%5CTxt%5C00000016%5CP1001EX6.txt&User=ANONYMOUS&Password=anonymous&SortMethod=h%7C-&MaximumDocuments=1&FuzzyDegree=0&ImageQuality=r75g8/r75g8/x150y150g16/i425&Display=hpfr&DefSeekPage=x&SearchBack=ZyActionL&Back=ZyActionS&BackDesc=Results%20page&MaximumPages=1&ZyEntry=1&SeekPage=x&ZyPURL.

[9] "4.0 Mitigation Measures." Connect SoCal Program Environmental Impact Report Addendum #1, September 2020, available at: https://scag.ca.gov/sites/main/files/file-attachments/fpeir_connectsocal_addendum_4_mitigationmeasures.pdf?1606004420, p. 4.0-2 – 4.0-10; 4.0-19 – 4.0-23; See also: "Certified Final Connect SoCal Program Environmental Impact Report." SCAG, May 2020, *available at:* https://scag.ca.gov/peir.

[10] "Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act." State of California Department of Justice, September 2022, *available at*: https://oag.ca.gov/system/files/media/warehouse-best-practices.pdf, p. 8 – 10.

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- Prohibiting grading on days with an Air Quality Index forecast of greater than 100 for particulates or ozone for the project area;
- Keeping onsite and furnishing to the lead agency or other regulators upon request, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications;
- Conducting an on-site inspection to verify compliance with construction mitigation and to identify other opportunities to further reduce construction impacts;
- Providing information on transit and ridesharing programs and services to construction employees; and
- Providing meal options onsite or shuttles between the facility and nearby meal destinations for construction employees.

The CalEEMod User's Guide confirms that the methods for mitigating DPM emissions include the use of "alternative fuel, electric equipment, diesel particulate filters (DPF), oxidation catalysts, newer tier engines, and dust suppression."[11]

Fourth, in order to reduce the GHG emissions associated with future projects, we recommend several mitigation measures (see list below).

SCAG's 2020 RTP/SCS PEIR's Greenhouse Gas Project Level Mitigation Measures ("PMM-GHG-1") recommends:

A3-22
CONT'D

- Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:
  - Promote transit-active transportation coordinated strategies;
  - Increase bicycle carrying capacity on transit and rail vehicles;
  - Improve or increase access to transit;
  - Increase access to common goods and services, such as groceries, schools, and day care;
  - Incorporate the neighborhood electric vehicle network;
  - Orient the project toward transit, bicycle and pedestrian facilities;
  - Improve pedestrian or bicycle networks, or transit service;
  - Provide traffic calming measures;
  - Limit or eliminate park supply;
  - Unbundle parking costs;
  - Provide parking cash-out programs;
  - Implement or provide access to commute reduction program;
- Improving transit access to rail and bus routes by incentives for construction and transit facilities within developments, and/or providing dedicated shuttle service to transit stations;
- Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles;

[11] "Calculation Details for CalEEMod." CAPCOA, May 2021, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/user-guide-2021/appendix-a2020-4-0.pdf?sfvrsn=6, Appendix A, p. 60.

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- Require at least five percent of all vehicle parking spaces include electric vehicle charging stations, or at a minimum, require the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in;
- Implement preferential parking permit program;
- Implement school pool and bus programs;
- Encourage telecommuting and alternative work schedules, such as:
    - Staggered starting times
    - Flexible schedules
    - Compressed work weeks
    - Implement commute trip reduction marketing, such as:
    - New employee orientation of trip reduction and alternative mode options
    - Event promotions
    - Publications;
- Price workplace parking, such as:
    - Explicitly charging for parking for its employees;
    - Implementing above market rate pricing;
    - Validating parking only for invited guests;
    - Not providing employee parking and transportation allowances;
    - Educating employees about available alternatives; and
- Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:
    - Provide car-sharing, bike sharing, and ride-sharing programs;
    - Provide transit passes;
    - Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;
    - Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle;
    - Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;
    - Provide employee transportation coordinators at employment sites; and
    - Provide a guaranteed ride home service to users of non-auto modes.

A3-22
CONT'D

The DOJ recommends: [12]

- Installing solar photovoltaic systems on the project site of a specified electrical generation capacity that is equal to or greater than the building's projected energy needs, including all electrical chargers;
- Designing all project building roofs to accommodate the maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible;

[12] *Ibid.* p. 9 – 10.

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- Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability;
- Requiring all stand-by emergency generators to be powered by a non-diesel fuel.
- Designing to LEED green building certification standards;
- Constructing zero-emission truck charging/fueling stations proportional to the number of dock doors at the project;
- Running conduit to designated locations for future electric truck charging stations.
- Constructing and maintaining electric light-duty vehicle charging stations proportional to the number of employee parking spaces (for example, requiring at least 10% of all employee parking spaces to be equipped with electric vehicle charging stations of at least Level 2 charging performance);
- Running conduit to an additional proportion of employee parking spaces for a future increase in the number of electric light-duty charging stations;
- Providing meal options onsite or shuttles between the facility and nearby meal destinations;
- Posting signs at every truck exit driveway providing directional information to the truck route;
- Requiring that every tenant train its staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB-approved courses. Also require facility operators to maintain records on-site demonstrating compliance and make records available for inspection by the local jurisdiction, air district, and state upon request;
- Requiring tenants to enroll in the United States Environmental Protection Agency's SmartWay program, and requiring tenants who own, operate, or hire trucking carriers with more than 100 trucks to use carriers that are SmartWay carriers; and
- Providing tenants with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets.

A3-22 CONT'D

CEQA Guidelines 15126.4 (c)(3) include "[o]ffsite measures, including offsets that are not otherwise required, to mitigate a project's emissions" as an option for GHG mitigation.[13] An example of this was in the case of the Oakland Sports and Mixed-Use Project, where off-site reduction measures in the neighboring communities were recommended.[14] We recommend consideration of local carbon offset programs to reduce the future project's GHG impacts as a measure of last result.

A3-23

As demonstrated above, we have provided several mitigation measures that would reduce Project-related NO_x, PM_{10}, and GHG emissions developed from sources including SCAG, the DOJ and others. These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into

[13] "Cal. Code Regs. tit. 14 § 15126.4." CEQA Guidelines, May 2024, *available at*: https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-9-contents-of-environmental-impact-reports/section-151264-consideration-and-discussion-of-mitigation-measures-proposed-to-minimize-significant-effects.

[14] "Cal. Pub. Resources Code § 21168.6.7." 2023, *available at*: https://casetext.com/statute/california-codes/california-public-resources-code/division-13-environmental-quality/chapter-6-limitations/section-2116867-oakland-sports-and-mixed-use-project-conditions-for-approval-certification-of-project-for-streamlining.

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future projects, which subsequently reduce emissions released during future project construction and operation.

A revised EIR should be prepared that includes *all* feasible mitigation measures, as well as updated health risk and GHG analyses to ensure that the necessary mitigation measures are implemented to reduce emissions to the maximum extent feasible. The revised EIR should also demonstrate a commitment to the implementation of these measures prior to each project's approval, to ensure that the future projects' potentially significant emissions are reduced to the maximum extent possible.

A3-23 CONT'D

Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

A3-24

Sincerely,

Matt Hagemann, P.G., C.Hg.

Paul E. Rosenfeld, Ph.D.

Attachment A: Matt Hagemann CV
Attachment B: Paul Rosenfeld

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The remaining 21 (unbracketed) pages of this comment letter are provided as Appendix A to this Final EIR.

A3. Response to Comments from Blum, Collins, and Ho, LLP, on behalf of Golden State Environmental Justice Alliance, Gary Ho, Attorney, dated June 18, 2024.

A3-1 The City will notify Golden State Environmental Justice Alliance on all future actions for the proposed project.

A3-2 The commenter provides a summary of the proposed project; however, the summary is not entirely accurate. The proposed project would adopt land use designations that accommodate 6,274 jobs, not 6,724 jobs as asserted in the comment. In addition, the City disagrees with the comment's assertion that providing a list of parcels is a requirement of CEQA for a comprehensive General Plan Update. Section 15124 of the CEQA Guidelines requires a project description to provide an overview of a project's technical and environmental characteristics, but it "should not supply extensive detail beyond that needed for evaluation and review of the environmental impact." CEQA requires an EIR to include a general description of a project's characteristics and a project's main features, but not all of its details. Here, the project involves a comprehensive General Plan Update, the main features of which are discussed and analyzed. The proposed Land Use Element and Chapter 3, *Project Description,* of the DEIR, further define focus areas that are depicted on Figure 2-3 of the proposed Land Use Element and Figure 5.1-1 of the DEIR. This focus-area approach allows residents to understand that land use and development potential changes are anticipated only in specific areas, and gives them the tools to understand the extent of change in the focus area in a more meaningful format than a simple table listing. Although parcel-level detail is neither required nor appropriate to provide in the project description of an EIR for a General Plan Update, the City has made such parcel-level data available to the public for review throughout the planning process.

The agendas/staff reports for the 2023 Planning Commission and City Council hearings on the proposed land use plan have all included a link to an online interactive map showing the proposed land use designations for every parcel in the City. This format allows property owners affected by any change, and any other interested party, to quickly and accurately determine the actual change without having to rely upon a parcel list that would need to be updated regularly, or include a lengthy narrative explaining every change. The interactive electronic map has remained part of the General Plan Update process throughout and will continue on after adoption of the General Plan. The map can be viewed here: https://experience.arcgis.com/experience/06e5893cf3094547a8066eded0fb9ae7/. The link to the interactive map has been included in the project description of the DEIR (see Section 3, *Revisions to the Draft EIR*, of this FEIR). Additionally, Figure 1-4, *Proposed Land Use Plan,* and Figure 3-4, *Proposed Land Use Plan,* of the DEIR have been revised to update typographical errors, revert the land use designations of parcels, and to ensure that no changes to the housing sites listed in the 2021-2029 Housing Element were made as part of the proposed project (see Section 3, *Revisions to the Draft EIR*, of this FEIR).

Taken as a whole, Figures 3-3 and 3-4 of Chapter 3, *Project Description,* show the extent of change anticipated by the City as envisioned under the proposed General Plan. As explained at multiple public meetings and presentations, and starting on page 2-1 of the proposed Land Use Element of the proposed General Plan, the intent of the process was "*To maintain the aspects of Wildomar that people value, new developments will be designed to integrate into the existing character of the City. They will be concentrated and directed to key focus areas to minimize impacts to established neighborhoods, enhance economic activity, promote walking and biking, and minimize demands on infrastructure*."

Appendix H, Wildomar Housing Crisis Act Compliance Memo, of this FEIR, represents the evaluation of housing change as a result of the General Plan process. Table 2, of Appendix H, shows that the potential dwelling unit count at maximum density under the Proposed Project would be 35,080 units, which is 5,069 more units than are allowed under the current General Plan (30,011 units, as shown in Table 1, of Appendix H). Although some areas previously planned for residential development would be redesignated, on the whole, the Proposed General Plan allows for approximately 17 percent more housing than the existing General Plan. As noted above, no parcels identified in the 2021-2029 Housing Element as being available to accommodate the City's RHNA are affected by the proposed changes. Further, the amount of medium and high density residential increased in other portions of the City, such as mixed-use, which is consistent with the Housing Element goal of providing a range of affordable housing options. Therefore, the proposed project would not cumulatively reduce residential development capacity within the City. Accordingly, adoption of the Proposed General Plan would fully comply with the Housing Crisis Act and State Housing Element Law.

A3-3 The City disagrees with the commenter's assertion that the Land Use and Planning impact analysis and significance determinations are incorrect due to errors in the modeling and impact analysis. The SCAG 2020-2045 RTP/SCS is meant to provide growth strategies that would help achieve the regional GHG emissions reduction targets identified by the California Air Resources Board (CARB) and focuses on per capita GHG emission reductions from passenger cars through integrated transportation, land use, housing, and environmental planning efforts. However, the RTP/SCS does not require that local general plans, specific plans, or zoning be consistent with the RTP/SCS; instead, it provides incentives to governments and developers for consistency (see Section 5.8, *Greenhouse Gas Emissions,* of the DEIR). Goal 5 through Goal 7 in the SCS, identified by the commenter, are general goals of the SCS to improve regional air quality and reduce GHG emissions. Although consistency is not required, the City evaluated its General Plan for consistency with applicable RTP/SCS goals and properly concluded that the General Plan would be consistent with such goals.

As demonstrated in Table 5.11-1, *SCAG 2020-2045 RTP/SCS Goal Consistency Analysis,* on page 5.11-12 of the DEIR, the Proposed General Plan would be consistent with the Connect SoCal goals and would further State goals through emphasis on design and reduction

in vehicles miles traveled (VMT), which will also improve air quality. The SCS consistency evaluation is based on whether the City's General Plan policies are aligned with SCAG's SCS policies, which are broad, general policies about growth management in the SCAG region. SCAG's SCS has broad general goals for GHG emissions, but the RTP/SCS does not set a specific target for individual cities/counties to meet. The commenter would need to cite a specific inconsistency with a policy and identify why the Proposed General Plan is inconsistent with that individual policy and then identify that being inconsistent with that policy would result in a significant impact in the environment per CEQA Guidelines Section 15382. Recently, the Courts have identified that the consistency analysis is broad and need not be determined solely by the quantitative determinations for GHG emissions or air quality (see *City of Long Beach et al. Xavier Becerra v. City of Los Angeles (2018) 19 Cal.App.5th 465th).*

The DEIR does acknowledge that buildout of the Proposed General Plan would generate an increase in communitywide GHG emissions, expose sensitive receptors to substantial toxic air contaminant (TACs) concentrations, and result in project-related construction and operation emissions to potentially exceed the South Coast AQMD significance thresholds. However, these impacts are not what is being evaluated with SCAG's SCS policies. One of the main objectives of the Proposed General Plan is to focus on providing limited mixed-use development where services and transportation routes exist as well as integrate Complete Streets principles that are generally consistent with the policy recommendations in the SCS. Additionally, the Proposed General Plan includes goals and policies (see Section 5.8.3, *Proposed General Plan Goals and Policies,* of Section 5.8, *Greenhouse Gas Emissions,* of the DEIR) that reduce VMT per service population within Wildomar by more than 3 percent from existing conditions and bring the City closer to a more equal distribution of employment and housing. As a result, the Proposed General Plan is aligned with SCS by providing a more efficient land use plan than existing conditions to help reduce VMT per service population and would focus growth within existing urban regions where transit and infrastructure are already in place.

Reducing traffic congestion and improving accessibility to the transportation network in turn will also improve regional air quality for the region. Additionally, incorporation of Mitigation Measures AQ-1 through AQ-3 into future development projects would reduce criteria air pollutant and TACs emissions associated with buildout of the Proposed General Plan to the extent feasible. Further, there is nothing in Proposed General Plan policies that would conflict with SCAG's 2020-2045 RTP/SCS or other ordinances governing the circulation system.

Although the Proposed General Plan would result in a significant and unavoidable VMT impact, Section 5.17, *Transportation*, focuses on addressing Senate Bill (SB) 743 and providing guidance based on Wildomar's VMT Guidelines, which is separate from what SCS addresses (i.e., SB 375). SB 743 focuses on how individual projects are analyzed for transportation impacts under CEQA by promoting more sustainable transportation systems

and evaluating VMT as an input to help calculate a project's impact on GHG emissions. By contrast, SB 375 aims to coordinate regional land use and transportation planning through SCS to reduce GHG emissions from personal vehicle travel to meet the State GHG reduction goals. As noted in the Connect SoCal 2024 Executive Summary, "Connect SoCal is a long-term plan for the Southern California region that details investment in our transportation system and development in our communities to meet the needs of the region both today and tomorrow." The proposed General Plan does not impede the plans of Connect SoCal in developing regional and local transit. Rather, but promoting a compact urban form, allowing for higher densities in two mixed use land use designations, and requiring non-motorized connectivity, the proposed General Plan encourages a reduction in personal vehicle miles travelled and sets the stage for improved regional transit. As noted in Chapter 5-17 of the Draft EIR, there are numerous policies in the proposed General Plan designed to reduce VMT, encourage the expansion of transit, and reduce project trips through update and implementation of Chapter 10.36 Transportation Demand Management Program of the City's Municipal Code. Therefore, it is possible to advance SB 375's broader planning goals even though there is an increase in overall VMT.

While the proposed General Plan includes several policies that could reduce VMT, they are project dependent, and may not work in all instances. Further, some of them, such as a Transportation Demand Management, may not be suited for all industries. So, while the draft EIR shows a reduction in VMT from the existing general plan, the findings in Section 5.17, *Transportation*, of the DEIR, for SB 743 impacts are conservatively considered significant and unavoidable due to the uncertainty regarding actual development pattern, population growth, and other factors outside the purview of the proposed project. The City disagrees with the commenter that the findings in Section 5.17, *Transportation,* of the DEIR, for SB 743 are directly related to the findings in Section 5.8, *Greenhouse Gas Emissions,* of the DEIR, for consistency with SCAG's strategies in the SCS. Therefore, there is no inconsistency in this regard.

A3-4 Contrary to the commenter's claim, the DEIR includes a discussion in relation to the proposed project's buildout and its exceedance of the 2045 population projections for Wildomar in the RTP/SCS starting on page 5.11-11 of Section 5.11, *Land Use and Planning,* of the DEIR. Even with exceedance of SCAG's growth forecasts, Table 5.3-9, *Comparison of Population and Employment Forecast*, on page 5.3-40, of the DEIR, shows that VMT per service population would decrease from existing conditions as well as from the current General Plan. Moreover, as discussed in Section 5.14, *Population and Housing*, of the DEIR, implementation of the Proposed General Plan would bring the City closer to a more equal distribution of employment and housing and would not interfere with SCAG's ability to implement the regional strategies in Connect SoCal. Planning for growth that exceeds SCAG's growth forecasts is not a significant impact in and of itself, and the EIR's analysis discusses any potential environmental effects associated with the project's growth potential. Therefore, the comment's assertion that the EIR must include a finding of a

significant impact based on the difference between the General Plan's buildout and SCAG's projections is not correct.

A3-5 On October 13, 2021, the City held a public hearing where the City Council adopted the Addendum to the 2013-2021 Housing Element Environmental Impact Report for the 2021-2029 Housing Element and the 2021-2029 Housing Element. The window for commenting on or challenging the legal adequacy of the 2021-2029 Housing Element has passed. Although earlier proposed revisions to the land use plan would have affected housing element sites, the City has determined not to change any housing element site as part of the proposed project. Accordingly, there is no change to the existing adopted housing element, nor to the land use inventory contained therein, in the General Plan Update as currently proposed. Therefore, both the 2021-2029 Housing Element and the General Plan Update fully comply with state housing element law. Additionally, see response to comment A3-2.

A3-6 See response to comments A3-2 and A3-5.

A3-7 See response to comments A3-2 and A3-5.

A3-8 See response to comments A3-5 through A3-7.

A3-9 See response to comments A3-2 and A3-5.

A3-10 See response to comments A3-2 and A3-5.

A3-11 See response to comments A3-2 and A3-5. The proposed project would not result in a net loss in housing, and therefore, the DEIR is not piecemealing environmental analysis pertaining to the residential capacity to a later date.

A3-12 As previously stated, the housing sites in the 2021-2029 Housing Element would remain intact and no changes are proposed to the housing sites. See response to comment A3-5.

A3-13 The CEQA Guidelines no longer permit the use of vehicle delay as measured by LOS as a metric for measuring transportation impacts under CEQA. As stated on the Office of Planning and Research's (OPR) website, LOS is no longer used under CEQA, however, LOS can still be used outside of CEQA: https://opr.ca.gov/ceqa/sb-743/faq.html#still-require-los. Additionally, see response to comment A3-12. All future development project applications will be assessed for potential CEQA transportation impacts using the required VMT methodology and all such projects will be assessed for non-CEQA General Plan consistency purposes using the LOS D as the target. For the General Plan, LOS D is used as a tool for determining when or if roadway or intersection improvements are needed. Additionally, per Public Resources Code Section 21099(b)(4), local agencies are still allowed to apply LOS-based policies outside of CEQA transportation impact analyses.

A3-14 See response to comments A3-1 through A3-13, and A3-15 through A3-28, which addresses and demonstrates that there are no such flaws as alleged by the commenter. As noted above in response to comment A3-1, the commenter will be added to the City's project/CEQA notification list.

A3-15 The City disagrees with the commenter's assertion and as detailed in response to comments A3-17 through A3-22, the DEIR evaluates the potential health risk and GHG impacts in a local and regional context. The comment neither identifies a deficiency in the DEIR's analysis nor identifies a new or more severe potential significant environmental impact not already addressed in the DEIR. This response merely amplifies or clarifies the analysis in the DEIR.

A3-16 The City disagrees with the commenter's assertion. See response to comments A3-17 through A3-19.

A3-17 The City disagrees with the commenter's assertion. South Coast AQMD has adopted thresholds for carcinogenic and noncarcinogenic effects. Mitigation Measure AQ-1 requires that development projects subject to CEQA prepare and submit a technical assessment evaluating potential construction-related air quality impacts.

In accordance with Mitigation Measure AQ-1, a site-specific construction analysis is required, which includes evaluation of potential TACs impacts during the construction phase for future development projects subject to CEQA. Mitigation Measure AQ-1 listed in Table 1-2, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, of Chapter 1, *Executive Summary*, and in Section 5.3, *Air Quality*, of this DEIR, has been revised to clarify that this mitigation measure requires a construction health risk assessment (HRA) for discretionary projects within 1,000 feet of sensitive land uses, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 2 months of active construction (see Section 3, *Revisions to the Draft EIR*, of this FEIR). Modification to Mitigation Measure AQ-1 is aligned with OEEHA guidelines and use of heavy off-road equipment are known to generate substantial diesel particulate matter (DPM) emissions.

Mitigation Measure AQ-3 requires mitigation of long-term air quality impacts of industrial and warehouse projects proposed near sensitive receptors and not short-term construction impacts. Mitigation Measure AQ-3 listed in Table 1-2, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, of Chapter 1, *Executive Summary*, and in Section 5.3, *Air Quality*, of this DEIR, has been revised to clarify that this mitigation measure includes operational HRAs for applicable industrial or warehousing development projects (see Section 3, *Revisions to the Draft EIR*, of this FEIR).

The DEIR describes potential impacts associated with construction activities under Impact 5.3-2, which addresses both CEQA checklist thresholds AQ-2 and AQ-3 (see page 5.3-42 through page 5.3-43, of the DEIR). The construction localized significance

thresholds (LSTs) discussion on page 5.3-46 in Section 5.3, *Air Quality*, of this DEIR, has been relocated to Impact 5.3-2 to address regional and localized construction emissions under the same impact (see Section 3, *Revisions to the Draft EIR*, of this FEIR).

As discussed in this Section of the DEIR, information regarding specific development projects, soil types, and the locations of receptors would be needed to quantify the level of impact associated with construction activity. This includes both regional construction emissions and localized criteria air pollutant and TACs. Air quality emissions related to construction must be addressed on a project-by-project basis. The last statement under Impact 5.3-2 on page 5.3-43 in Section 5.3, *Air Quality*, of this DEIR, has been revised to clarify that construction-related regional and localized air quality impacts would be potentially significant (see Section 3, *Revisions to the Draft EIR*, of this FEIR).

A3-18 The commenter correctly states that in 2015, the OEHHA released updated guidance that recommended an HRA for construction projects that are longer than two months. As detailed in response to comment A3-17 and in accordance with Mitigation Measure AQ-1, a site-specific construction analysis is required, which includes evaluation of potential TACs impacts during the construction phase for future development projects subject to CEQA. The duration of future construction projects would be considered based on the OEHHA guidance.

A3-19 Mitigation Measure AQ-1 through Mitigation Measure AQ-3 would require evaluation of potential construction and operational impacts, which includes evaluation of potential health risks from TACs from construction and operation, for future development projects subject to CEQA. This may include evaluation of combined construction and operational health risk if projects generate substantial TACs during the operational phase, like those project types identified in Mitigation Measure AQ-3. However, the methodology to determine potential CEQA impacts will depend on the circumstances of each project. In addition, South Coast AQMD is in the process of providing updated methodology regarding cumulative health risk and has not provided guidance on how to evaluate combined cancer risk from construction and operational phases. Currently, South Coast AQMD does not require this type of analysis, and it would not be appropriate to dictate the specific methodology for evaluating impacts for future projects in this program-level DEIR. The methodology for evaluating cumulative health risk shall be based on the thresholds and methodology prescribed by South Coast AQMD at the time the environmental analysis is prepared.

A3-20 The commenter correctly states that the DEIR concludes that implementation of the Proposed General Plan would result in significant and unavoidable GHG emissions. Implementation of Mitigation Measure GHG-1 would ensure that the City participates in the Subregional CAP led by the Western Regional Council of Governments (WRCOG) with focus on GHG strategies in the City. Additionally, Mitigation Measure GHG-1 would

also contribute to minimizing GHG emissions from land uses accommodated under the Proposed General Plan to the extent feasible.

As stated by the commenter, Mitigation Measure GHG-1 would require that the City prepare a list of reduction measures/best management practices for use by new development subject to the City's discretionary review process. Mitigation Measure GHG-1 listed in Table 1-2, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, of Chapter 1, *Executive Summary*, and in Section 5.8, *Greenhouse Gas Emissions*, of this DEIR, has been revised to clarify that this mitigation measure would require new development that resulted in significant GHG emissions impacts to be required to implement the City's GHG reduction measures or best management practices consistent with the Subregional CAP.

However, the City disagrees with the commenter's latter assertation that the DEIR claims that future projects will be consistent with the Subregional CAP. The DEIR acknowledges that it is uncertain whether these Subregional CAP policies will lower the City's GHG emissions to a less-than-significant level. The Sub Regional CAP provides information on the types of mitigation that can be employed to reduce GHG emissions, however the reductions are project specific and need to be quantified before they can be applied. Therefore, GHG emissions associated with the proposed project are considered significant and unavoidable.

A3-21 See response to comment A3-20. The City disagrees that all the measures for the Subregional CAP be required for future development as mitigation measures. Firstly, many of the measures in a CAP are measures for municipal operations or citywide initiatives and are not specific to an individual project. Secondly, a CAP typically contains voluntary measures in addition to mandatory measures to allow flexibility in how a jurisdiction can achieve the local GHG reduction targets. Lastly, oftentimes measures in a CAP are integrated directly into the project's design; and therefore, would not be valid to identify these design features as mitigation measures. Once the WRCOG Subregional CAP is complete, future projects subject to CEQA would be required to conduct their own consistency evaluation with the individual measures in the CAP to determine whether or not the project is consistent with plans adopted for the purpose of reducing GHG emissions impacts.

As discussed under Impact 5.8-1 of the DEIR, a general plan does not directly result in development without subsequent approvals of development projects. Before any development can occur in the City, it must be analyzed for consistency with the General Plan, zoning requirements, and other applicable local and State requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits. Since buildout of the Proposed General Plan is not linked to a specific development time frame, a GHG evaluation in accordance with the requirements of CEQA must be evaluated and feasible GHG mitigation measures would be prescribed for future development projects.

As detailed in response to A3-20, implementation of Mitigation Measure GHG-1 would contribute to minimizing GHG emissions from future land uses to the extent feasible and the DEIR acknowledges that given the growth in population and employment within the City, it is uncertain whether these Subregional CAP policies and the City's list of quantified GHG reduction measures or best management practices will lower the City's GHG emissions to a less-than-significant level. Currently, there are no other feasible GHG mitigation measures. Therefore, GHG emissions associated with the proposed project are considered significant and unavoidable.

A3-22 Mitigation Measure AQ-1, Mitigation Measure AQ-2, and the policies of the Proposed General Plan would be consistent with the recommended Air Quality Project Level Mitigation Measures in SCAG's RTP/SCS and the Department of Justice (DOJ) recommendations listed by the commenter for construction. Mitigation Measure AQ-1 would reduce construction-related air pollutant emissions to the extent feasible. Per Mitigation Measure AQ-1, project applicants shall submit a technical assessment in conformance with South Coast AQMD methodology for assessing air quality impacts and the City of Wildomar Building & Safety department shall require feasible mitigation measures to reduce air quality emissions if construction-related criteria air pollutants are deemed to exceed the South Coast AQMD thresholds. Potential measures shall be incorporated as conditions of approval for the project, which include measures to reduce vehicle exhaust and road dust, similar to mitigation measures recommended by the commenter. For instance, the use of construction equipment that is properly maintained and rated by US Environmental Protection Agency (EPA) as having Tier 4 interim or higher exhaust emission limits.

Mitigation Measure AQ-2 would reduce long-term air pollution emissions to the extent feasible. Potential measures shall be incorporated as conditions of approval for the project, which include measures to support renewable energy and support active transportation options, and are consistent with the mitigation measures recommended by the commenter. For example, promotion of active transit use, support of electric charging infrastructure, and encouragement of energy efficient appliances.

Likewise, implementation of Mitigation Measure GHG-1 and multiple policies listed in the Proposed General Plan would contribute to reducing GHG emissions similar to the effect of SCAG's RTP/SCS Program EIR recommended GHG mitigation measures and recommendations by the DOJ. Mitigation Measure GHG-1 listed in Table 1-2, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, of Chapter 1, *Executive Summary*, and in Section 5.8, *Greenhouse Gas Emissions*, of this DEIR, has been revised to include a list of example mitigation measures from SCAG's GHG Project Level Mitigation Measures and DOJ's recommended mitigation measures that can be included in the City's list.

However, given the growth in population and employment within the City and the magnitude of emissions reductions needed to achieve the GHG reduction target, it is

uncertain whether these additional GHG mitigation measures and local carbon offset programs as listed by the commenter would contribute to reducing GHG emissions to less-than-significant levels. Therefore, GHG emissions associated with the proposed project would continue to be considered significant and unavoidable.

A3-23 See response to comment A3-21. As identified previously, individual development projects subject to CEQA would be required to evaluate the project-level GHG emissions impacts to determine if they would result in a substantial increase in magnitude of GHG emissions; and if mitigation measures, such as those recommended by the commenter, are necessary to reduce impacts to less than significant levels. In general, mitigating onsite emissions is preferrable to purchase of voluntary carbon offsets.

As detailed in response to comments A3-17 through A3-22, the DEIR evaluates the potential health risk and GHG impacts in a local and regional context. As stated previously, implementation of Mitigation Measure GHG-1 would ensure that the City participates in the Subregional CAP and would contribute to minimizing GHG emissions from land uses accommodated under the Proposed General Plan to the extent feasible. As mentioned in response to comment A3-20, Mitigation Measure GHG-1 listed in Table 1-2, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, of Chapter 1, *Executive Summary*, and in Section 5.8, *Greenhouse Gas Emissions*, of this DEIR, has been revised to clarify that this mitigation measure would require new development that resulted in significant GHG emissions impacts to be required to implement the City's GHG reduction measures or best management practices consistent with the Subregional CAP.

A3-24 This comment does not raise an issue with the analysis of the DEIR, and no further response is necessary.

2. Response to Comments

LETTER A4 – Center for Biological Diversity, Tiffany Yap, D.Env/PhD, Senior Scientist (17 pages)

CENTER for BIOLOGICAL DIVERSITY

June 24, 2024

Sent via email

Matthew C. Bassi
Community Development Director
City of Wildomar
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92095
mbassi@cityofwildomar.org

Re: City of Wildomar Proposed General Plan Draft Environmental Impact Report (SCH #2023090064)

Dear Mr. Bassi:

These comments are submitted on behalf of the Center for Biological Diversity (Center) regarding the City of Wildomar's Draft Environmental Impact Report ("DEIR") for the Proposed General Plan (Plan). The DEIR fails to adequately analyze the Project's impacts to pumas and wildfire risk. The Center urges the City to complete a revised DEIR for public review that provides adequate analyses and complies with the California Environmental Quality Act (CEQA). A4-1

The Center is a non-profit, public interest environmental organization dedicated to the protection of native species and their habitats through science, policy, and environmental law. The Center has over 1.7 million members and online activists throughout California and across the United States. The Center has worked for many years to protect imperiled plants and wildlife, open space, air and water quality, and overall quality of life for people in Southern California.

I. The DEIR fails to adequately disclose, assess, and mitigate the Project's impacts to mountain lions

Local mountain lions are provisionally listed under the California Endangered Species Act (CESA), yet there is no mention of them in the DEIR. Extensive research indicates that existing roads and development have separated the state's mountain lion population into multiple isolated populations, which has led to high levels of inbreeding and poor genetic health (Benson et al., 2019; Ernest et al., 2014; Gustafson et al., 2021; Riley et al., 2014; Vickers et al., 2015). Low genetic diversity combined with high human-caused mortalities (*e.g.*, from car strikes, depredation kills, rodenticide poisoning, and poaching) threaten the long-term survival of several populations in Southern California and along the Central Coast, which includes those local to the Plan area. The proposed Plan would destroy habitat, add more people to the area, increase traffic, A4-2

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light, noise, and domestic pets, which could impact local mountain lions. The DEIR fails to adequately assess and mitigate the Project's impacts to mountain lions.

Pumas in Southern California have dangerously low genetic diversity (Gustafson et al., 2018, 2021). Scientists have documented physical and reproductive signs of inbreeding depression due to being boxed in by roads and development (Ernest et al., 2014; Huffmeyer et al., 2021). Pumas local to the Plan are within the Santa Ana Mountains subpopulation, which researchers found to have among the lowest effective population size and the smallest area of available habitat in California (Dellinger et al., 2020; Gustafson et al., 2021). The genetic diversity of this population is so low that scientists predict that they have a 99% chance of becoming locally extinct within 50 years if inbreeding depression occurs (Benson et al., 2019). Therefore, any development that further encroaches on their already-limited habitat and connectivity must be adequately analyzed.

There are numerous scientific studies that provide insights on the profound impacts human activities and infrastructure have on mountain lion survival, and they emphasize the need to adequately assess and mitigate impacts to these CESA candidate species in the Project area. For example, Shilling et al. (2024) reported 613 observed roadkill mountain lions throughout the state between 2016 to 2023, but these deaths are likely underreported. Former CDFW biologist Justin Dellinger estimates there could be 200 puma deaths on roads every year (Price, 2020). And a UC Davis report identified a 58% reduction in mountain lion road mortalities after a 71% decrease in road use due to COVID-19 pandemic "stay-at-home" orders (Nguyen et al., 2020), which further highlights how roads and traffic are deadly barriers to puma movement and gene flow.

A4-2

CONT'D

In addition to causing direct mortality in pumas, human activities also alter these large carnivores' behavior in ways that likely further impede important movement and gene flow. For example, Smith et al. (2017) found that mountain lions are so fearful of humans and noise generated by humans that they will abandon the carcass of a deer and forgo the feeding opportunity just to avoid humans. The study concluded that even "non-consumptive forms of human disturbance may alter the ecological role of large carnivores by affecting the link between these top predators and their prey" (Smith et al., 2017). In addition, mountain lions have been found to respond fearfully upon hearing human vocalizations, avoiding the area and moving more cautiously when hearing humans (Suraci et al., 2019). Pumas have also been found to generally avoid areas with nearby night lighting (Barrientos et al., 2023). Extending development and increasing human presence in what little habitat is remaining could significantly alter how pumas use and/or move through the area.

Pumas in the Santa Cruz Mountains were found to less likely occur in areas with higher development densities (*i.e.*, areas with greater road and/or building densities) (Nickel et al., 2020). This aligns with other studies that have demonstrated that mountain lion avoidance behavior increases with greater development densities (Smith et al., 2015; Y. Wang et al., 2017; Wilmers et al., 2013). In addition, Nickel et al. (2020) found that in open space areas where recreational activities are allowed (*e.g.*, hiking, biking), mountain lions generally avoided human presence and became more nocturnal as human presence increased. Similar shifts in puma

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behavior in response to human activities have been documented in other studies (Lucas, 2020; Smith et al., 2015, 2017; Suraci et al., 2019; Y. Wang et al., 2015, 2017).

Yovovich et al. (2020) further documented the impacts of human activities on mountain lions in the Santa Cruz Mountains, specifically on communication and reproductive behaviors important for their survival. Males use scrapes to delineate territories as well as attract potential mates (Allen et al., 2015, 2016), and the males in the study preferred to use relatively flat areas away from human influence as scrape habitat (Yovovich et al., 2020). Similarly, when nursing females (with kittens less than 8 weeks old) shrank their home ranges to an average of 9 km^2 while their young were most vulnerable, they also selected undeveloped lands away from human disturbance, opting for habitat with protective cover and sufficient water and prey availability (Yovovich et al., 2020). The loss of adequate undisturbed communication and nursery habitat could disrupt important communication and reproductive behaviors that facilitate social structure and overall survival. The authors predicted that future development within the Santa Cruz Mountains could reduce nursery and communication habitat by 20% and 50%, respectively, while further fragmenting the landscape. Such patterns likely extend to other regions within the proposed Southern California/Central Coast ESU.

In a study conducted from 2002 to 2019 in the Santa Monica Mountains, scientists found high human-caused mortality rates in puma adults and high intraspecific mortalities among subadults (Benson, Sikich, et al., 2020). Most known causes of death among adults and subadults (14/20) were directly human-caused: vehicle strikes, rodenticide poisoning, poaching, and wildfire. The remaining six known causes of deaths were intraspecific killing (Benson, Sikich, et al., 2020). And while intraspecific killings have been documented to naturally occur in mountain lion populations, it was likely exacerbated in the Santa Monica Mountains with the presence of significant movement barriers that prevent subadults from being able to adequately disperse, which likely led to increased conflicts with territorial males (Benson, Sikich, et al., 2020; Riley et al., 2014). Like pumas in the Santa Monica Mountains, the Santa Ana Mountains puma population is relatively small, extremely isolated, and geographically limited. Demographic and environmental stochasticity and high mortality rates increase the risk of local extinction, particularly when combined with small population size, low density, female-biased sex ratios, and skewed male reproductive success (Benson, Sikich, et al., 2016; Benson et al., 2019; Ernest et al., 2014; Riley et al., 2014; Vickers et al., 2015). Increased human-caused mortalities of adult males could lead to occasional male extinctions, which have been documented in the Santa Ana Mountains puma population (Beier & Barrett, 1993). Lack of breeding males would disrupt reproduction and could severely limit the short- and long-term viability of a population (Beier, 1993; Benson, Mahoney, et al., 2016; Benson et al., 2019; Benson, Sikich, et al., 2020). This highlights the need to reduce human-caused mortalities, in part, by improving connectivity.

These studies show that mountain lions require a habitat mosaic that provides sufficient room to roam away from human-disturbed areas and connected to expansive, intact, heterogeneous habitats (Beier et al., 1995; Dickson et al., 2005; Dickson & Beier, 2002; Kertson et al., 2011; Zeller et al., 2017). Continued construction of roads and development and increased human presence in mountain lion habitat with little regard for their movement and behavioral needs has direct and indirect lethal and sublethal impacts that threaten the persistence of Southern California and Central Coast puma populations.

A4-2
CONT'D

Page 3

Mountain lions are a key indicator species of wildlife connectivity and healthy ecosystems. As the last remaining wide-ranging large carnivore in Southern California, the ability to move through large swaths of interconnected habitat is vital for genetic connectivity and their long-term survival. Local extinction of mountain lions in the region could have severe ecological consequences. Many scavengers, including many raptors, foxes, and numerous insects, would lose a reliable food source (Barry et al., 2019; Elbroch et al., 2017; Ruth & Elbroch, 2014). Fish, birds, amphibians, reptiles, rare native plants, and butterflies could potentially diminish if this apex predator were lost (Ripple et al., 2014; Ripple & Beschta, 2006, 2008). Loss of this ecosystem engineer and important predator-prey dynamics could have cascading effects on other plant and animal species, potentially leading to a decrease in biodiversity and diminished overall ecosystem function (Barry et al., 2019; Benson, Mahoney, et al., 2020; Elbroch et al., 2017; Ripple et al., 2014). The DEIR fails to adequately analyze the Plan's impacts to pumas.

A4-2
CONT'D

II. The DEIR fails to analyze the Project's impacts to wildfire risk

CEQA requires an EIR to identify and analyze a project's significant environmental impacts, including those impacts caused or exacerbated "by bringing development and people into the area affected." (Pub. Resources Code, §§ 21002, 21002.1, subd. (a); CEQA Guidelines, § 15126.2, subd. (a).) The impacts of development in areas prone to wildfire specifically require consideration: "the EIR should evaluate any potentially significant direct, indirect, or cumulative environmental impacts of locating development in areas susceptible to hazardous conditions (e.g., floodplains, coastlines, *wildfire risk areas*), including both short-term and long-term conditions, as identified in authoritative hazard maps, risk assessments or in land use plans addressing such hazard areas." (CEQA Guidelines, § 15126.2, subd. (a), emphasis added.)

In 2018, the State officially recognized that introduction of low or intermediate density development in the wildland urban interface increases ignition risk. (OPR 2018 Final Statement of Reasons – Update to CEQA Guidelines Checklist]; see also *Clews Land & Livestock, LLC v. City of San Diego* (2017) 19 Cal.App.5th 161, 193 [recognizing potential for significant environment effects when project brings new development to a wildfire prone area].) Moreover, as discussed in a 2021 Center Report, "*Built to Burn: California's Wildlands Developments are Playing with Fire*," policymakers must reckon with California's wildfire history and acknowledge that reckless land-use policies are increasing wildfire risk and putting more people in harm's way (Yap et al., 2021).

A4-3

The DEIR relies on building codes to minimize wildfire risk in the Plan area. However, while some measures can reduce fire risk, they do not make structures or communities fireproof. In an analysis that included more than 40,000 structures exposed to wildfire between 2013 and 2018 in California, many structures deemed "firesafe" were destroyed. And while an analysis conducted in the aftermath of the 2017 Camp Fire showed that new building codes improved home survival, with 51% of homes built to code undamaged compared to 18% of homes built prior to 2008, about half of the homes built to fire-safety codes were still destroyed. The DEIR fails to adequately assess and mitigate the Plan's impacts to wildfire risk.

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Development in and near high fire-prone areas should be avoided. If unavoidable, mitigation measures should require structures to have ember-resistant vents, fire-resistant roofs, and irrigated defensible space immediately adjacent to structures. External sprinklers with an independent water source could reduce structures' flammability. Rooftop solar and clean energy microgrids could reduce fire risk from utilities' infrastructure during extreme weather. In addition mitigation measures should include equitably retrofitting existing communities near the Project area with similar fire-resilient measures and providing wildfire personal protective equipment (e.g., N95 masks, air purifiers) to nearby communities. Education and awareness for workers , new residents, and nearby communities should be provided and include how to reduce ignition risk. The DEIR fails to adequately analyze and mitigate the Plan's wildfire risk. A4-3 CONT'D

A. *Increased development in fire zones magnifies the threat of wildfire and puts more people at risk.*

The Plan would bring more development and human activity into fire-prone areas, thereby increasing ignition risk and endangering the lives of new residents and existing communities.

According to a report from Governor Gavin Newsom's Office, construction of more homes in the wildland-urban interface is one of the main factors that "magnify the wildfire threat and place substantially more people and property at risk than ever before" (Governor Newsom's Strike Force, 2019). Another 2019 study found that housing and human infrastructure in fire-prone wildlands are the main drivers of fire ignitions and structure loss (Syphard et al., 2019). Sprawl developments extending into habitats that are prone to fire have led to more frequent wildfires caused by human ignitions, like power lines, arson, improperly disposed cigarette butts, debris burning, fireworks, campfires, or sparks from cars or equipment (Alexandre, Stewart, Keuler, et al., 2016; Alexandre, Stewart, Mockrin, et al., 2016; Balch et al., 2017; Bistinas et al., 2013; Keeley et al., 1999; Keeley & Fotheringham, 2003; Keeley & Syphard, 2018; Radeloff et al., 2018; Syphard et al., 2007, 2012, 2019). A4-4

Almost all (95-97%) contemporary wildfires in California have been unintentionally caused by people and human infrastructure (Balch et al., 2017; Keeley & Syphard, 2018). For example, the 2017 Thomas Fire, 2017 Tubbs Fire, 2018 Camp Fire, 2018 Woolsey Fire, 2019 Kincade Fire, 2020 Bobcat Fire, 2020 Silverado Fire, and the 2020 Zogg Fire were found to have been caused by electrical transmission lines and electrical equipment. And although many of the 2020 fires were sparked by a lightning storm, the 2020 Apple Fire was caused by sparks from a vehicle, the 2020 El Dorado Fire was caused by pyrotechnics at a gender-reveal celebration, and the 2020 Blue Ridge Fire was likely caused by a house fire. Allowing the dismissal of fire hazard zoning and placing more homes and people in high fire-prone areas would only increase the potential likelihood of these ignition sources, as has been documented in multiple scientific studies (Balch et al., 2017; Bistinas et al., 2013; Keeley et al., 1999; Keeley & Fotheringham, 2003; Keeley & Syphard, 2018; Radeloff et al., 2018; Syphard et al., 2007, 2012, 2019).

Since 2016 more than 200 people in California have been killed in wildfires, more than 50,000 structures have been burned down, hundreds of thousands have had to evacuate their homes and endure power outages, and millions have been exposed to unhealthy levels of smoke

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and air pollution (CalFire 2023).[1] Although public utility companies (*i.e.*, PG&E and Southern California Edison) are altering operations in the form of power outages and blackouts during extreme weather conditions (Callahan et al., 2019; Fry, Dolan, et al., 2019; Krishnakumar et al., 2019), wildfires can still spark and spread quickly towards homes, as evidenced by the wildfires in Moraga (Hernández et al., 2019) and Saddleridge/Sylmar (Fry, Miller, et al., 2019). And the power outages themselves disproportionately burden our most vulnerable communities, including the elderly, poor, and disabled (Chabria & Luna, 2019), and can cause traffic jams and collisions (CBS San Francisco, 2019). Michael Wara, Director of the Climate and Energy Policy Program and a senior research scholar at the Stanford Woods Institute for the Environment, estimated that PG&E's power outage in Northern and Central California could have an economic impact of $2.5 billion in losses, with most of the burden on businesses (Callahan et al., 2019).

A4-4
CONT'D

B. *Increased development in fire zones disrupts natural fire regimes and harms California's ecosystems and wildlife.*

Wildfire is an important ecological process for many ecosystems. For millennia, Indigenous cultural burning and lightning strikes drove ecosystem-specific fire regimes. But the genocide of Native peoples and the criminalization of fire practices, along with 200 years of reckless land-use planning, have altered historical fire regimes (Steel et al., 2018; Williams et al., 2023). This, in combination with climate change causing more extreme fire weather, longer fire seasons, and larger areas burned, has made wildfires more destructive to people and wildlife (Turco et al., 2023).

Development in fire zones can disrupt natural fire regimes and lead to a dangerous feedback loop of deadly fires and habitat destruction. Most destruction to human communities from fire has been caused by human-ignited fires in mixed shrubland habitats (Syphard, 2020). Shrublands are adapted to infrequent (every 30 to 150 years or more), large, high-intensity crown fire regimes (Keeley & Fotheringham, 2001). However, if these regimes are disrupted, the habitats become degraded (Keeley, 2005, 2006; Syphard et al., 2018). When fires occur too frequently in shrubland habitats, type conversion occurs and the native shrublands are replaced by non-native grasses and forbs that burn more frequently and more easily, ultimately eliminating native habitats and biodiversity while increasing fire threat over time (Keeley, 2005, 2006; Safford & Van de Water, 2014; Syphard et al., 2009, 2018). This could have serious consequences for special-status species like Santa Ana suckers, mountain yellow-legged frogs, and western pond turtles that rely on native habitats for survival and exist in small, isolated patches due to overdevelopment (Sahagun, 2020). In addition, large-scale landscape changes due to vegetation-type conversion from shifts in natural fire regimes could impact wide-ranging species like mountain lions (Blakey et al., 2022; Jennings, 2018), whose populations are already struggling in much of the state due to lack of connectivity and genetic isolation (Benson et al., 2019; Gustafson et al., 2021).

A4-5

The Plan would amplify these harms by increasing unintentional human-driven wildfires that disrupt natural fire regimes, further degrade ecosystems, and threaten California's wildlife.

[1] These data are from annual CalFire Incident Reports, available at https://www.fire.ca.gov/incidents. Accessed September 5, 2023

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C. *Unintentional wildfires caused by poorly sited development cause poor air quality and harms people.*

As discussed in the Center for Biological Diversity's report, *The True Cost of Sprawl: Bad Planning Harms People, Wildlife and the Climate* (Reid-Wainscoat et al., 2024), unintentional wildfires due to human activity and ill-placed developments lead to increased occurrences of poor outdoor and indoor air quality from $PM_{2.5}$ from smoke (*e.g.*, Phuleria et al., 2005), which can have both acute and long-term health effects that disproportionately affect vulnerable populations, like children, the elderly, those with underlying chronic disease, low-income communities, and communities of color. Hospital visits for respiratory symptoms (*e.g.*, asthma, acute bronchitis, pneumonia, or chronic obstructive pulmonary disease) and cardiovascular symptoms (*e.g.*, congestive heart failure, ischemic heart disease, and myocardial infarction) have been shown to increase during and/or after fire events (Delfino et al., 2009; Künzli et al., 2006; Liu et al., 2015; Rappold et al., 2012; Reid, Brauer, et al., 2016; Viswanathan et al., 2006). In addition, epidemiologists recently found that increased exposure to wildfire smoke may also be linked to higher rates of dementia (B. Zhang et al., 2023; Z. Zhang et al., 2023). Researchers estimated that between 2008 and 2018 more than 50,000 premature deaths were caused by California wildfire smoke (Connolly et al., 2024). And wildland firefighters are suffering disproportionately high rates of cancer and other serious diseases, likely due to extreme smoke exposure (Hwang et al., 2023; Johnson & Lam, 2023), as well as mental health issues due to extended fire seasons and working extended shifts away from their families (Ashton et al., 2018; Bransford et al., 2018; Del Real & Kang, 2018; Greene, 2018; Gutierrez, 2018; Simon, 2018).

A4-6

Increases in wildfire also result in higher frequency and toxicity of smoke exposure to communities in the path of and downwind of the fires. This can lead to harmful public health impacts due to increased air pollution not only from burned vegetation, but also from burned homes, commercial buildings, cars, etc. Buildings and structures often contain plastic materials, metals, and various stored chemicals that release toxic chemicals when burned, such as pesticides, solvents, paints, and cleaning solutions (Weinhold, 2011). During the 2018 Camp Fire that burned 19,000 structures, the smoke caused dangerously high levels of air pollution in the Sacramento Valley and Bay Area and the California Air Resources Board found that high levels of heavy metals like lead and zinc traveled more than 150 miles (CARB, 2021).

D. *More unintentional ignitions due to development in fire zones increases firefighting costs and strain on firefighters.*

More development in fire-prone areas will necessitate significant firefighting costs from both state and local authorities. Cal Fire is primarily responsible for addressing wildfires when they occur, and its costs have continued to increase as wildfires in the wildland-urban interface have grown more destructive. The cost of fire suppression in areas managed by the California Department of Forestry and Fire (Cal Fire) has skyrocketed from $114 million in the 2000-2001 fiscal year to close to $3 billion for the 2020-2021 and 2021-2022 fiscal years combined (CalFire 2022). The Legislative Analyst's Office (LAO) reported that CalFire used an estimated $3.3 billion for wildfire protection and suppression in the 2022-2023 fiscal year (LAO 2023). This

A4-7

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does not include the cost of lives lost, property damages, or clean up. As noted above, the vast majority of wildfires in California are unintentionally ignited by people in poorly-planned development in high fire prone areas (Balch et al., 2017; Keeley & Syphard, 2018). More development in high fire hazard areas will increase unintentional ignitions and associated fire suppression costs.

Climate change is increasing extreme weather and fire conditions, which, in combination with poorly planned development, has led to more ignitions and longer fire seasons that are increasing strain on over-burdened firefighters and first responders. According to Captain Michael Feyh of the Sacramento Fire Department, California no longer has a fire season (Simon, 2018); wildfires in California are now year-round because of increased human ignitions in fire-prone areas. Emergency calls to fire departments have tripled since the 1980s (Gutierrez & Cassidy, 2018), and firefighters (and equipment) are being spread thin throughout the state. Firefighters often work 24- to 36-hour shifts for extended periods of time (often weeks at a time), and are being kept away from their homes and families for more and more days out of the year (Ashton et al., 2018; Bransford et al., 2018; Del Real & Kang, 2018; Greene, 2018; Gutierrez, 2018; Simon, 2018). In addition, the firefighting force often must rely on volunteers to battle fires year-round.

A4-7 CONT'D

The extended fire season is taking a toll on the physical, mental, and emotional health of firefighters, as well as the emotional health of their families (Ashton et al., 2018; Del Real & Kang, 2018; Simon, 2018). As mentioned above, wildland firefighters are suffering disproportionately high rates of cancer and other serious diseases, likely due to extreme smoke exposure (Hwang et al., 2023; Johnson & Lam, 2023). In addition, the physical and mental fatigue of endlessly fighting fires and experiencing trauma can lead to exhaustion, which can cause mistakes in life-or-death situations while on duty, and the constant worry and aftermath that family members endure when their loved ones are away working in life-threatening conditions can be harrowing (Ashton et al., 2018). According to psychologist Dr. Nancy Bohl-Penrod, the strain of fighting fires without having sufficient breaks can impact firefighters' interactions with their families, their emotions, and their personalities (Bransford et al., 2018). There have also been reports that suicide rates and substance abuse have increased among firefighters (Cart, 2022; Greene, 2018; Simon, 2018).

A4-8

E. Wildfire disproportionately affects low-income and minority communities.

Wildfire impacts disproportionately affect low-income and minority communities. As discussed in the Center's 2021 Built to Burn report (Yap et al., 2021):

> Past environmental hazards have shown that those in at-risk populations (*e.g.*, low-income, elderly, disabled, non-English-speaking, homeless) often have limited resources for disaster planning and preparedness (Richards, 2019). Vulnerable groups also have fewer resources to have cars to evacuate, buy fire insurance, implement defensible space around their homes, or rebuild, and they have less access to disaster relief during recovery (Davis, 2018; Fothergill & Peak, 2004; Harnett, 2018; Morris, 2019; Richards, 2019).

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In addition, emergency services often miss at-risk individuals when disasters happen because of limited capacity or language constraints (Richards, 2019). For example, evacuation warnings are often not conveyed to disadvantaged communities (Davies et al., 2018). In the aftermath of wildfires and other environmental disasters, news stories have repeatedly documented the lack of multilingual evacuation warnings leaving non-English speakers in danger. (Axelrod, 2017; Banse, 2018; Gerety, 2015; Richards, 2019). Survivors are left without resources to cope with the death of loved ones, physical injuries and emotional trauma from the chaos that wildfires have inflicted on their communities.

Health impacts from wildfires, particularly increased air pollution from fine particulates ($PM_{2.5}$) in smoke, also disproportionately affect vulnerable populations, including low-income communities, people of color, children, the elderly and people with pre-existing medical conditions (Delfino et al., 2009; Hutchinson et al., 2018; Jones et al., 2020; Künzli et al., 2006; Reid, Jerrett, et al., 2016).

A4-9

CONT'D

Increased $PM_{2.5}$ levels during wildfire events have been associated with increased respiratory and cardiovascular emergency room visits and hospitalizations, which were disproportionately higher for low socioeconomic status communities and people of color (Hutchinson et al., 2018; Jones et al., 2020; Liu et al., 2017; Reid, Jerrett, et al., 2016). Similarly, asthma admissions were found to have increased by 34% due to smoke exposure from the 2003 wildfires in Southern California, with elderly and child age groups being the most affected (Künzli et al., 2006).

Farmworkers, who are majority people of color, often have less access to healthcare due to immigration or economic status. They are more vulnerable to the health impacts of poor air quality due to increased exposure to air pollution as they work. Yet farmworkers often have to continue working while fires burn, and smoke fills the air, or risk not getting paid (Herrera, 2018; Kardas-Nelson et al., 2020; Parshley, 2018).

F. *Wildfire has significant economic impacts.*

There are significant economic impacts of wildfires on residents throughout the state. One study estimated that wildfire damages from California wildfires in 2018 cost $148.5 billion in capital losses, health costs related to air pollution exposure, and indirect losses due to broader economic disruption cascading along with regional and national supply chains (D. Wang et al., 2021). In another analysis researchers estimated that California wildfires between 2008 and 2018 cost up to $456 billion (Connolly et al., 2024). Placing more development and people in high fire-prone areas could have enormous economic impacts on Californians. The DEIR fails to adequately analyze the Plan's impacts to wildfire risk.

A4-10

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III. Conclusion

Thank you for the opportunity to submit comments. The Center urges the City to complete a revised DEIR for public review that provides adequate analyses of the Plan's impacts to pumas and wildfire risk.

A4-11

Please include the Center on your notice list for all future updates to the Plan and do not hesitate to contact the Center with any questions at the email listed below.

Sincerely,



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A4. Response to Comments from Center for Biological Diversity, Tiffany Yap, D.Env/PhD, Senior Scientist, dated June 24, 2024.

A4-1 No response is required for these introductory remarks. See responses to comments A4-2 through A4-10 which address the points made by the commenter about potential impacts to pumas and wildfire risk.

A4-2 The City is within the Santa Ana Mountains range, which is included in the Southern and Central Coast Evolutionary Significant Unit (ESU) for the species. According to the California Fish and Game Commission, the petition to list Southern and Central Coast ESU of mountain lions was accepted. Mountain lions are a Candidate species as defined by Section 2068 of the Fish and Game Code. A petition[1] from the Center for Biological Diversity and the Mountain Lion Foundation was submitted in 2020 to the Fish and Game Commission for their consideration to list the Mountain Lion as a threatened species under the California Endangered Species Act. A written report was supposed to be submitted in April 2021 to determine whether the petitioned action is warranted; however, it does not appear that any reports have been published. Therefore, mountain lions are still a Candidate species; as a Candidate species, mountain lions are afforded all the protections as though listed during this review period.

Additionally, mountain lions are also protected under the California Wildlife Protection Act of 1990, where it is unlawful to possess, transport, import or sell any mountain lion or part or product thereof (including taxidermy mounts) (https://wildlife.ca.gov/Conservation/Mammals/Mountain-Lion#56231953-laws-and-regulations).

The Biological Resources Assessment (BRA) prepared by ECORP in November 2023 and revised in March 2024 did not include mountain lion as a special status species due to the fact that the BRA relied upon resources listing documented occurrences of special status species in or near the vicinity of the City. The mountain lion was not identified as there are no documented occurrences in the City and this species is considered when analyzing wildlife movement corridors. This is when the species gets analyzed in a project and the mountain lion would be accounted for on a project-by-project basis. The BRA was broad in order to set a framework for project specific analysis consistent with the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP).

It is important to note that the MSHCP states and shows in Section 2.1.4 and Table 2-2 that mountain lion is not only one of the 146 species covered under the MSHCP but that mountain lion is one of 118 species that are "considered to be adequately conserved." The MSHCP identifies key habitat areas and linkages within the MSHCP Plan Area that are critical for mountain lion conservation. For example, The MSHCP identifies mountain lion as a planning species in Existing Cores A, B, C, F, G, I, J, K, L and M; Proposed Cores 3, 4, 6 and 7; Existing Linkage A; Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18;

[1] The following webpage includes a list of petitions to list species under the California Endangered Species Act, including the petition to list mountain lions: https://fgc.ca.gov/CESA

and Proposed Constrained Linkage 1, 2, 5, 10, 11, 14. The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek
- Proposed Core 3 – Badlands/ Potrero

Further, the MSHCP also identifies areas considered critical for mountain lion movement including Proposed Constrained Linkage 1 and 2 (connection between Cleveland National Forest and Chino Hills State Park under Highway 91), Proposed Linkage 1 and Constrained Linkage 5 (connection between Cleveland National Forest and Lake Matthews/Estelle Mountain under I-15), Proposed Linkage 9 (connection between Cleveland and the Santa Rosa Plateau), and Proposed Constrained Linkage 14 (connection between Santa Ana Mountains and the Palomar Mountains). These linkages and movement corridors between large habitat blocks allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and beyond.

The City, however, is not within any of the key habitat areas and linkages that the MSHCP identifies as being critical for conservation of the mountain lion. Because none of the habitat or linkage areas identified in the MSCHP as being critical to mountain lion conservation and movement are located within the City it follows that the proposed General Plan does not propose any changes to and thus will not facilitate the construction of new roads, development or increased human presence in those important mountain lion habitat or linkage areas. The City is a signatory to the MSHCP and collects fees for all development projects at the time of building permit issuance. (See Chapters 3.42 and 3.43 of the City's Municiipal Code, and Page 5.4-13 of the Draft EIR.) The City also includes coordination with the Western Riverside County Regional Conservation Authority (Resource Agency) in implementing the MSHCP.

In response to the comment letter, Appendix 5.4-1, *Biological Resources Assessment,* of the DEIR, has been revised to include a discussion on mountain lions and mountain lion-specific provisions of the MSHCP, and is included as Appendix B, *Revised Biological Resources Assessment,* of this FEIR (see Section 3, *Revisions to the Draft EIR*, of this FEIR). Mitigation Measure BIO-14, and portions of Section 5.4, *Biological Resources,* have also been revised not only acknowledge that the mountain lion is a candidate species but to include a discussion that not only explains that the mountain lion is a covered species under the MSCHP but demonstrates how the MSHCP helps conserve the mountain lion and

facilitate its movement through conservation and enhancement of mountain lion habitat areas and linkages/movement corridors between them. The revisions also to clarify the requirement to evaluate development project impacts on wildlife corridors as required by the MSHCP. (see Section 3, *Revisions to the Draft EIR,* of this FEIR).

Mitigation Measure BIO-14 informs future project applicants of the requirement to evaluate wildlife movement corridors, and that mitigation must be included to reduce impacts to less than significant. As an analysis of wildlife corridors; conducting biological studies to assess special-status species for new projects; and abiding by local, state, and federal policies/protections is required by the MSHCP, and that the City is a signatory to the MSCHP, impacts to affected species will be reduced. The BRA for the proposed project was intentionally broad to provide guidance for project-specific analysis. As the Section 5.4, *Biological Resources,* of the DEIR states under *Focal Point:*

> "Specific information for development projects allowed by the General Plan is unknown at the time of this broad, program-level analysis, so impacts to sensitive plant and wildlife species would conservatively be considered significant and unavoidable. Impacts to sensitive natural communities such as wetlands and riparian habitats and wildlife corridors would be reduced to less than significant with the implementation of mitigation measures and the Proposed General Plan policies. All development in the City must comply with local, state, and federal regulations, which would reduce other impacts to biological resources to less than significant."

The City is within the MSHCP and mountain lions are a covered species. As a participant in the MSHCP, the City of Wildomar is under the umbrella of take for covered species. Future projects must abide by local policies and plans, such as the MSHCP. Please see Table 9-2, Species Conservation Summary, of the MSHCP for Conservation Objectives for the mountain lion (see Appendix C, *Table 9-2 of the MSHCP,* of this FEIR).

A4-3 The commenter implies that fireproofing and/or ensuring no homes burn are CEQA wildfire impact thresholds. However, the Appendix G checklist thresholds for wildfire hazards pertain to impairing emergency response and evacuation plans, exacerbating wildfire risks that can expose occupants to pollutants or uncontrolled spread of wildfires, exacerbating wildfire risks due to installation or maintenance of infrastructure, and exposing people or structures due to post-fire risks. Section 5.20.4, *Environmental Impacts,* of Section 5.20, *Wildfire,* of the DEIR, adequately addresses the Appendix G checklist thresholds for wildfire hazards, and the analysis in the DEIR determined that wildfire hazard impacts would be less than significant with mitigation incorporated.

As shown in Figure 5.1-1, *Proposed Focus Areas,* Figure 5.20-1, *Fire Hazard Severity Zones,* and Figure 5.20-2, *Wildland Urban Interface,* some of the Focus Areas, such as Focus Areas 5,

7, and 8, would include development that are within both the Very High Fire Hazard Severity Zone and Wildland-Urban Interface. However, any future development would not only have to comply with the most recent versions of the California Building Code and California Fire Code, but also the Very High Fire Hazard Severity Zone Fire Safe Regulations, Public Resources Code Section 4291, and California Public Utilities Commission Decision 17-06-024. Additionally, new potential development would be required to comply with the 2021-2029 Wildomar Safety Element, which goes beyond State law to provide more stringent regulations for site development, defensible space creation and maintenance, and evacuation access. Furthermore, development proposed in the Very High Fire Hazard Severity Zone, would be required to comply with 2021-2029 Safety Element Policies S-47 and S-48, which would require development to be in areas with adequate fire and emergency services, and that development in these areas prepare a long-term comprehensive fuel reduction and management program. Additionally, implementation of the 2021-2029 Safety Element Policy S-46, which requires the City to work with property owners of existing non-conforming development to meet current State and locally adopted fire safe standards, and Safety Element Policy S-44, which requires that all proposed development within Fire Hazard Severity Zones be reviewed by the Riverside County Fire Department and Wildomar Building and Safety Department prior to the issuance of any building permit, would further reduce impacts. Moreover, as required for all projects in the City, future applicants would be required to implement Mitigation Measures HAZ-1 and HAZ-2, which requires compliance with the most recent California Building Code and California Fire Code, and vegetation management requirements of California Fire Code Section 4906 and California Government Code Section 51182.

The combination of a firesafe building, and creation and maintenance of defensible space in accordance with Public Resources Code Section 4291, the Very High Fire Hazard Severity Zone Fire Safe Regulations, the 2021-2029 Safety Element, and Mitigation Measures HAZ-1 and HAZ-2, would reduce impacts of new development on the environment, related to wildfire, to a less than significant level.

A4-4 While the proposed project would increase the development potential in Very High Fire Hazard Severity Zones, many of these areas are within already developed regions of the City. Some of the Focus Areas, such as Focus Areas 3, 4, and 8, include primarily commercial and industrial land use types, thereby reducing the number of permanent residents in these areas. Additionally, pursuant to *California Building Industry Association v. Bay Area Air Quality Management District (2015)*, the DEIR evaluates the proposed project impacts on the environment and not the environment's impacts on the proposed project or its users. However, Chapter 5.20, *Wildfire*, of the DEIR, does evaluate how the potential future development under the proposed project could exacerbate existing wildfire hazards. With the implementation of 2021-2029 Safety Element policies listed on pages 5.20-6 to 5.20-10 of the DEIR, as well as Mitigation Measure HAZ-1 and Mitigation HAZ-2, the

proposed project would not increase or exacerbate unhealthy levels of smoke, cause power outages, or increase wildfire potential in the City.

In the context of wildfire, power outages are typically caused by utility company public safety power shutoffs or on extreme heat days through rolling blackouts. Above ground power lines in high wind corridors are the first power lines to be deenergized during public safety power shutoff events.

A4-5 The City is predominantly developed and is in an urbanized portion of the County. The proposed project would focus development in nine areas, as shown in Figure 5.1-1, *Proposed Focus* Areas. Most of these Focus Areas are either developed or surrounded by development. While future development could occur in Very High Fire Hazard Severity Zones, compliance with local, state, and federal regulations, including the numerous wildfire-specific policies in the Safety Element, would ensure that wildfire risks are reduced. By reducing fire risks, impacts to habitats, special-status species, and human communities would be reduced.

A4-6 While the commenter is correct that wildfire smoke harms people, the proposed project would not exacerbate wildfire risks which would lead to project occupants being exposed to harmful air pollutants. With the implementation of 2021-2029 Safety Element policies listed on pages 5.20-6 to 5.20-10 of the DEIR, the proposed project would not increase or exacerbate unhealthy levels of smoke. CEQA evaluates a project's impacts on the physical environment, and therefore, as social impacts are not a CEQA issue, impacts to firefighters and their families are not a topic evaluated under CEQA. This comment will be forwarded to decision makers for their consideration.

A4-7 As stated in Impact 5.14-1, in Chapter 5.15, *Public Services*, the adoption of the Proposed General Plan would not in itself create a need for new or altered facilities. All development in the City that results from the implementation of the proposed project would be reviewed by the Wildomar Fire Department (WFD) for compliance with applicable provisions of the California fire and residential codes, the City's General Plan (including its Safety Element), and the WFD's standards. The payment of development impact fees as well as the City's General Fund and Measure AA would be available to fund the construction of fire facilities, land acquisition, staffing, and equipment when such facilities/personnel are needed.

A4-8 While the commenter is correct that the extended fire season takes a toll on firefighters, this is not a topic evaluated under CEQA. See response to comment A4-6.

A4-9 While the commenter is correct that wildfires disproportionally affect communities with limited resources, which is discussed in the Wildomar 2021-2029 Safety Element (see Section 1, *Introduction,* and Appendix A, Vulnerability Assessment Results*,* of the Safety Element), this is not a topic evaluated under CEQA. Environmental Justice policies are embedded throughout the relevant elements of the Proposed General Plan which would

further reduce impacts to vulnerable communities. This comment will be forwarded to decision makers for their consideration.

A4-10 While the commenter is correct that wildfires have economic impacts, which is discussed in the Wildomar 2021-2029 Safety Element, this is not a topic evaluated under CEQA. This comment will be forwarded to decision makers for their consideration.

A4-11 See responses to comments A4-2 through A4-10. The commenter has been added to the City's public distribution list for the proposed project.

LETTER A5 – Golden State Environmental Justice Alliance (1 page)

From: Adam Salcido <asalcido@goldenstateeja.com>
Sent: Wednesday, June 26, 2024 12:50 PM
To: Matthew Bassi <mbassi@cityofwildomar.org>
Cc: Executive Director <executivedirector@goldenstateeja.com>; Assistant Executive Director <assistantexecutivedirector@goldenstateeja.com>; Josh Bourgeois <jbourgeois@goldenstateeja.com>; Steven Piepkorn <spiepkorn@goldenstateeja.com>; Ramon Amaya <ramaya@goldenstateeja.com>; Pete Sheehan <psheehan@goldenstateeja.com>; Stanley Saltzman <ssaltzman@goldenstateeja.com>
Subject: CITY OF WILDOMAR PROPOSED GENERAL PLAN DRAFT EIR

Good Afternoon Mr. Bassi,

Please provide any updates to the above mentioned project.

I am requesting under Public Resource Code Section 21092.2 to add the email addresses and mailing address below to the notification list, regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this project.

executivedirector@goldenstateeja.com

assistantexecutivedirector@goldenstateeja.com

jbourgeois@goldenstateeja.com

asalcido@goldenstateeja.com

spiepkorn@goldenstateeja.com

ramaya@goldenstateeja.com

psheehan@goldenstateeja.com

ssaltzman@goldenstateeja.com

A5-1

Mailing Address:

P.O. Box 79222

Corona, CA 92877

Please confirm receipt of this email.

Thank You,

Adam Salcido

2. Response to Comments

A5. Response to Comments from Golden State Environmental Justice Alliance, dated June 26, 2024.

A5-1 The City will notify Golden State Environmental Justice Alliance on all future actions for the proposed project.

LETTER R1 – Veronica Langworthy (1 page)

From: Veronica Langworthy
Sent: Thursday, June 6, 2024 5:57 PM
To: Matthew Bassi <mbassi@cityofwildomar.org>
Subject: General Plan Update

Dear Director Bassi,

I will be sending questions or comments regarding the general plan update draft EIR in brief emails during the public comment period.

I anticipate you have already been made aware of these example of a simple transposition, but just in case...

page 1-4 of Wildomar General Plan 2040

" The name Wildomar was formed using Wildon plus part of the first name of Margaret Collier, wife of William Collier and sister of Donald Graham. "

Margaret Collier Graham was the wife of Donald Graham and sister of William Collier.

Supporting documentation:

https://riversidecountybar.com/documents/rcba-presidents/William-Collier.pdf

https://oac.cdlib.org/findaid/ark:/13030/tf8q2nb5bf/entire_text/

1-1

I anticipate there might be a few emails with more complex concerns.

Respectfully,

Veronica Langworthy

2. Response to Comments

R1. Response to Comments from Veronica Langworthy, dated June 6, 2024.

R1-1 This information was retrieved from Appendix 5.5-1, Cultural Resources Assessment, of the DEIR. The Proposed General Plan has been revised to include the correct information, and Appendix 5.5-1, Cultural Resources Assessment, has also been revised (see Appendix D, *Revised Cultural Resources Assessment*, and Section 3, *Revisions to the Draft EIR,* of this FEIR).

LETTER R2 – Veronica Langworthy (1 page)

From: Veronica Langworthy
To: Matthew Bassi
Subject: Wildomar 2040 General Plan public review draft
Date: Wednesday, June 19, 2024 12:16:36 PM

External Sender - From: (Veronica Langworthy
[redacted]
This message came from outside your organization.

Hi Director Bassi,

Re Wildomar 2040 General Plan Public Review Draft -- Public Comment

On page 2-12 Land Use Designations
It is great to see that **Residential Designations: RM, LLR, EDR, VLDR, LDR** all include agriculture and animals.

Please **update General Plan Designation MDR** (Medium Density Residential) to include limited agriculture and animals (with set-backs or other language as appropriate) because it is still enough land to have a bit of food security and opportunity to develop animal husbandry skills for future generations..

R2-1

On page 2-13 Land Use Designations
In the **Other Designations:** for Open Space:

OS-R is important to the people living here and enhances property values within the city.
OS-CH please clarify what body "adopted" the land designated as Multiple Species Habitat and other Conservation Plans.
It is a large percentage of land use within the city. Does this General Plan draft increase the MSHCP acreage from the previous General Plan?

R2-2

OS-C should be considered for the City of Wildomar General Plan for cultural preservation of our City's history and vision.
This OS-C designation deserves as much consideration as OS-CH.

R2-3

Respectfully,
Veronica Langworthy

2. Response to Comments

R2. Response to Comments from Veronica Langworthy, dated June 19, 2024.

R2-1 Agricultural uses and animal keeping are intended to be permitted in all zones with different requirements per zone (e.g., minimum lot sizes, different types of animal keeping/agricultural uses, etc.). This comment will be forwarded to decision makers for their consideration.

R2-2 Under the Proposed General Plan, the Open Space Conservation Habitat (OS-CH) designation would increase by approximately 1,069.5 acres. The Western Riverside County Regional Conservation Authority (WRC RCA) and other applicable conservation agencies are the adopting bodies for conservation plans. Criteria cells governed by the MSHCP are not under the jurisdiction of the City, and therefore, the City has no control over acreage changes to them. However, the increased acreage of the OS-CH designation is intended to capture all lands owned by WRC RCA.

R2-3 This comment will be forwarded to decision makers for their consideration.

3. Revisions to the Draft EIR

3.1 INTRODUCTION

This section contains revisions to the DEIR based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of DEIR publication; and/or (3) typographical errors. This section also includes additional mitigation measures to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the DEIR. The provision of these additional mitigation measures does not alter any impact significance conclusions as disclosed in the DEIR. Changes made to the DEIR are identified here in ~~strikeout text~~ to indicate deletions and in <u>underlined text</u> to signify additions. This section also includes revisions to additional documents that are part of the proposed project (e.g., technical reports, existing conditions reports, etc.).

The revisions made to the DEIR merely provide clarification and amplification of issues and impacts already addressed in the DEIR, and do not disclose any new or more severe impacts. As such, none of the information proposed to be added to the DEIR is significant new information requiring recirculation pursuant to Public Resources Code 21092.1 and CEQA Guidelines Section 15088.5.

3.2 REVISIONS IN RESPONSE TO WRITTEN COMMENTS

The following text has been revised in response to comments received during the public comment period.

In response to Letter A4, Appendix 5.4-1, Biological Resources Assessment, of the DEIR, was revised to include a discussion on mountain lions and references to the MSHCP.

The revised technical report has been included as Appendix B, Revised Biological Resources Assessment, of this FEIR.

Pages 5.4-12, Section 5.4, Biological Resources, under Heading "Southwest Area Plan." The following revisions are made.

Southwest Area Plan

<u>The City is also located adjacent to the Southwest Area Plan.</u> Conservation goals of the Southwest Area Plan that pertain to the City include preserving core areas and linkages as well as sensitive plant and wildlife species and their habitat (ECORP 2024). The target conservation acreage range for this Area Plan is 58,295 to 72,155 acres. This includes approximately 35,795 acres of existing public-quasi public lands and 22,500 to 36,360 acres of Additional Reserve Lands.

3. Revisions to the Draft EIR

Pages 5.4-16, Section 5.4, Biological Resources, under Heading "Reserve Assembly." The following revisions are made.

Reserve Assembly

The City is in the Elsinore Area Plan in Subunit 3, Elsinore, and Subunit 4, Sedco Hills. The City is also adjacent to the Southwest Area Plan in ~~to~~ Subunit 1, Murrieta Creek and ~~;Subunit 2, Lower Sedco Hills;~~ and Subunit 5, French Valley/Lower Sedco Hills and adjacent to the Sun City/Menifee Area Plan in Subunit 2, Lower Sedco Hills. The City is in the Santa Ana Mountains and Menifee Habitat Management Units, and adjacent to the Forest Service Trabuco Habitat Management Unit. Figure 5.4-2 shows the locations of the Subunits.

The City is within Species Survey Areas for narrow endemic plants, criteria area species, and burrowing owl (*Athene cunicularia*). The City is within the Criteria Area Species survey area for San Jacinto Valley crownscale (*Atriplex coronata var. notatior*), Parish's brittlescale (*Atriplex parishii*), Davidson's saltscale (*Atriplex sernana var. davidsonii*), thread-leaved brodiaea (*Brodiaea filifolia*), round-leaved filaree (*Calfornia macrophylla*), smooth tarplant (*Centromadia pungens ssp. laevis*), Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*), little mousetail (*Myosurus minimus ssp. apus*), and mud nama (*Nama stenocarpa*). The City is within the Narrow Endemic Plants survey area for Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii var. wrightii*). The City is also adjacent to the Cleveland National Forest, of which.

Pages 5.4-16, Section 5.4, Biological Resources, under Heading "Elsniore Area Plan." The following revisions are made.

Elsinore Area Plan

Subunit 3:~~,~~ Elsinore

The target acreage range for Additional Reserve Lands within the Elsinore Subunit is 925 to 1,815 acres. Species of conservation focus within this S~~s~~ubunit are American bittern (*Botaurus lentiginosus*), Bell's sage sparrow (*Artemisiospiza belli*), black-crowned night heron (*Nycticorax nycticorax*), double-crested cormorant (*Phalacrocorax auritus*), least Bell's vireo (*Vireo bellii pusillus*), loggerhead shrike (*Lanius ludovicianus*), mountain plover (*Charadrius montanus*), northern harrier (*Circus cyaneus*), osprey (*Pandion haliaetus*), southwestern willow flycatcher (*Empidonax traillii extimus*), white-faced ibis (*Plegadis chihi*), white-tailed kite (*Elanus leucurus*), Quino checkerspot butterfly (*Euphydryas Editha quino*), Riverside fairy shrimp (*Streptocephalus woottoni*), bobcat (*Lynx rufus*), western pond turtle (*Actinemys marmorata*), Munz's onion, San Diego ambrosia, and smooth tarplant. Biological issues and considerations from the MSHCP follow:

- Conserve wetlands including Temescal Wash, Collier Marsh, Alberhill Creek, Lake Elsinore and the floodplain east of Lake Elsinore (including marsh Habitats) and maintain water quality.
- Conserve clay soils supporting Munz's onion.
- Conserve Travers-Willow-Domino soil series.

- Conserve foraging Habitat for raptors, providing a sage scrub-grassland ecotone.
- Conserve grassland Habitat for mountain plover.
- Conserve breeding Habitat for northern harrier.
- Maintain linkage area for bobcat.
- Conserve San Diego ambrosia at Alberhill and Nichols Road or find new populations that would allow for loss of known populations.
- Maintain Core and Linkage Habitat for western pond turtle.
- Maintain Core Area for Riverside fairy shrimp.
- Maintain opportunities for Core and Linkage Habitat for Quino checkerspot butterfly.

Subunit 4~~;~~ Sedco Hills

The target acreage range for Additional Reserve Lands within the Sedco Hills Subunit is 2,415 to 3,845 acres. Species of conservation focus within this S~~s~~ubunit are Bell's sage sparrow, coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo, southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), southwestern willow flycatcher, Quino checkerspot butterfly, bobcat, Stephens' kangaroo rat (*Dipodomys stephensi*), and western pond turtle. Biological issues and considerations from the MSHCP follow:

- Provide a northwest-southeast connection along the hills between Estelle Mountain and Sedco Hills, primarily for coastal California gnatcatchers, but also other sage scrub species.
- Conserve habitat in Sedco Hills to maintain connection between Granite Hills and Bundy Canyon Road.
- Conserve wetlands in lower San Jacinto River.
- Provide upland Linkage connecting Sedco Hills to Wildomar.
- Conserve foraging Habitat for raptors, providing a sage scrub-grassland ecotone.
- Maintain Core and Linkage Habitat for bobcat.
- Maintain Core and Linkage Habitat for Stephens' kangaroo rat.
- Maintain linkage area for western pond turtle.
- Maintain opportunities for linkage area for Quino checkerspot butterfly.

Pages 5.4-17, Section 5.4, Biological Resources, under Heading "Southwest Area Plan." The following revisions are made.

Southwest Area Plan

The Southwest Area Plan is adjacent to the City. While Criteria Cells within this Area Plan are adjacent to the City, they are included in conservation considerations for Criteria Cells within the City. Figure 5.4-2 shows the locations of the S~~s~~ubunit.

3. Revisions to the Draft EIR

Subunit 1: Murrieta Creek

The target acreage range for Additional Reserve Lands within this Subunit is 640 to 1,465 acres. Species of conservation focus within this Subunit are California red-legged frog (*Rana draytonii*), Cooper's hawk (*Accipiter cooperii*), least Bell's vireo, southwestern willow flycatcher, tree swallow (*Tachycineta bicolor*), white-tailed kite, yellow warbler (*Setophaga petechia*), arroyo chub (*Gila orcuttii*), bobcat, mountain lion (*Puma concolor*), and western pond turtle. Biological issues and considerations from the MSHCP follow:

- Maintain habitat connectivity within Murrieta Creek from the confluence of Temecula Creek to Cole Creek for wildlife movement and Conservation of wetland species.
- Maintain habitat connectivity between Murrieta Creek and Lower Warm Springs Creek to facilitate wildlife movement and conserve wetland species.
- Maintain linkage area for bobcat..
- Maintain the area of Murrieta Creek at the confluence of Pechanga Creek, Temecula Creek and Santa Margarita River for mountain lion Linkage.
- Maintain Habitat for arroyo chub, California red-legged frog and western pond turtle within Murrieta Creek and Cole Creek.
- Maintain the area of Murrieta Creek at the confluence of Pechanga Creek, Temecula Creek and Santa Margarita River for mountain lion Linkage.
- Maintain Habitat for arroyo chub, California red-legged frog and western pond turtle within Murrieta Creek and Cole Creek.

Subunit 5: French Valley/Lower Sedco Hills

The target acreage range for Additional Reserve Lands within this subunit is 4,360~~630~~ to 7,395 acres. Species of conservation focus within this Ssubunit are Bell's sage sparrow, California horned lark *(Eremophila alpestris actia)*, coastal California gnatcatcher, Swainson's hawk (Buteo swainsoni), grasshopper *sparrow (Ammodramus savannarum)*, southern California rufous crowned sparrow, Quino checkerspot butterfly, bobcat, ~~Los Angeles~~ pocket mouse (Perognathus longimembris brevinasus), western pond turtle, long-spined spine flower (Chorizanthe polygonoides var. longispina), Munz's onion, and Palmer's grapplinghook (Harpagonella palmeri). Biological issues and considerations from the MSHCP follow:

- Conserve a large block of habitat generally east of I-215 and south of Scott Road for narrow endemic species.
- Provide connection to the Southwestern Riverside County Multi Species Reserve.
- Conserve clay soils supporting long-spined spine flower, Munz's onion and Palmer's grapplinghook.
- Maintain Core and Linkage Habitat for bobcat.
- Determine presence of potential Core Area for Los Angeles pocket mouse along Warm Springs Creek.
- Maintain Core and Linkage Habitat for Quino checkerspot butterfly.
- Maintain Core Area for western pond turtle.
- Maintain Core Area for Riverside fairy shrimp.

Sun City//Menifee Area Plan

The Sun City/Menifee Area Plan is adjacent to the City. While Criteria Cells within this Area Plan are adjacent to the City, they are included in conservation considerations for Criteria Cells within the City. Figure 5.4-2 shows the locations of the Subunit.

Subunit 2: Lower Sedco Hills

The target acreage range for Additional Reserve Lands within this Subunit is 725 to 1,020 acres. Species of conservation focus within this Subunit are Bell's sage sparrow, coastal California gnatcatcher, grasshopper sparrow, southern California rufous-crowned sparrow, and Quino checkerspot butterfly. Biological issues and considerations from the MSHCP follow:

- Contribute to lower Sedco Hills portion of a habitat connection between the new Core Area in Antelope Valley and the Estelle Mountain/Lake Mathews Reserve area.
- Conserve existing populations and Habitat of the coastal California gnatcatcher.
- Maintain wetlands for purposes of connection and wildlife dispersal as well as wetland species Conservation.
- Maintain Core and Linkage Habitat for Quino checkerspot butterfly.

Pages 5.4-35, Section 5.4, Biological Resources, under Heading "Critical Habitat" The following revisions are made.

Critical Habitat and Essential Fish Habitat

Essential Fish Habitat

The City does not include any areas of Essential Fish Habitat, which are waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity (ECORP 2024).

~~California Gnatcatcher~~ Critical Habitat

The USFWS designated critical habitat for the federally threatened coastal California gnatcatcher in 2000 and revised the designated critical habitat in 2007. Critical habitat for the coastal California gnatcatcher exists within Riverside County and south and southeast of Bundy Canyon in the City (see Figure 5.4-3). Furthermore, critical habitat is located immediately north of the City and just east of Lake Elsinore. Unit 10 exists within both San Bernardino and Riverside Counties. The 2007 revision of the critical habitat reduced the original 199,940 acres designated in 2000 to 27,529 acres. Of the total acres in this unit, 21,776 acres are within the MSHCP Plan Area.

3. Revisions to the Draft EIR

Pages 5.4-52, Section 5.4, Biological Resources, under Heading "Wildlife Movement Corridors" The following revisions are made.

Wildlife Movement Corridors

~~As development continues and habitat fragments, it becomes harder for wildlife to travel between these fragments of their habitat.~~ Wildlife corridors are linear landscape elements that provide areas for wildlife species to move and disperse between two or more habitats. Wildlife corridors contribute to population viability by ensuring continual exchange of genes between populations, providing access to adjacent habitat areas for foraging and mating, and providing routes for recolonization of habitat after local displacement or ecological catastrophes (e.g., fires). Wildlife corridors could be bounded by development or areas unsuitable for wildlife, but could contain enough food, cover, and/or water to facilitate wildlife movement between habitat patches and prevent isolation of populations. Travel routes are landscape features (i.e., ridgelines, drainages, canyons, or riparian areas) that are used by wildlife to gain access to essential resources. Areas adjoining two habitats are also often referred to as habitat linkages. <u>As development continues and habitat fragments, it becomes harder for wildlife to travel between these fragments of their habitat.</u>

Wildlife corridors can exist through the City. A large expanse of natural habitat within the City exists at the foothills of the Cleveland National Forest. However, due to development within the City, movement from the City into the Cleveland National Forest and vice versa is limited. The City is highly developed, and Interstate 15 (I-15) bisects the City as it runs generally north-south and further limits the success of wildlife dispersal.

An additional movement corridor exists in the form of Murrieta Creek. Creeks and drainages often provide wildlife with ways to move throughout developed landscapes. Additionally, the San Andreas Rift Zone is within and adjacent to the City and provides unique topographical characteristics, microclimates, and habitats that allow for linkage of habitats and can facilitate movement.

The development of the MSHCP included an assessment of core habitat areas and linkages within the MSHCP Plan Area; these core habitats and linkages provide suitable habitat for Covered Species and allow movement throughout the MSHCP Plan Area. Areas of core habitat generally consists of blocks of habitat of sufficient size to support the life history requirements of Covered Species or reduce edge effects. Linkages primarily facilitate movement and provide a connection to core habitat. Within the City, criteria cells reference the preservation or contribution to the assembly of Proposed Linkage 8 and Proposed Extension of Existing Core 3. A summary of these as they relate to the City and facilitate wildlife movement is as follows.

- Proposed Linkage 8 consists primarily of upland habitat and is a major component of one of the two main east-west connections between Lake Mathews/Estelle Mountain, Alberhill, and the Cleveland National Forest in the west and French Valley, Johnson Ranch, Diamond Valley Lake, and San Jacinto Mountains in the east. This linkage begins on the west side of the I-15 near Lake Elsinore, which is north of the City, and then continues south, parallel to the I-15, through the City until moving east toward Diamond Valley Lake. This linkage provides movement corridors and habitat for sensitive wildlife species such as coastal California gnatcatcher, Quino checkerspot butterfly, and Stephens' kangaroo rat. A total of 5,470 acres are included in this linkage.

- Proposed Extension of Existing Core 3 consists of two blocks of land that extend from the southern border of Lake Elsinore. This Extension occurs adjacent to the northwestern portion of the City. This Extension converses soils of the Traver series and therefore protects habitat for Narrow Endemic Plants including Munz's onion, San Diego ambrosia, and smooth tarplant. Sensitive wildlife species are also associated with this Extension and include Riverside fairy shrimp, Quino checkerspot buttery, western pond turtle, and shorebirds. A total of 1,290 acres are included in this Extension.

The City likely provides wildlife movement opportunities because it consists of open land and preserved areas. Although the City's value as a corridor is lessened by the high amount of development, it still offers ways for wildlife to move through the landscape. Lastly, bird rookeries, bat maternity roost sites, and other nursery sites have the potential to exist within the City. Figure 5.4-3, shows the locations of conserved lands in and around the City that may provide opportunities for wildlife movement, but are not the only areas in which wildlife movement can occur.

The mountain lion is known from the Santa Ana Mountains, San Bernardino Mountains, San Jacinto Mountains, Santa Rosa Mountains and inhabits a wide range of ecosystems, including mountains, forests, riparian and oak woodlands, streams, deserts and wetlands. Mountain lions require large areas of relatively undisturbed habitats with adequate connectivity to allow for dispersal and gene flow. They have large home ranges that include heterogenous habitats. The MSHCP identifies mountain lion as a planning species in the following Cores and Linkages:

- Existing Cores A, B, C, F, G, I, J, K, L and M,
- Proposed Cores 3, 4, 6 and 7,
- Existing Linkage A,
- Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18 , and
- Proposed Constrained Linkage 1, 2, 5, 10, 11, 14.

The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek
- Proposed Core 3 – Badlands/ Potrero

Linkages considered critical for mountain lion movement include Proposed Constrained Linkage 1 and 2 (connection between Cleveland National Forest and Chino Hills State Park under Highway 91), Proposed Linkage 1 and Constrained Linkage 5 (connection between Cleveland National Forest and Lake Matthews/Estelle Mountain under I-15), Proposed Linkage 9 (connection between Cleveland and the Santa Rosa Plateau), and Proposed Constrained Linkage 14 (connection between Santa ana Mountains and the Palomar Mountains). To date, there have been no findings in the vicinity of the City with respect to mountain lion or any new or revised

linkages. None of the Cores and Linkages for the mountain lion identified above occur within the City limits. The City as proposed is located outside of any designated linkages for the mountain lion.

~~The City likely provides wildlife movement opportunities because it consists of open land and preserved areas. Although the City's value as a corridor is lessened by the high amount of development, it still offers ways for wildlife to move through the landscape. Lastly, bird rookeries, bat maternity roost sites, and other nursery sites have the potential to exist within the City. Figure 5.4-3, shows the locations of conserved lands in and around the City that may provide opportunities for wildlife movement, but are not the only areas in which wildlife movement can occur.~~

Pages 5.4-53, Section 5.4, Biological Resources, under Heading "Special-Status Plants" The following revisions are made.

Special-Status Plants

Special-status plant species include those classified as endangered or threatened, proposed or candidate species for listing by the USFWS or CDFW, monitored by CNPS, and considered to be those in greatest need of conservation.

A total of 36 special-status plant species were identified through the database searches *and a review of pertinent literature and prior environmental documents. An additional 4 plant species* were recognized in the City's Criteria Area Species Survey Areas. Results of the CNDDB, iPaC, and CNPS database searches are included as Appendix D of Appendix 5.4-1. Table 5.4-1, *Special-Status Plant Species Potentially Occurring in the Vicinity of the City*, summarizes the special-status plant species, associated habitats, ~~designated critical habitat within the city~~, blooming period, and elevation~~, and occurrence information~~. No critical habitat for plant species exists within the City. Table 5.4-1 lists the special-status plant species that have been documented to occur within the City or may be potentially affected by activities in the City, as identified in the literature review.

Table 5.4-1 Special-Status Plant Species ~~Identified in the Literature Review~~ *Potentially Occurring in the Vicinity of the City*

Scientific Name/Common Name	Federal/State/CRPR/USFS Status	Habitats	Blooming Period	Elevation Range (ft)
Abronia villosa var. aurita/chaparral sand-verbena	None/None/1B.1/S/None	Occurs in chaparral, coastal dune, and desert dunes.	(Jan) Mar–Sep	245–5,250
Allium marvinii/Yucaipa onion	None/None/1B.1/S/None	Occurs in chaparral and generally in clay soils and openings.	Apr–May	2,495–3,495
Allium munzii/Munz's onion	END/THR/1B.1/None/Covered	Occurs in chaparral, cismontane woodland, coastal scrub, pinyon and juniper woodland, and valley and foothill grasslands.	Mar–May	975–3,510
Almutaster pauciflorus/Alkali marsh aster	None/None/2B.2/None/Not Covered	Occurs in meadows and seeps.	Jun–Oct	785–2,625

Table 5.4-1 Special-Status Plant Species ~~Identified in the Literature Review~~ *Potentially Occurring in the Vicinity of the City*

Scientific Name/Common Name	Federal/State/CRPR/USFS Status	Habitats	Blooming Period	Elevation Range (ft)
Ambrosia pumila/San Diego ambrosia	END/None/1B.1/None/Covered	Occurs in chaparral, coastal scrub, valley and foothill grassland, and vernal pools.	Apr–Oct	65–1,360
Arctostaphylos rainbowensis/Rainbow manzanita	None/None/1B.1/S/Covered	Occurs in chaparral.	Dec–Mar	675–2,200
Atriplex 3-9ditha3-9e var. notatior/San Jacinto Valley crownscale	END/None/1B.1/None/Covered	Occurs in playas, valley and foothill grassland, and vernal pools.	Apr–Aug	455– 1,640
Atriplex parishii/Parish's brittlescale	None/None/1B.1/None/Covered	Occurs in chenopod scrub, playas, and vernal pools.	Jun–Oct	80–6,235
Ayenia compacta/California ayenia	None/None/2B.3/None/Not Covered	Occurs in Mojavean and Sonoran desert scrub.	Mar–Apr	490–3,595
Brodiaea filifolia/Thread-leaved brodiaea	THR/END/1B.1/None/Covered	Occurs in chaparral, cismontane woodland, coastal scrub, playas, valley and foothill grasslands, and vernal pools. Often found in clay soils.	Mar–Jun	80–3,675
Brodiaea santarosae/Santa Rosa Basalt brodiaea	None/None/1B.2/S/Not Covered	Occurs in valley and foothill grassland.	May–Jun	1,855–3,430
Calochortus weedii var. intermedius/Intermediate mariposa-lily	None/None/1B.2/S/Covered	Occurs in chaparral, coastal scrub, and valley and foothill grassland.	May–Jul	345–2,805
Centromadia pungens ssp. *Laevis*/Smooth tarplant	None/None/1B.1/None/Covered	Occurs in chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grassland.	Apr–Sep	0–2,100
Chorizanthe parryi var. parryi/Parry's spineflower	None/None/1B.1/S/Covered	Occurs in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland.	Apr–Jun	900–4,005
Chorizanthe polygonoides var. *longispina*/Long-spined spineflower	None/None/1B.2/None/Covered	Occurs in chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools.	Apr–Jul	100–5,020
Clinopodium chandleri/San Miguel savory	None/None/1B.2/S/Covered	Occurs in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland.	Mar–Jul	395–3,525
Dodecahema leptoceras/Slender-horned spineflower	END/END/1B.1/None/Not Covered	Occurs in chaparral, cismontane woodland, and coastal scrub (alluvial fans).	Apr–Jun	655–2,495
Dudleya multicaulis/Many-stemmed dudleya	None/None/1B.2/S/Covered	Occurs in chaparral, coastal scrub, and valley and foothill grassland.	Apr–Jul	50–2,590

3. Revisions to the Draft EIR

Table 5.4-1 Special-Status Plant Species ~~Identified in the Literature Review~~ *Potentially Occurring in the Vicinity of the City*

Scientific Name/Common Name	Federal/State/CRPR/USFS Status	Habitats	Blooming Period	Elevation Range (ft)
Eryngium aristulatum var. *parishii*/San Diego button-celery	END/END/1B.1/None/Covered	Occurs in coastal scrub, valley and foothill grassland, and vernal pools.	Apr–Jun	65–2,035
Geothallus tuberosus/Campbell's liverwort	None/None/1B.1/None/Not Covered	Occurs in coastal scrub and vernal pools.	–	35 1,970
Harpagonella palmeri/Palmer's grapplinghook	None/None/4.2/None/Covered	Occurs in chaparral, coastal scrub, and valley and foothill grassland.	Mar–May	65–3,135
Hesperocyparis forbesii/Tecate cypress	None/None/1B.1/S/Not Covered	Occurs in closed-cone coniferous forest and chaparral.	–	360–4,920
Juncus luciensis/Santa Lucia dwarf rush	None/None/1B.2/S/Not Covered	Occurs in chaparral, Great Basin scrub, lower montane coniferous forest, meadows and seeps, and vernal pools.	Apr–Jul	985–6,695
Lasthenia glabrata ssp. Coulteri/Coulter's goldfields	None/None/1B.1/None/Covered	Occurs in marshes and swamps, playas, and vernal pools.	Feb–Jun	5–4,005
Lilium parryi/Lemon lily	None/None/1B.2/S/Covered	Occurs in lower and upper montane coniferous forest, meadows and seeps, and riparian forest.	Jul–Aug	4,005–9,005
Limnanthes alba ssp. Parishii/Parish's meadowfoam	None/END/1B.2/S/Covered	Occurs in lower montane coniferous forest, meadows and seeps, and vernal pools.	Apr–Jun	1,970–6,560
Monardella hypoleuca ssp. Intermedia/Intermediate monardella	None/None/1B.3/None/Not Covered	Occurs in chaparral, cismontane woodland, and lower montane coniferous forest.	Apr–Sep	1,310–4,100
Myosurus minimus ssp. Apus/Little mousetail	None/None/3.1/None/Covered	Occurs in valley and foothill grassland and vernal pools.	Mar–Jun	65–2,100
Navarretia fossalis/Spreading navarretia	THR/None/1B.1/None/Covered	Occurs in chenopod scrub, marshes and swamps, playas, and vernal pools.	Apr–Jun	100–2,150
Navarretia prostrata/Prostrate vernal pool navarretia	None/None/1B.2/None/Covered	Occurs in coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools.	Apr–Jul	10–3,970
Orcuttia californica/California Orcutt grass	END/END/1B.1/None/Covered	Occurs in vernal pools.	Apr–Aug	50–2,165
Pseudognaphalium leucocephalum/White rabbit-tobacco	None/None/2B.2/None/Not Covered	Occurs in chaparral, cismontane woodland, coastal scrub, and riparian woodland.	(Jul) Aug–Nov (Dec)	0–6,890

Table 5.4-1 Special-Status Plant Species ~~Identified in the Literature Review~~ *Potentially Occurring in the Vicinity of the City*

Scientific Name/Common Name	Federal/State/CRPR/USFS Status	Habitats	Blooming Period	Elevation Range (ft)
Scutellaria bolanderi ssp. *austromontana*/Southern mountains skullcap	None/None/1B.2/S/Not Covered	Occurs in chaparral, cismontane woodland, and lower montane coniferous forest.	Jun–Aug	1,395–6,560
Sibaropsis hammittii/Hammitt's clay-cress	None/None/1B.2/S/Covered	Occurs in chaparral openings and valley and foothill grasslands.	Mar–Apr	2,360–3,495
Sphaerocarpos drewiae/Bottle liverwort	None/None/1B.1/None/Not Covered	Occurs in chaparral and coastal scrub.	–	295–1,970
Symphyotrichum defoliatum/San Bernardino aster	None/None/1B.2/S/Not Covered	Occurs in cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, and valley and foothills grasslands.	Jul–Nov	5–6,695

ECORP 2024 (Appendix 5.4-1)

- FED: Federal Classifications
- END: Taxa listed as endangered
- THR: Taxa listed as threatened
- CAN: Candidate for threatened or endangered status
- None: No listing under the Federal Endangered Species Act
- CNPS: California Native Plant Society Classifications
- 1A – Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
- 1B – Plants Rare, Threatened, or Endangered in California and Elsewhere
- 2A – Plants Presumed Extirpated in California, But Common Elsewhere
- 2B – Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
- 3 – Plants about which more information is needed; a review list
- 4 – Plants of limited distribution; a watch list
- United States Forest Service (USFS)
- S – Listed as sensitive under the USFS
- None – No listing under the USFS

STATE: State Classifications
END: Listed as endangered under the California Endangered Species Act
THR: Listed as threatened under the California Endangered Species Act
FP: Fully protected under the California Fish and Game Code
CT: Candidate for threatened listing
SSC: Species of Special Concern in California
None: No listing under the California Endangered Species Act
CRPR List –

- 1 – Seriously threatened in California (over 80 percent of occurrences threatened / high degree and immediacy of threat)
- 2 – Moderately threatened in California (20 to 80 percent occurrences threatened / moderate degree and immediacy of threat)
- 3 – Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known)
- Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)
- Covered Covered Species
Not Covered Not covered species

Pages 5.4-35, Section 5.4, Biological Resources, under Heading "Special-Status Wildlife" The following revisions are made.

Special-Status Wildlife

Special-status wildlife species include those classified as endangered or threatened, proposed or candidate species for listing by the USFWS or CDFW, USFS Sensitive, or considered a CDFW fully protected species or SSC.

3. Revisions to the Draft EIR

A total of 43~~2~~ special-status wildlife species were identified through the database searches and a review of pertinent literature and prior environmental documents ~~known to occur in the vicinity of the City were identified through the database review~~. Table 5.4-2, *Special Status Wildlife Species Potentially Occurring in the Vicinity of the City ~~Identified in the Literature Review~~,* summarizes the special-status wildlife and~~,~~ associated habitats within the city. ~~, and any designated critical habitat within the City~~.

Within the City, critical habitat for coastal California gnatcatcher exists (see Figure 5.4-2). Wildlife species listed or proposed for listing under FESA or CESA are discussed in more detail in Table 5.4-2.

Table 5.4-2 lists all the special-status wildlife species that have been documented to occur within the City or may be potentially affected by activities in the City, as identified in the literature review.

Table 5.4-2 Special-Status Wildlife Species Identified in the Literature Review

Scientific Name/Common Name	Federal/State/USFS/MSHCP Status	Habitats
INVERTEBRATES		
Bombus crotchii/Crotch bumble bee	None/CAN/None/Not Covered	Found in coastal California east to the Sierra-Cascade crest and south into Mexico. Occurs in open grassland and scrub habitats. Prefers a diet consisting of certain plant species including milkweeds, dusty maidens, lupines, medics, phacelias, sages, clarkias, poppies, and wild buckwheats. Nests are often located underground in abandoned rodent nests or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees.
Branchinecta lynchi/Vernal pool fairy shrimp	THR/None/None/Not Covered	Occurs in vernal pools and ephemeral wetlands. Typically occurs in small and shallow pools with mud or grassy bottoms.
Branchinecta sandiegoensis/San Diego fairy shrimp	END/None/None/Not Covered	Occurs in vernal pools and non-vegetated ephemeral basins.
Danaus plexippus plexippus pop. 1/Monarch butterfly	CAN/None/S/Not Covered	Roosts in wind-protected tree groves (coastal California conifer and eucalyptus species) from Northern Mendocino to Baja California. Milkweed is essential for the larvae of this species.
Euphydryas ditha quino/Quino checkerspot butterfly	END/None/None/Covered	Occurs in chaparral and coastal sage scrublands, containing the proper host plant and abundant nectar resources. Primary host plants include dwarf plantain (*Plantago erecta*), white snapdragon (*Anterrhinum coulterianum*), woolly plantain (*Plantago patagonica*), and Chinese houses (*Collinsia concolor*)
Linderiella santarosae/Santa Rosa Plateau fairy shrimp	None/None/None/Covered	Occurs in cool-water vernal pools that are formed from Southern Basalt Flows.
Streptocephalus woottoni/Riverside fairy shrimp	END/None/None/Covered	Occurs in vernal pools, tectonic swales, and earth slump basins in Riverside County.
FISH		
Gila orcuttii/Arroyo chub	None/SSC/S/ Covered	Occurs in creeks, streams, and rivers with areas of slow-moving water with sand or mud bottoms. Ranges from San Diego to San Luis Obispo county.
AMPHIBIANS		
Rana aurora draytonii/California red-legged frog	THR/SSC/None/ Covered	Occurs near water features such as ponds or streams in humid forests, grasslands, coastal scrub, and woodlands.
Anaxyrus californicus/Arroyo toad	END/SSC/None/ Covered	Occurs along the sandy banks of rivers, arroyos, and streams with shallow sandy pools. Also found in riparian woodlands or uplands adjacent to arroyos.

Table 5.4-2 Special-Status Wildlife Species Identified in the Literature Review

Scientific Name/Common Name	Federal/State/USFS/MSHCP Status	Habitats
Spea hammondii/Western spadefoot	None/SSC/None/ Covered	Occurs in open areas with sandy soils in a wide range of habitats including lowlands to foothills, coastal sage scrub, chaparral, mixed woodlands, alluvial fans, and grasslands.
Taricha torosa/Coast Range newt	None/SSC/None/ Covered	Occurs in wet forests, oak forests, chaparral, and rolling grasslands. In southern California, it will occur in drier chaparral, oak woodland, and grasslands. Eggs are laid or attached by the female to submerged vegetation, logs, or rocks.
REPTILES		
Anniella stebbinsi/Southern California legless lizard	None/SSC/S/Not Covered	Occurs in coastal sand dunes, scrubs, chaparral, and a variety of interior habitats, including sandy washes and alluvial fans.
Aspidoscelis hyperythra/Orange-throated whiptail	None/None/S/ Covered	Occurs in semi-arid open areas with coarse soils including coastal sage scrub, chaparral, and dry riparian areas and washes.
Arizona elegans occidentalis/California glossy snake	None/SSC/None/Not Covered	Occurs in arid scrub, rocky washes, grasslands, chaparral. Typically in open areas and areas with loose soil for burrowing.
Aspidoscelis tigris stejnegeri/Coastal whiptail	None/SSC/None/Covered	Occurs in arid habitats including chaparral, woodlands, and dry riparian areas.
Crotalus ruber/Red-diamond rattlesnake	None/SSC/S/Covered	Occurs in coastal chaparral, arid scrub, rocky grassland, oak and pine woodlands, desert mountain slopes, and rocky desert flats.
Thamnophis hammondii/Two-striped garter snake	None/SSC/S/Not Covered	Occurs along aquatic habitats such as creeks and pools with rocky areas in chaparral, brushland, oak woodlands, and conifer forests. Requires water for foraging.
Emys marmorata/Western pond turtle	None/SSC/S/ Covered	Occurs in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with abundant vegetation. Also occurs in either rocky or muddy bottoms of these aquatic environments. Can also occur in woodland, forest, and grassland habitats.
Phrynosoma blainvillii/Blainsville's horned lizard	None/SSC/None/Covered	Occurs in open areas of valleys, foothills, and semiarid mountains with sandy soil and low vegetation including chaparral, woodlands, and grasslands.
Salvadora hexalepsis virgultea/Coast patch-nosed snake	None/SSC/None/Not Covered	Occurs in open arid and semi-arid areas such as deserts, brushland, grassland, and in scrub along canyons, rocky hillsides, sandy plains.
BIRDS		
Accipiter cooperii/Cooper's hawk	None/None/None/Covered	Occurs within forests and woodlands. Also occurs in neighborhoods and parks. Nests are typically built in pines, oaks, Douglas-fir, birches, spruces, and other taller trees that occur on flat ground and in dense woods.
Artemisiospiza belli belli/Bell's sparrow	None/None/None/Covered	Breeding occurs in coastal sagebrush, chaparral, and open, scrubby habitats. Within chaparral, they are often found in young, less dense stands. Nesting occurs within shrubs, bunchgrasses and occasionally California sagebrush, brittlebush, white sage, black sage, California buckwheat, bush mallow, chamise, cholla, and willow. During winter they will utilize saltbush-dominated desert scrub and creosote.
Aimophila ruficeps canescens /Southern California rufous-crowned sparrow	None/None/None/Covered	Occurs on dry, open hillsides covered with grasses, rocks, and scattered shrubs. Chaparral, coastal sagebrush, scrub oaks, and pinyon pine are common habitats. Not associated with dense, woody vegetation. Nests are built on the ground near the base of a shrub.

3. Revisions to the Draft EIR

Table 5.4-2 Special-Status Wildlife Species Identified in the Literature Review

Scientific Name/Common Name	Federal/State/USFS/MSHCP Status	Habitats
Aquila chrysaetos/Golden Eagle	None/FP/None/ Covered	Occurs in open and semi-open habitats. Found alongside canyonlands, rimrock terrain, and riverside cliffs and bluffs. They avoid developed areas and uninterrupted stretches of forest. Nesting occurs on cliffs but can occur in trees, on the ground, or in artificial structures. Nesting can also occur in grassland, chaparral, shrubland, forest, and other vegetated areas.
Athene cunicularia/Burrowing owl	None/SSC/None/Covered	Occurs in a variety of habitats characterized by dry annual or perennial low-growing vegetation. Occurs in grasslands, scrublands, agricultural fields, vacant lots, and other disturbed areas. Nests in abandoned burrows and requires an abundance of prey (*e.g.*, ground squirrels and insects).
Buteo swainsoni/Swainson's hawk	None/THR/None/Covered	Occurs in great basin grassland, great basin scrub, pinyon and juniper woodlands and valley and foothill grasslands.
Charadrius nivosus nivosus/Western snowy plover	THR/SSC/None/Not Covered	Occurs in sand spits and dune-backed beaches.
Elanus leucurus/White-tailed kite	None/FP/None/Not Covered	Occurs in low elevation, open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands. Typically use riparian scrub, forest and woodland, and oak woodland and forest for breeding and use a wide variety of more open grassland/agricultural land and scrub lands for foraging. Nesting occurs in the upper third of trees; trees can be isolated or at the edge of or within a forest.
Lanius ludovicianus/Loggerhead shrike	None/SSC/None/Covered	Occurs in open country, with scattered shrubs and trees or other perches for hunting. Common habitats include agricultural fields, deserts, grasslands, savanna, and chaparral.
Empidonax traillii extimus/Southwestern willow flycatcher	END/END/None/Covered	Occurs within riparian woodlands, particularly those with willow thickets. Nests in areas of shrubs and trees with low-density canopies.
Eremophila alpestris actia/California horned lark	None/None/None/Covered	Occurs in areas with bare, dry ground or with sparse vegetation. Common habitats include beaches, heavily grazed pastures, and deserts. They are common in areas with signs of human disturbance. Nests are placed on bare ground.
Plegadis chihi/White-faced ibis	None/None/None/Covered	Occurs in freshwater habitats such as ponds, rivers, marshes, and swamps. Nests in low trees or on the ground within reeds in marshes.
Icteria virens/Yellow-breasted chat	None/SSC/None/Covered	Occurs in riparian and upland thickets as well as dry overgrown pastures. Prefers to nest in dense scrub along streams or at the edges of ponds or swamps.
Polioptila californica californica/Coastal California gnatcatcher	THR/SSC/None/Covered	Occurs in dry coastal slopes, washes, and mesas with areas of low vegetation and coastal sage scrub. USFWS-designated critical habitat for this species is located within the City.
Vireo bellii pusillus/Least Bell's vireo	END/END/None/Covered	Occurs within willows and riparian forest, scrub, and woodlands. Breeds in low dense growth, especially in second-growth scrub or brushy fields.
MAMMALS		
Dipodomys merriami parvus/San Bernardino kangaroo rat	END/END and SSC/None/Covered	Occurs in alluvial sage scrub, flood plains, washes, and upland areas adjacent to desert habitat.
Dipodomys stephensi/Stephen's kangaroo rat	THR/THR/None/ Covered	Occurs in coastal scrub and valley and vegetated temperate foothill grasslands. Endemic to southern California, primarily in western Riverside County.

Table 5.4-2 Special-Status Wildlife Species Identified in the Literature Review

Scientific Name/Common Name	Federal/State/USFS/MSHCP Status	Habitats
Perognathus longimembris brevinasus/Los Angeles pocket mouse	None/SSC/None/ Covered	Occurs in arid and semi-arid habitats such as coastal sage scrub, grasslands, and washes.
Onychomys torridus ramona/Southern grasshopper mouse	None/SSC/None/Not Covered	Occurs in arid Mojavean desert habitats, alkali desert scrub, succulent shrub, wash, and riparian areas. Also occurs in coastal scrub, mixed chaparral, sagebrush, and bitterbrush habitats
Eumops perotis californicus/Western mastiff bat	None/SSC/None/Not Covered	Occurs in a variety of habitats including dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, montane meadows, and agricultural areas.
Puma concolor/Mountain lion	None/Candidate/None/Covered	Occurs in a diverse range of habitat including temperate redwood forest, coniferous and deciduous forest, coastal chaparral, foothills, and mountains. In California, the petition to list the Southern California/Central Coast evolutionary significant unit (ESU), which includes mountain lions found within the Santa Ana Mountains, was accepted by the California Fish and Game Commission in 2020 and the ESU is considered a Candidate species.
Lasiurus xanthinus/Western yellow bat	None/SSC/None/Not Covered	Occurs in valley foothill riparian, desert riparian, desert wash, and palm oasis habitat.

Source: ECROP 2023 (Appendix 5.4-1)
FED: Federal Classifications
END: Taxa listed as endangered
THR: Taxa listed as threatened
CAN: Candidate for threatened or endangered status
None: No listing under the Federal Endangered Species Act

United States Forest Service (USFS)
S: Listed as sensitive under the United States Forest Service
None: No listing under the United States Forest Service

STATE: State Classifications
END: Listed as endangered under the California Endangered Species Act
THR: Listed as threatened under the California Endangered Species Act
FP: Fully protected under the California Fish and Game Code
CT: Candidate for threatened listing
SSC: Species of special concern in California
None: No listing under the California Endangered Species Act

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)
Covered: Covered Species
Not Covered: Not covered species

Pages 5.4-64, Section 5.4, Biological Resources, under Impact 5.4-1. The following revisions are made.

Within the City limits and its vicinity, there are several sensitive plant and animal species known to occur. As listed in Table 5.4-1 and Table 5.4-2, respectively, there are a total of 36 special-status plant species and 43 special-status wildlife species potentially occurring within and adjacent to the area. Some of the sensitive wildlife species that have been observed or potentially occurring within and adjacent to the City include, but not limited to, fairy shrimp species, Cooper's hawk, burrowing owl, coastal California gnatcatcher, least Bell's vireo, southern California rufous-crowned sparrow, Stephens' kangaroo rat, and mountain lion. The City is urbanized and bisected by I-15, and therefore provides minimal habitat value for sensitive and special status species. However, less developed areas of the City—such as vacant land, open space areas, water features, and agricultural land as well as the foothills of the Cleveland National Forest (located in the southwestern portion of the City) and the Santa Margarita and Elsinore Mountains—have the potential to support native species and natural communities/habitat that may allow for wildlife migration.

3. Revisions to the Draft EIR

As stated previously, the City is within the Elsinore Area Plan, which is a part of the MSHCP—specifically, Subunit 3–Elsinore and Subunit 4–Sedco Hills. Subunit 3–Elsinore is in and adjacent to the western portion of the City, and Subunit 4–Sedco Hills covers most of the mountains from the northeastern portion to the southeastern portion of the City, as shown on Figure 5.4-2. Land within the Subunits contains habitat that is more suitable for sensitive or special-status species as opposed to the rest of the City, which is urbanized and may not contain suitable habitat. Within these Subunits, 15 sensitive plant and 25 animal species have been known to occur, as mentioned in Section 5.4.1.2. One of the main goals of the Elsinore Area Plan is to conserve existing habitat for the various plant and animal species and link existing suitable habitats.

A majority of Subunit 3–Elsinore is developed, while the majority of Subunit 4–Sedco Hills is undeveloped hills and mountains. Under the proposed project, the areas in and adjacent to Subunit 3–Elsinore would remain mostly developed with residential and light industrial uses. Additionally, Subunit 4–Sedco Hills would be developed with a mix of low residential designations and open space lands. Compared to existing conditions, the addition of low-density development would increase impacts to sensitive species in Subunit 4–Sedco Hills. Buildout of the City in accordance with the Proposed General Plan could impact special status vegetation communities, special status plants, or special status wildlife.

The MSHCP identifies mountain lion (a candidate for state listing) as a planning species in Existing Cores A, B, C, F, G, I, J, K, L and M; Proposed Cores 3, 4, 6 and 7; Existing Linkage A; Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18; and Proposed Constrained Linkage 1, 2, 5, 10, 11, 14. The following Cores are considered "live in" Core areas for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek
- Proposed Core 3 – Badlands/ Potrero

The City is not within the key Core areas and linkages within the MSHCP Plan Area for conservation of the mountain lion and therefore buildout of the City would not result in significant impacts to mountain lion movements. Mountain lion is a Covered Species Adequately Conserved per the MSHCP, and therefore, as long as the terms of the MSHCP are implemented, Wildlife Agencies would not require additional mitigation. Furthermore, development of a property outside the MSHCP Conservation Area (both within and outside of the Criteria Area) shall receive Take Authorization for Covered Species Adequately Conserved provided a payment of a mitigation fee is made in compliance with MSHCP Section 6.0. Payment of the mitigation fee and compliance with the requirements of Section 6.0 will provide full mitigation under the CEQA, FESA, CESA for impacts to species and habitats covered by the MSHCP per the agreements with the USFWS and CDFW.

~~MSHCP has identified key habitat areas and linkages within the MSHCP Plan Area for the conservation of mountain lions. Areas considered critical for mountain lion movement include Proposed Constrained Linkage 1 and 2 (connection between Cleveland National Forest and Chino Hills State Park under Highway 91),~~

~~Proposed Linkage 1 and Constrained Linkage 5 (connection between Cleveland National Forest and Lake Matthews/Estelle Mountain under I-15), Proposed Linkage 9 (connection between Cleveland and the Santa Rosa Plateau), and Proposed Constrained Linkage 14 (connection between Santa Ana Mountains and the Palomar Mountains). These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area.~~

The Proposed General Plan provides policies which would reduce impacts to Wildomar's biological resources, including the following:

- **Policy LU-1.3 Development Clustering and Density Transfers.** Allow development clustering and/or density transfers to preserve open space, natural resources, cultural and/or biological sensitive resources.

- **Policy LU-7.1 Design to Respect Natural Settings.** Require that new development conform building massing to topographic forms and minimize alteration of natural landforms and vegetation, incorporating natural drainage systems, allowing development clustering to maintain slopes, restricting grading of steep slopes, and encouraging the preservation of significant hillsides, canyon edges and hilltops as prominent visual features.

- **Policy LU-13.1 Preservation of Open Space Lands.** Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.

- **Policy OS-1.1 Habitat Conservation**. Require and enforce provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and Stephens Kangaroo Rat Habitat Conservation Plan to protect environmentally-sensitive lands, habitats, and vulnerable species.

- **Policy OS-1.2 Wetland and Riparian Area Protection.** To the maximum extent possible, development shall avoid and conserve remaining habitats in wetlands and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these areas.

- **Policy OS-1.5 Wildlife Corridors.** Protect existing wildlife corridors by reducing habitat fragmentation from new developments. Work with the Riverside Conservation Agency (RCA) to pursue land purchase opportunities to preserve available lands.

- **Policy OS-1.6 Natural Vegetation Conservation.** Maintain and conserve mature and historic examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes.

- **Policy OS-1.8 Protect Ridgelines.** Protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management.

These policies provide for the permanent preservation of open space lands, protection of habitats containing special status plant and wildlife species, and enforcement of the Western Riverside County MSHCP and Stephens' Kangaroo Rat Habitat Conservation Plan provisions. Therefore, the proposed General Plan Update would increase the level of protection of these plant and wildlife species within the City's regulatory framework.

In addition, the following policy requires proposed development projects to conduct biological assessments to determine if sensitive biological resources and wildlife corridors would be impacted and to adopt a process and mitigation regulations for potential resource impacts, as required by USFWS and CDFW.

- **Policy OS-1.3 Biological Reports.** Require biological reports that comply with the MSHCP for new development projects, transportation projects, and other planning efforts in the City.

~~such as Policy LU-13.1, which provides for the permanent preservation of open space lands, and Policy OS-1.1, which requires the enforcement of the Western Riverside County Multiple Species Habitat Conservation Plan and Stephens Kangaroo Rat Habitat Conservation Plan provisions.~~

The City is a participant in the Western Riverside County MSHCP which encompasses approximately 1.26 million acres of land. The MSHCP provides a framework for the USFWS and CDFW to grant take authorization (*i.e.*, incidental take permits) for species covered by the MSHCP that are FESA and/or CESA listed as threatened or endangered. Approval of the MSHCP and execution of the implementing agreement by the USFWS and CDFW allow the agencies to issue Take Authorizations, including the City of Wildomar. Issuance of Take Authorization to the local jurisdictions allows plan participants to implement land use decisions consistent with the MSHCP without project-by-project review and permitting by USFWS and CDFW, a key goal of the MSHCP (RCTLMA 2023a). However, mitigation for impacts to both listed and unlisted species would be required pursuant to CEQA or other regulatory processes, and the MSHCP's Conservation Area provides an avenue for this mitigation.

If a future project has the potential to adversely impact plant species, and the project site is within a Section 6.1.3 Narrow Endemic Plant Species Survey Area (NEPSSA) and Section 6.3.2 Criteria Area Plant Species Survey Area (CAPSSA), then the MSHCP would require that an environmental analysis and site visit (habitat assessment) be performed in order to determine the potential for narrow endemic and/or criteria area plant species to occur within the project site. If the habitat assessment determines that suitable habitat for narrow endemic and/or criteria area plant species is present, then focus surveys during the appropriate blooming season would be required and conducted in accordance with accepted botanical survey protocols according to the CDFW, CNPS, and USFWS' General Rare Plant Survey protocols. If narrow endemic and/or criteria area plant species are identified onsite and a future project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a Determination of Biological Equivalent or Superior Preservation (DBESP) would be required. If a project site is not within a NEPSSA or CAPSSA, then a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required per the MSHCP.

In addition to the MSHCP, there is a long-term (30-year) HCP for Stephens' kangaroo rat (*Dipodomys stephensi*). The HCP is administered by the Riverside County Habitat Conservation Agency. While the core reserves established by the Stephens' kangaroo rat HCP are managed as part of the MSHCP Conservation Area, the

Stephens' kangaroo rat HCP still provides take authorization for Stephens' kangaroo rat within its boundaries. Although there are no core reserves within the City, the majority of the City is within the Stephens' kangaroo rat plan area, and therefore is subject to fees (See Figure 5.4-1). The MSHCP provides take authorization outside of the area already covered by the Stephens' kangaroo rat HCP.

Figure 5.4-6, *Flow Chart to Guide Development Applications,* Figure 5.4-7, *Flow Chart Based on Project Action,* Figure 5.4-8, *Flow Chart to Guide Special-Status Wildlife (Amphibians) Recommendations,* Figure 5.4-9, *Flow Chart to Guide Burrowing Owl Recommendations,* Figure 5.4-10, *Flow Chart to Guide Vernal Pools and Fairy Shrimp Recommendations,* Figure 5.4-11, *Flow Chart to Guide Riparian Bird Species Recommendations*, Figure 5.4-12, *Flow Chart to Guide Coastal California Gnatcatcher Recommendations,* Figure 5.4-13, *Flow Chart to Guide Special-Status Wildlife (Including Protected Birds/Nests) Recommendations,* and Figure 5.4-14, *Flow Chart to Guide Covered Roads Recommendations,* provide flow charts to assist future developers on the steps required to ensure future projects minimize impacts to biological resources. Future development under the project would be required to demonstrate compliance with the MSHCP, FESA, CESA, and CEQA, as well as with the proposed General Plan Update goals, objectives, and policies discussed above, which would reduce potential impacts on special status plant and wildlife species within the City. Policies under the proposed General Plan Update that require measures such as site-specific biological studies and compliance with the MSHCP would ensure that the assessment of potential impacts to candidate, listed, and special status species be made on a project by project basis. Additionally, Mitigation Measures BIO-1 through BIO-9, and Mitigation Measure BIO-14 would be implemented at the project level, as applicable, to reduce impacts to biological resources. Mitigation Measures BIO-1 and BIO-2 require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources, Mitigation Measures BIO-3 through BIO-9 provide provisions to reduce impacts to wildlife species, and Mitigation Measure BIO-14 would reduce impacts to wildlife corridors/movement.

While compliance with applicable regulations, MSHCP, and implementation of the Proposed General Plan policies and the mitigation measures identified in this EIR would protect special status species, it is uncertain as to whether changes in project design or mitigation would fully reduce impacts to a less than significant level. Future development projects would require more detailed evaluations of biological resources and formulation of mitigation measures, if needed, by a qualified biologist. As project-specific information is unknown at this time, it would be speculative to make such determinations. Therefore, impacts to sensitive plant and wildlife species are conservatively considered significant and unavoidable.

Pages 5.4-64, Section 5.4, Biological Resources, under Impact 5.4-3. The following revisions are made.

In the southwestern area of the City limits are the foothills of the Cleveland National Forest, which contain a large expanse of natural habitat that may allow for wildlife migration and nursery sites. The City also encompasses the foothills of the Santa Margarita Mountains and Elsinore Mountains. However, due to development within the City, movement from the City into the Cleveland National Forest and mountain ranges, and vice versa, is limited. The City is developed and I-15 bisects the City in a north-south direction, which further limits the success of wildlife dispersal. An additional movement corridor, Murrieta Creek, exists within the City; creeks and drainages often provide wildlife with ways to move throughout developed areas. The San Andreas Rift Zone within and adjacent to the City provides unique topographical characteristics, microclimates, and

habitats that allow for habitat linkages and can facilitate movement. The City provides wildlife movement opportunities in other forms, such as open land and preserved areas. Although the City's developed environment lessens the value of wildlife corridors within the City, such corridors still exist.

The MSHCP has proposed to create a linkage (Proposed Linkage 8), which is composed largely of upland habitat in the Sedco Hills and Wildomar area, that would connect the Core Areas in the Lake Mathews/Estelle Mountain, Alberhill, and Cleveland National Forest areas with the Core Areas in French Valley, Johnson Ranch, Diamond Valley Lake, and San Jacinto Mountains. This proposed linkage would provide live-in habitat for over 50 pairs of coastal California gnatcatcher, as well as a connection to other key populations of gnatcatcher known to occur in Alberhill, North Peak, and the Ramsgate area. Other planning species for which habitat is provided include Quino checkerspot butterfly, Stephens' kangaroo rat, and bobcat (RCTLMA 2023b). The grasslands in this proposed linkage also provide foraging habitat for a number of raptors. Maintenance of large intact interconnected habitat blocks is important for these species. The northern portion of this linkage includes a portion of the lower San Jacinto River extending under I-15 to connect with Proposed Extension of Existing Core 3, which is in the northeast region of the MSHCP area (RCTLMA 2023b).

The MSHCP identifies mountain lion as a planning species in Existing Cores A, B, C, F, G, I, J, K, L and M; Proposed Cores 3, 4, 6 and 7; Existing Linkage A; Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18; and Proposed Constrained Linkage 1, 2, 5, 10, 11, 14. The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek
- Proposed Core 3 – Badlands/ Potrero

The MSHCP has identified key habitat areas and linkages within the MSHCP Plan Area for the conservation of mountain lions. These Conservation Areas are comprised of large blocks of open space and include the Santa Rosa Plateau-Santa Ana Mountains, Agua Tibia Wilderness-Palomar Mountains, Badlands-San Jacinto Mountains-Santa Rosa Mountains, and San Bernardino Mountains, among others (RCTLMA 2003). These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. Areas considered critical for mountain lion movement include Proposed Constrained Linkage 1 and 2 (connection between Cleveland National Forest and Chino Hills State Park under Highway 91), Proposed Linkage 1 and Constrained Linkage 5 (connection between Cleveland National Forest and Lake Matthews/Estelle Mountain under I-15), Proposed Linkage 9 (connection between Cleveland and the Santa Rosa Plateau), and Proposed Constrained Linkage 14 (connection between Santa Ana Mountains and the Palomar Mountains). These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. The City is not within the key habitat areas and linkages within

the MSHCP Plan Area for conservation of the mountain lion. Therefore, buildout of the City in accordance with the Proposed General Plan would not result in a significant impact on wildlife movement of the mountain lion. Pursuant to the MSHCP, mountain lion is a Covered Species Adequately Conserved and because the City is not identified by the MSHCP as part of any existing or proposed linkages, corridors, or conservation areas and as long as the terms of the MSHCP are implemented, the Wildlife Agencies will not require additional mitigation. Furthermore, development of a property outside the MSHCP Conservation Area (both within and outside of the Criteria Area) shall receive Take Authorization for Covered Species Adequately Conserved provided a payment of a mitigation fee is made in compliance with MSHCP Section 6.0. Payment of the mitigation fee and compliance with the requirements of Section 6.0 will provide full mitigation under the CEQA, FESA, CESA for impacts to species and habitats covered by the MSHCP per the agreements with the USFWS and CDFW.

~~The MSHCP has proposed to create a linkage (Proposed Linkage 8), which is composed largely of upland habitat in the Sedco Hills and Wildomar area, that would connect the Core Areas in the Lake Mathews/Estelle Mountain, Alberhill, and Cleveland National Forest areas with the Core Areas in French Valley, Johnson Ranch, Diamond Valley Lake, and San Jacinto Mountains. This proposed linkage would provide live in habitat for over 50 pairs of coastal California gnateatcher, as well as a connection to other key populations of gnateatcher known to occur in Alberhill, North Peak, and the Ramsgate area. Other planning species for which habitat is provided include Quino checkerspot butterfly, Stephens' kangaroo rat, and bobcat (RCTLMA 2023b). The grasslands in this proposed linkage also provide foraging habitat for a number of raptors. Maintenance of large intact interconnected habitat blocks is important for these species. The northern portion of this linkage includes a portion of the lower San Jacinto River extending under I-15 to connect with Proposed Extension of Existing Core 3, which is in the northeast region of the MSHCP area (RCTLMA 2023b).~~

Migratory birds can also be found within the City limits. Migratory birds, some of which are listed in Table 5.4-2, may use the surrounding areas, including the City, as a stopping point in their migratory journey. These birds are protected by the Migratory Bird Treaty Act. The MBTA implements international treaties between the U.S. and other nations devised to protect migratory birds, and any of their parts, eggs, and nests, from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. All future development within the City would be required to comply with the MBTA. Additionally, the MSHCP does not allow take of any nesting birds, regardless of the time of year, pursuant to the MBTA and applicable Fish and Game Codes.

Figure 5.4-17, *Flow Chart to Guide Wildlife Corridor and Movement Protection Recommendations,* provides a flow chart to assist future developers on the steps required to ensure future projects minimize impacts to wildlife corridors.

The Proposed General Plan includes policies aimed at reducing impacts to wildlife corridors including the following:

- **Policy LU-13.1 Preservation of Open Space Lands.** Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.

- **Policy OS-1.4 Rewilding and Habitat Restoration**. Pursue opportunities for rewilding and restoring critical habitats for sensitive species that include, but are not limited to the following: preserving, enhancing, restoring, and expanding an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.

- **Policy OS-1.5 Wildlife Corridors.** Protect existing wildlife corridors by reducing habitat fragmentation from new developments. Work with the Riverside Conservation Agency (RCA) to pursue land purchase opportunities to preserve available lands.

- **Policy OS-1.8 Protect Ridgelines.** Protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management.

~~The Proposed General Plan includes policies aimed at reducing impacts to wildlife corridors, such as Policy LU 13.1, which provides for the permanent preservation of open space lands, and Policy OS 1.4, which aims to pursue opportunities for rewilding and restoring critical habitats.~~ Additionally, Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, and BIO-9, as well as Mitigation Measure BIO-14, which requires measures to avoid, minimize, and mitigate for significant impacts to wildlife corridors to be implemented in consultation with the appropriate regulatory agency.

Future development under the project would be required to demonstrate compliance with the MSHCP, FESA, CESA, and CEQA, as well as with the proposed General Plan Update goals, objectives, and policies discussed above, which would reduce potential impacts on wildlife movement within the City. Policies under the proposed General Plan Update that require measures such as site-specific biological studies and compliance with the MSHCP would ensure that the assessment of potential impacts to wildlife movement be made on a project-by-project basis. With the implementation of the Proposed General Plan policies and Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14, impacts would be reduced to less than significant.

Level of Significance Before Mitigation: Impact 5.4-3 would be potentially significant.

Mitigation Measures

See Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, ~~and~~ BIO-9, and BIO-14.

BIO-14 If an action requiring a discretionary approval is within or adjacent to a Core Area, Linkage, or wildlife movement corridor identified in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) or a project-specific biological analysis, a qualified biologist shall, prior to any ground disturbance, prepare and submit to the City a wildlife movement evaluation for the proposed project to assess whether the project has the potential to substantially interfere 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 City shall review the evaluation and in doing so may confer with any/all applicable resource agencies (e.g. CDFW, USFWS, NMFS) to assess the extent of any such impacts and impose conditions requiring the implementation of appropriate and feasible measures such as avoidance, design alteration, overcrossings, or other measures to reduce any such potentially significant impacts to the greatest extent feasible.

~~If an action will substantially impact wildlife movement, established wildlife corridors, or impede the use of nursery sites, measures to avoid, minimize, or mitigate for significant impacts shall be determined in consultation with the appropriate regulatory agency (e.g., CDFW, USFWS, NMFS) and implemented prior to the start of ground disturbing activities. Refer to Figure 5.4-17, *Flow Chart to Guide Wildlife Corridor and Movement Protection Recommendations.*~~

In response to Letter R1, Appendix 5.5-1, Cultural Resources Assessment, of the DEIR, was revised to clarify information about Margaret Collier.

The revised technical report has been included as Appendix D, Revised Cultural Resources Assessment, of this FEIR.

Based on the revisions to the proposed land use maps and designations, and road name change, Appendix 3-1, Draft General Plan, has been revised.

The revised Draft General Plan has been included as Appendix E, Draft General Plan, of this FEIR.

In response to Letter A3, a link to the interactive map has been added to the project description in Chapter 3, *Project Description,* on page 3-5, of the DEIR.

Proposed General Plan Land Use Changes

Changes to the land use designations fall into three categories: Administrative Changes, Land Use Changes Reflecting Ground Conditions, and Focus Area Changes. Figure 3-3, *Existing Land Use Plan,* and Figure 3-4, *Proposed Land Use Plan,* show the existing and proposed land use designations in the City. Further, in addition to the existing and proposed land use plans shown in Figure 3-3 and Figure 3-4, and for informational purposes, the proposed General Plan Land Use designations for every parcel in the City can be found by accessing the online interactive map available at: https://experience.arcgis.com/experience/06e5893cf3094547a8066eded0fb9ae7/.

In response to Letter A3, Mitigation Measure AQ-1 listed in Table 1-2, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, of Chapter 1, *Executive Summary*, and in Section 5.3, *Air Quality*, of this DEIR, has been revised to clarify that this mitigation measure includes construction HRAs under specific parameters.

AQ-1 Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.*, nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project

construction-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with the South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts.

Specifically, project applicants of discretionary projects within 1,000 feet of sensitive land uses (e.g., residences, schools, day care facilities, and nursing homes, etc.), as measured from the property line of the project site, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 2 months of active construction (i.e., exclusive of interior renovations) shall prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the South Coast AQMD. If the construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the South Coast AQMD, then the project applicant shall identify and demonstrate measures, such as those listed below, that can reduce potential cancer and noncancer risks to an acceptable level.

If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Building & Safety department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include but are not limited to the following:

- Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:
  - Requiring use of nontoxic soil stabilizers to reduce wind erosion.
  - Applying water every four hours to active soil disturbing activities.
  - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings.

These identified measures shall be incorporated into all appropriate construction documents (*e.g.*, construction management plans) submitted to the City and shall be verified by the City's Planning Department.

In response to Letter A3, Mitigation Measure AQ-3 listed in Table 1-2, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, of Chapter 1, *Executive Summary*, and in Section 5.3, *Air Quality*, of this DEIR, has been revised to clarify that this mitigation measure includes operational HRAs.

AQ-3 **Industrial and Warehouse Development Health Risk Assessments.** Prior to discretionary approval by the City of Wildomar, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (*e.g.*, residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit an operational health risk assessment (HRA) to the City of Wildomar Planning Department for review and approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T-BACTs) and appropriate enforcement mechanisms and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

In response to Letter A3, construction localized significance thresholds (LSTs) discussion on page 5.3-46 (Impact 5.3-4) in Section 5.3, *Air Quality*, of this DEIR, has been relocated to Impact 5.3-2 to address regional and localized construction emissions under the same impact. Additionally, the last statement under Impact 5.3-2 on page 5.3-43 in Section 5.3, *Air Quality*, of this DEIR, has been revised to clarify that construction-related regional and localized air quality impacts would be potentially significant.

Impact 5.3-2: Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria. [Threshold AQ-2 and AQ-3]

Construction activities under the proposed project would also temporarily increase PM_{10}, $PM_{2.5}$, VOC, NO_X, SO_X, and CO regional emissions in the SoCAB. The primary source of NO_X, CO, and SO_X emissions is the operation of construction equipment. The primary sources of particulate matter (PM_{10} and $PM_{2.5}$) emissions

are activities that disturb the soil, such as grading and excavation, road construction, and building demolition and construction. The primary sources of VOC emissions are the application of architectural coating and off-gas emissions associated with asphalt paving. A discussion of health impacts associated with air pollutant emissions generated by construction activities is included under "Air Pollutants of Concern" in Section 5.3.1.2, *Regulatory Framework*.

Construction activities associated with the proposed project would occur over the buildout horizon of the plan, causing short-term emissions of criteria air pollutants. However, information regarding specific development projects, soil types, and the locations of receptors would be needed to quantify the level of impact associated with construction activity. Due to the scale of development activity associated with buildout of the proposed project, emissions would likely exceed the South Coast AQMD regional significance thresholds. In accordance with the South Coast AQMD methodology, emissions that exceed the regional significance thresholds would cumulatively contribute to the nonattainment designations of the SoCAB.

Air quality emissions related to construction must be addressed on a project-by-project basis. For the proposed project, which is a broad-based policy plan, it is not possible to determine whether the scale and phasing of individual projects would exceed the South Coast AQMD's short-term regional or localized construction emissions thresholds. In addition to regulatory measures—*e.g.*, South Coast AQMD Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, and CARB's Airborne Toxic Control Measures—mitigation imposed at the project level may include extension of construction schedules and/or use of special equipment. Policy 2.2 in Open Space and Conservation Element would also require compliance with South Coast AQMD regulations and support appropriate future measures to reduce fugitive dust emanating from new project construction sites.

Localized Significance Thresholds (LSTs)

Implementation of the Proposed General Plan could expose sensitive receptors to elevated pollutant concentrations during construction activities if it would cause or contribute significantly to elevating those levels. Unlike regional emissions as shown in Table 5.3-10, localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu g/m^3$) and can be correlated to potential health effects. LSTs are the amount of project-related emissions at which localized concentrations (ppm or $\mu g/m^3$) would exceed the ambient air quality standards for criteria air pollutants for which the SoCAB is designated a nonattainment area.

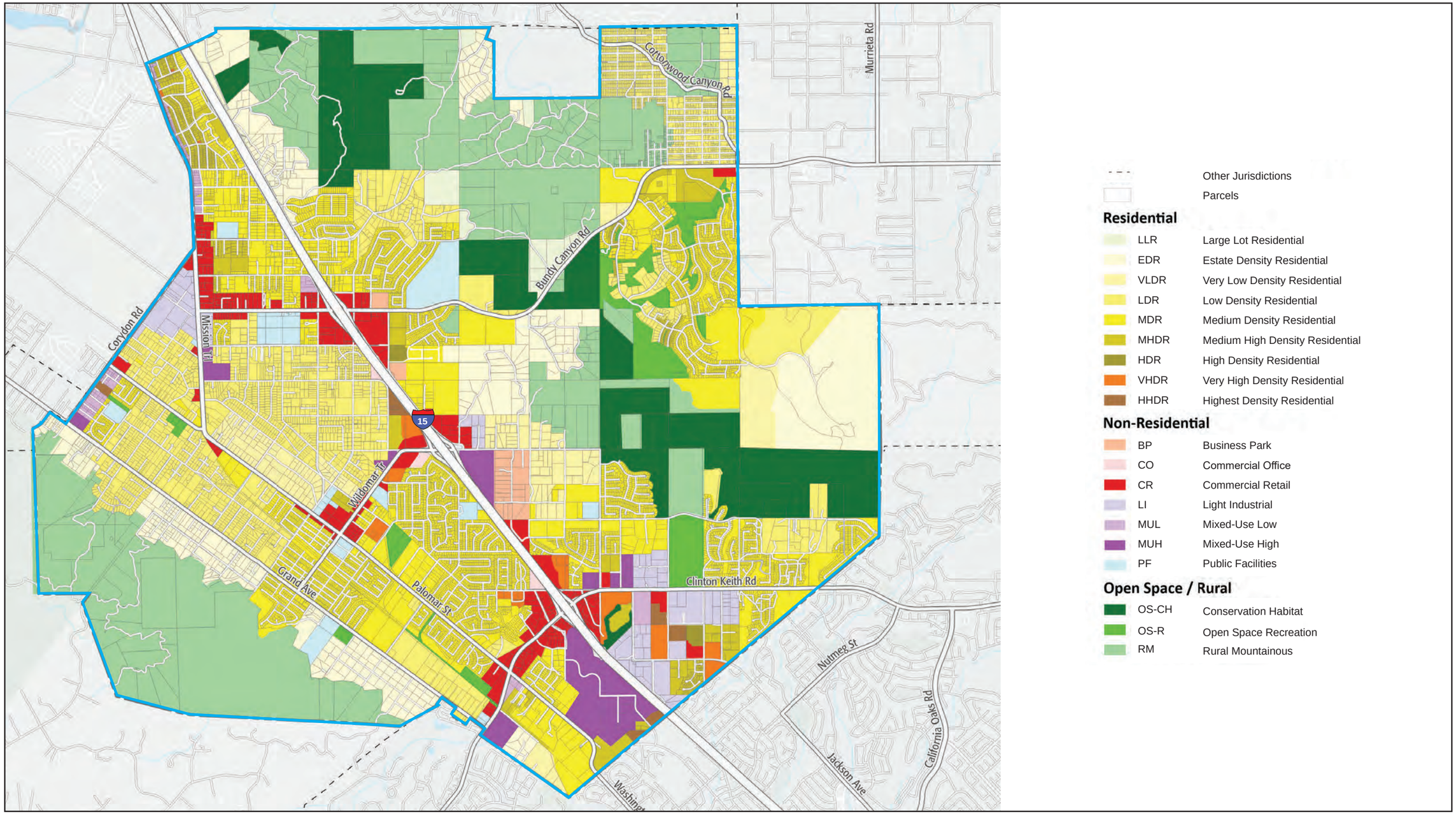
Construction LSTs

Buildout of the Proposed General Plan would occur over the buildout horizon of the plan via several smaller projects, each with its own construction time frame and equipment. Because an LST analysis can only be conducted at a project-level, quantification of LSTs is not applicable for the program-level environmental analysis of the Proposed General Plan. Because potential development and redevelopment could occur close to existing sensitive receptors, future development projects that would be accommodated by the Proposed General Plan have the potential to expose sensitive receptors to substantial pollutant concentrations. Construction equipment exhaust combined with fugitive particulate matter emissions has the potential to expose sensitive receptors to substantial concentrations of criteria air pollutant emissions and result in potentially significant impacts.

While individual projects under the proposed project may not exceed the South Coast AQMD regional significance thresholds, the likely scale and extent of construction activities associated with future development projects under the Proposed General Plan would likely continue to exceed the relevant South Coast AQMD thresholds for some projects. Construction-related regional and localized air quality impacts of developments that would be accommodated by the proposed project would be potentially significant.

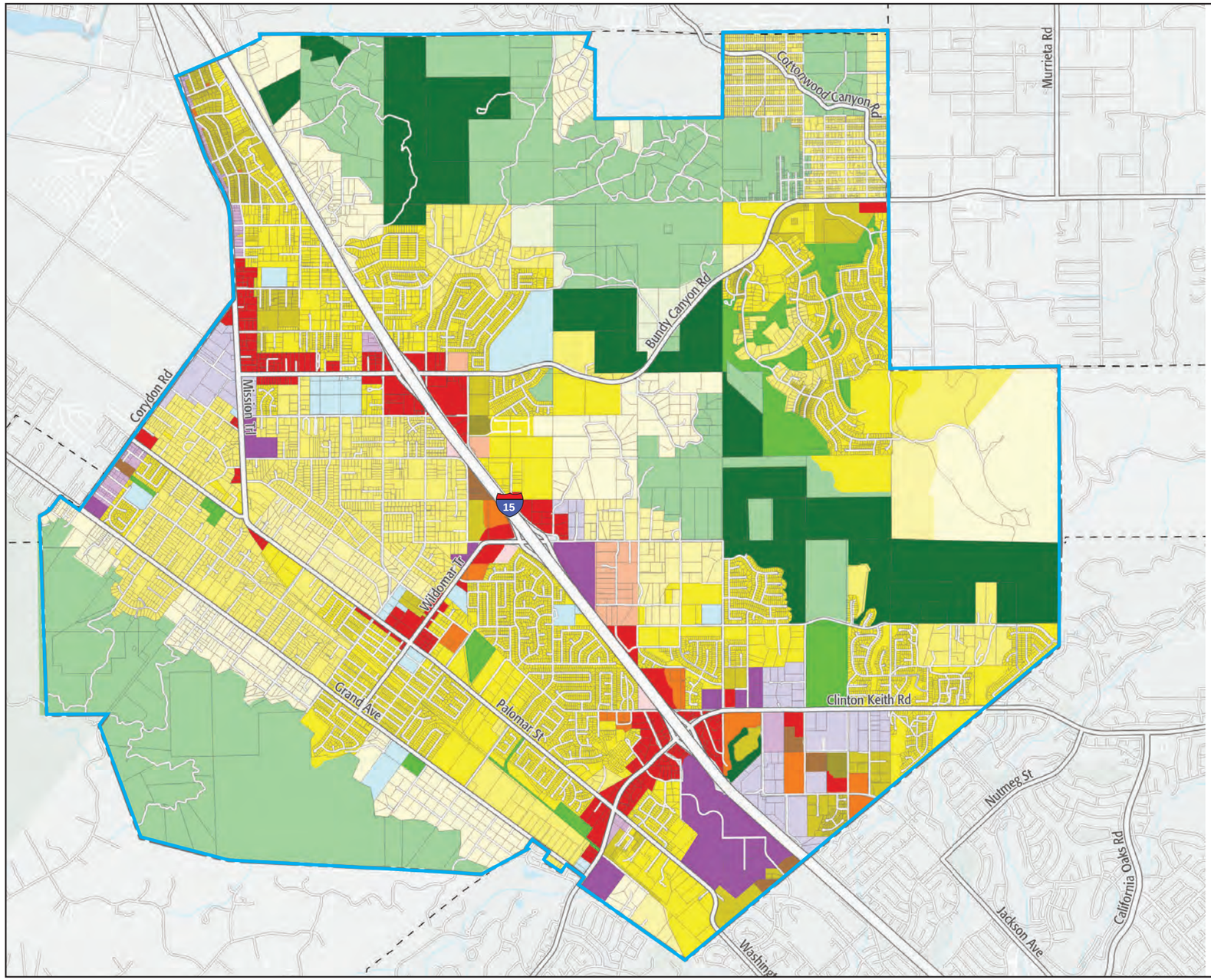
The proposed land use maps (Figure 1-4, *Proposed Land Use Plan,* and Figure 3-4, *Proposed Land Use Plan*) have been revised to show the correct street name for the roadway extending east of I-15 (label has been changed from "Baxter Road" to "Wildomar Trail") and to revert the land use designation from "Estate Density Residential (EDR)" to "Low Density Residential (LDR) for the parcels to north of Grand Avenue. Additionally, revisions were made to maintain the current General Plan land use designations for residential sites included in Appendix A of the adopted and certified 2021-2029 Housing Element. As such, the revisions to this map ensure that no changes to the housing sites in the 2021-2029 Housing Element would occur as part of the proposed project.

Figure 1-4 - Proposed Land Use Plan



Source: ERI 2024; City of Wildomar 2020; PlaceWorks 2024.

Figure 3-4 - Proposed Land Use Plan



Other Jurisdictions
Parcels

Residential

LLR	Large Lot Residential
EDR	Estate Density Residential
VLDR	Very Low Density Residential
LDR	Low Density Residential
MDR	Medium Density Residential
MHDR	Medium High Density Residential
HDR	High Density Residential
VHDR	Very High Density Residential
HHDR	Highest Density Residential

Non-Residential

BP	Business Park
CO	Commercial Office
CR	Commercial Retail
LI	Light Industrial
MUL	Mixed-Use Low
MUH	Mixed-Use High
PF	Public Facilities

Open Space / Rural

OS-CH	Conservation Habitat
OS-R	Open Space Recreation
RM	Rural Mountainous

City of Wildomar Boundary

0 1
Scale (Miles)

Source: ERI 2024; City of Wildomar 2020; PlaceWorks 2024.

3. Revisions to the Draft EIR

In response to Letter A3, Mitigation Measure GHG-1 listed in Table 1-2, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, of Chapter 1, *Executive Summary*, and in Section 5.8, *Greenhouse Gas Emissions*, of this DEIR, has been revised to clarify that this mitigation measure would require new development that resulted in significant GHG emissions impacts to be required to implement the City's GHG reduction measures or best management practices.

GHG-1 The City of Wildomar shall participate in implementation and future updates of the Subregional Climate Action Plan (CAP) led by the Western Riverside Council of Government (WRCOG) with a focus on strategies that provide community-wide greenhouse gas (GHG) emission reductions in the City's planning area. The City shall conduct regular monitoring and reporting of community-wide GHG emissions to ensure progress toward reducing community-wide GHGs and work with WRCOG and partners to update the Subregional CAP on a regulator basis to ensure long-term reduction in GHG emissions.

The City shall prepare a list of quantified GHG reduction measures or best management practices for use by new development subject to the City's discretionary review process, that are consistent with the Subregional CAP. The City shall require that Applicants for new development that would result in significant GHG emissions impacts, be required to implement the GHG reduction measures or best management practices identified on the list prepared by the City, if determined to be applicable for the project.

Examples of mitigation measures that may be considered, include the following:

- Measures that encourage transit use, carpooling, bike-share and car-share pro-grams, active transportation, and parking strategies, including, but not limited to the following:
  - Promote transit-active transportation coordinated strategies;
  - Increase bicycle carrying capacity on transit and rail vehicles;
  - Improve or increase access to transit;
  - Increase access to common goods and services, such as groceries, schools, and day care;
  - Incorporate the neighborhood electric vehicle network;
  - Orient the project toward transit, bicycle and pedestrian facilities;
  - Improve pedestrian or bicycle networks, or transit service;
  - Provide traffic calming measures;
  - Limit or eliminate park supply;
  - Unbundle parking costs;
  - Provide parking cash-out programs;
  - Implement or provide access to commute reduction program;
- Require at least five percent of all vehicle parking spaces include electric vehicle charging stations;

- Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs
- Require at least five percent of all vehicle parking spaces include electric vehicle charging stations;
- Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:
    - Provide car-sharing, bike sharing, and ride-sharing programs;
    - Provide transit passes;
    - Shift single occupancy vehicle trips to carpooling or vanpooling, for exam-ple providing ride-matching services;
    - Provide incentives or subsidies that increase that use of modes other than single occupancy vehicle;
    - Provide on-site amenities at places of work, such as priority parking for car-pools and vanpools, secure bike parking, and showers and locker rooms;
    - Provide employee transportation coordinators at employment sites; and
- Provide a guaranteed ride home service to users of non-auto modes.
- Provide maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible;
- Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability;
- Running conduit to designated locations for future electric truck charging stations.

Page 5.13-26 in Section 5.13, *Noise,* of the DEIR, has been revised to include additional information regarding the infeasibility of special roadway paving.

Mitigation Measures

No feasible mitigation measures have been identified that would substantially reduce impacts associated with a substantial increase in traffic noise levels. However, several measures were considered for mitigating or avoiding traffic noise impacts.

Special Roadway Paving

Notable reductions in tire noise have been achieved via the implementation of special paving materials, such as rubberized asphalt or open-grade asphalt concrete overlays. For example, the California Department of Transportation (Caltrans) conducted a study of pavement noise along Interstate 80 in Davis and found an average improvement of 6 dBA to 7 dBA compared to conventional asphalt overlay (Caltrans 2011). Due to the cost associated with rubberized paving, estimated to be 20-25 percent more than conventional mixes, along with the associated increase in mobilization and setup, the use of rubberized asphalt is not feasible Citywide, however on a case-by-case basis, it could be used as part of project mitigation (CalRecycle, 2024).

Minor revisions to the 2021-2029 Safety Element were made to update references to the Local Hazard Mitigation Plan in the text, fix typographical errors, and incorporate newer data into Figure 1-0, Regional Fault Lines, Figure 5-0, Flood Hazard Zones, and Figure 8-0, Wildland-Urban Interface. The revised 2021-2029 Safety Element has been included as Appendix F, 2021-2029 Safety Element, to this FEIR.

Pages SE-3 – SE-4 of the 2021-2029 Safety Element:

City of Wildomar Local Hazard Mitigation Plan

The City of Wildomar's Local Hazard Mitigation Plan (LHMP) is a plan to identify and profile hazard conditions, analyze risk to people and facilities, and develop mitigation actions to reduce or eliminate hazard risks in Wildomar. The City prepared the LHMP in accordance with the federal Disaster Mitigation Act of 2000 and the Federal Emergency Management Agency's (FEMA's) LHMP guidance. The mitigation actions in the LHMP include both short-term and long-term strategies, and involve planning, policy changes, programs, projects, and other activities. The LHMP and Safety Element address similar issues, but the Safety Element provides a higher-level framework and set of policies, while the LHMP focuses on more specific mitigation, often short-term, actions. The LHMP, as its name implies, focuses on mitigation-related actions, while the Safety Element also includes policies related to emergency response, recovery, and preparation activities. The current LHMP, as certified by FEMA, is incorporated into this Safety Element by reference, as permitted by California Government Code Section 65302.6. It is available online at: https://www.cityofwildomar.org/314/Local-Hazard-Mitigation-Plan.

Page SE-13 of the 2021-2029 Safety Element:

GOAL S-1: To provide development regulations consistent with State of California requirements and best practices.

POLICY S-1 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures and mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.

POLICY S-2 Continue to enforce penalties against grading without permits and ensure the restoration of land damaged or degraded from grading activities. Continue to educate the public about the benefits of grading with permits and the penalties for grading without them. If the penalties are determined to be ineffective, explore whether levying greater penalties would be more effective in deterring illegal grading and ensuring proper restoration of damaged lands.

POLICY S-3 Incorporate the current City of Wildomar Local Hazard Mitigation Plan, as adopted by the Federal Emergency Management Agency, into this Safety Element by reference, as permitted by California Government Code Section 65302.6.

Pages SE-41 – SE-42 of the 2021-2029 Safety Element:

Wildland-Urban Interface Fires

The wildland-urban interface is an area where buildings and infrastructure (e.g., cell towers, schools, water supply facilities) mix with areas of flammable wildland vegetation. The WUI is made up of three distinct zones. The intermix zone contains housing development or improved parcels interspersed in an area dominated by wildland vegetation subject to wildfire. The interface zone contains dense housing next to vegetation, but not dominated by wildland vegetation, that can burn in a wildfire. The influence zone contains wildfire-susceptible vegetation within 1.5 miles from the WUI or wildland-urban intermix zones. ~~This interface is sometimes divided into the defense zone (areas in close proximity to communities, usually about a quarter-mile thick) and threat zones (an approximately one and a quarter mile buffer around the defense zone).~~ Hundreds of homes now border major forests and brush areas. With thousands of people living near and visiting wildland areas, the probability of human-caused fires is growing. Wildfires and urban interface fires have occurred close to or encroached into the city, especially in large areas of grassland, scrub, and chapparal. The most recent fire was the 2019 Tenaja Fire, located south of Wildomar in the rural community of La Cresta. The fire burned approximately 1,926 acres and damaged three structures but did not encroach into the city. Other notable fires that occurred within Wildomar are listed in Table S-2.

In the wildland-urban interface, efforts to prevent ignitions and limit wildfire losses hinge on hardening structures and creating defensible space through a multi-faceted approach, which includes engineering, enforcement, education, emergency response, and economic incentive. Different strategies in the defense and threat zones of the wildland-urban interface help to limit the spread of fire and reduce the risk to people and property.

Wildfire threat within California is described by Wildfire Hazard Severity Zones, which designate hazardous areas within State Responsibility Areas (SRAs) as moderate, high, or very high. However, incorporated areas such as Wildomar are considered Local Responsibility Areas (LRAs) and only designate very high fire hazard severity zones. Significant portions of the city are located within a very high fire hazard severity zone. Figure 7-0 shows the wildfire risk zones in and around Wildomar and Figure 8-0 identifies the wildland-urban interface. The highest threat occurs along the eastern side of I-15, as well as the western side of Grand Avenue, on land that is on and adjacent to hillsides with large areas of dry grass and chapparal. Areas adjacent to the city that are susceptible to wildfires are also of concern as these conditions could exacerbate vulnerabilities within the city. As illustrated in Figure 7-0, the highest threat for vulnerable communities occurs in the northern region of the city, north of Lemon Street and east of I-15. These communities are entirely within a very high fire hazard severity zone.

3. Revisions to the Draft EIR

Pages SE-50 – SE-51 of the 2021-2029 Safety Element:

GOAL S-4: To avoid the risk of loss of life and injury and minimize risk of property damage, community disruption, and economic loss resulting from urban and wildland fires.

Building Code and Performance Standards

POLICY S-44 All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire Department and Wildomar Building and Safety Department for consistency with the following requirements before the issuance of any building permits:

(1) All proposed development and construction shall meet minimum state, county, and local standards for fire safety, as defined in the City of Wildomar Building or Fire Codes, or by City zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.

(2) In addition to the standards and guidelines of the California Building Code, California Fire Code, the Wildomar Municipal Code, and other appropriate fire safety provisions, developments shall incorporate additional standards for high-risk, high-occupancy, and dependent facilities where appropriate under the City of Wildomar Fire Code. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.

(3) Proposed development and construction in Very Fire Hazard Severity Zones shall provide secondary public access, in accordance with City of Wildomar ordinances. There shall be multiple points of ingress and egress that allow for emergency response vehicle access. Points of access shall also include visible street signs and sufficient water supplies and infrastructure for structural fire suppression.

(4) Proposed development and construction in Very Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.

(5) Proposed development and construction in Very Fire Hazard Severity Zones shall provide a fire protection plan that includes defensible space or fuel modification

zones to be located, designed, constructed, and maintained to provide adequate defensibility from wildfires.

(6) Prior to the approval of all parcel maps and tentative maps, the City shall require as a condition of approval, the developer meet or exceed the California Fire and Building code including Title 14 Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access (see California Government Code, Section 66474.02.).

POLICY S-45 Monitor fire-prevention measures (e.g., fuel reduction) required through a site-specific fire-prevention plan to reduce long-term fire risks in Very High Fire Hazard Severity Zones.

POLICY S-46 For existing non-conforming development, the City shall work with property owners to improve or mitigate access, water supply and fire flow, signing, and vegetation clearance to meet current State and/or locally adopted fire safety standards.

POLICY S-47 Require proposed development in Very High Fire Hazard Severity Zones to be located where fire and emergency services are available or will be constructed as part of the proposed development activities. These services shall meet the minimum travel times identified in Riverside County Fire Department Fire Protection and Emergency Management Services' Strategic Master Plan.

POLICY S-48 The City shall require all new development projects with land classified as state responsibility areas (Public Resources Code Section 4102), land classified as very high fire hazard severity zones (VHFHSZs; Section 51177), or within areas defined as a "wildland urban interface" (WUI), to prepare a long-term comprehensive fuel reduction and management program, including provisions for multiple points of ingress and egress to improve evacuation and emergency response access and adequate water infrastructure for water supply and fire flow, and fire equipment access.

POLICY S-49 Require that conceptual landscaping plans for development in Very <u>High</u> Fire Hazard Severity Zones identified by CAL FIRE and shown in Figure 7-0 be reviewed by Planning and Fire Departments prior to the issuance of development permits. The conceptual landscaping plan of the proposed development shall, at a minimum, include:

(1) Site plan, planting plan, planting palette, and irrigation plan to reduce the risk of fire hazards with consideration to site conditions, including slope, structures, and adjacencies.

(2) Defensible space maintenance plan.

(3) Provision of multiple points of ingress and egress to improve evacuation and emergency response access and adequate water infrastructure for water supply and fire flow, and fire equipment access.

POLICY S-50 Site design for development in Very High Fire Hazard Severity Zones shall be required to account for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by:

(1) Providing fuel modification zones with removal of combustible vegetation while minimizing visual impacts and limiting soil erosion.

(2) Replacing combustible vegetation with fire-resistant vegetation to stabilize slopes.

(3) Submitting topographic map with site-specific slope analysis.

(4) Submitting erosion and sedimentation control plans.

(5) Providing a minimum 30-foot setback from the edge of the fuel modification zones.

(6) Minimizing disturbance of 25 percent or greater natural slopes.

Appendix A Extraneous Pages from Comment Letter A3

Appendices

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SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2104, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Focus on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years of experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Rosenfeld P. E., Spaeth K., Hallman R., Bressler R., Smith, G., (2022) Cancer Risk and Diesel Exhaust Exposure Among Railroad Workers. *Water Air Soil Pollution.* **233,** 171.

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

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Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

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Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

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Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

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Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

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Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

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Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the Superior Court of the State of California, County of San Bernardino
Billy Wildrick, Plaintiff vs. BNSF Railway Company
Case No. CIVDS1711810
Rosenfeld Deposition 10-17-2022

In the State Court of Bibb County, State of Georgia
Richard Hutcherson, Plaintiff vs Norfolk Southern Railway Company
Case No. 10-SCCV-092007
Rosenfeld Deposition 10-6-2022

In the Civil District Court of the Parish of Orleans, State of Louisiana
Millard Clark, Plaintiff vs. Dixie Carriers, Inc. et al.
Case No. 2020-03891
Rosenfeld Deposition 9-15-2022

In The Circuit Court of Livingston County, State of Missouri, Circuit Civil Division
Shirley Ralls, Plaintiff vs. Canadian Pacific Railway and Soo Line Railroad
Case No. 18-LV-CC0020
Rosenfeld Deposition 9-7-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jonny C. Daniels, Plaintiff vs. CSX Transportation Inc.
Case No. 20-CA-5502
Rosenfeld Deposition 9-1-2022

In The Circuit Court of St. Louis County, State of Missouri
Kieth Luke et. al. Plaintiff vs. Monsanto Company et. al.
Case No. 19SL-CC03191
Rosenfeld Deposition 8-25-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jeffery S. Lamotte, Plaintiff vs. CSX Transportation Inc.
Case No. NO. 20-CA-0049
Rosenfeld Deposition 8-22-2022

In State of Minnesota District Court, County of St. Louis Sixth Judicial District
Greg Bean, Plaintiff vs. Soo Line Railroad Company
Case No. 69-DU-CV-21-760
Rosenfeld Deposition 8-17-2022

In United States District Court Western District of Washington at Tacoma, Washington
John D. Fitzgerald Plaintiff vs. BNSF
Case No. 3:21-cv-05288-RJB
Rosenfeld Deposition 8-11-2022

In Circuit Court of the Sixth Judicial Circuit, Macon Illinois
Rocky Bennyhoff Plaintiff vs. Norfolk Southern
Case No. 20-L-56
Rosenfeld Deposition 8-3-2022

In Court of Common Pleas, Hamilton County Ohio
Joe Briggins Plaintiff vs. CSX
Case No. A2004464
Rosenfeld Deposition 6-17-2022

In the Superior Court of the State of California, County of Kern
George LaFazia vs. BNSF Railway Company.
Case No. BCV-19-103087
Rosenfeld Deposition 5-17-2022

In the Circuit Court of Cook County Illinois
Bobby Earles vs. Penn Central et. al.
Case No. 2020-L-000550
Rosenfeld Deposition 4-16-2022

In United States District Court Easter District of Florida
Albert Hartman Plaintiff vs. Illinois Central
Case No. 2:20-cv-1633
Rosenfeld Deposition 4-4-2022

In the Circuit Court of the 4th Judicial Circuit, in and For Duval County, Florida
Barbara Steele vs. CSX Transportation
Case No.16-219-Ca-008796
Rosenfeld Deposition 3-15-2022

In United States District Court Easter District of New York
Romano et al. vs. Northrup Grumman Corporation
Case No. 16-cv-5760
Rosenfeld Deposition 3-10-2022

In the Circuit Court of Cook County Illinois
Linda Benjamin vs. Illinois Central
Case No. No. 2019 L 007599
Rosenfeld Deposition 1-26-2022

In the Circuit Court of Cook County Illinois
Donald Smith vs. Illinois Central
Case No. No. 2019 L 003426
Rosenfeld Deposition 1-24-2022

In the Circuit Court of Cook County Illinois
Jan Holeman vs. BNSF
Case No. 2019 L 000675
Rosenfeld Deposition 1-18-2022

In the State Court of Bibb County State of Georgia
Dwayne B. Garrett vs. Norfolk Southern
Case No. 20-SCCV-091232
Rosenfeld Deposition 11-10-2021

In the Circuit Court of Cook County Illinois
Joseph Ruepke vs. BNSF
Case No. 2019 L 007730
Rosenfeld Deposition 11-5-2021

In the United States District Court For the District of Nebraska
Steven Gillett vs. BNSF
Case No. 4:20-cv-03120
Rosenfeld Deposition 10-28-2021

In the Montana Thirteenth District Court of Yellowstone County
James Eadus vs. Soo Line Railroad and BNSF
Case No. DV 19-1056
Rosenfeld Deposition 10-21-2021

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al.cvs. Cerro Flow Products, Inc.
Case No. 0i9-L-2295
Rosenfeld Deposition 5-14-2021
Trial October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a AMTRAK,
Case No. 18-L-6845
Rosenfeld Deposition 6-28-2021

In the United States District Court For the Northern District of Illinois
Theresa Romcoe vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail
Case No. 17-cv-8517
Rosenfeld Deposition 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al. vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case No. CV20127-094749
Rosenfeld Deposition 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al vs. CNA Insurance Company et al.
Case No. 1:17-cv-000508
Rosenfeld Deposition 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, Plaintiff, vs. Marathon Petroleum, LP, Defendant.
Case No. 1716-CV10006
Rosenfeld Deposition 8-30-2019

In the United States District Court For The District of New Jersey
Duarte et al, Plaintiffs, vs. United States Metals Refining Company et. al. Defendant.
Case No. 2:17-cv-01624-ES-SCM
Rosenfeld Deposition 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" Defendant.
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Rosenfeld Deposition 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No. BC615636
Rosenfeld Deposition 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No. BC646857
Rosenfeld Deposition 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiffs vs. The 3M Company et al., Defendants
Case No. 1:16-cv-02531-RBJ
Rosenfeld Deposition 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No. 1923
Rosenfeld Deposition 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
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In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case No. 1:19-cv-00315-RHW
Rosenfeld Deposition 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No. LC102019 (c/w BC582154)
Rosenfeld Deposition 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., Plaintiffs, vs. Meritor Inc., et al., Defendants
Case No. 4:16-cv-52-DMB-JVM
Rosenfeld Deposition July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No. RG14711115
Rosenfeld Deposition September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No. LALA002187
Rosenfeld Deposition August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action No. 14-C-30000
Rosenfeld Deposition June 2015

In The Iowa District Court for Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No. 4980
Rosenfeld Deposition May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case No. CACE07030358 (26)
Rosenfeld Deposition December 2014

In the County Court of Dallas County Texas
Lisa Parr et al, Plaintiff, vs. Aruba et al, Defendant.
Case No. cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., Plaintiffs, vs. Republic Services, Inc., et al., Defendants
Case No. 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition October 2012

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., Plaintiffs, vs. International Paper Company, Defendant.
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Rosenfeld Deposition July 2010, June 2011

In the Circuit Court of Jefferson County Alabama
Jaeanette Moss Anthony, et al., Plaintiffs, vs. Drummond Company Inc., et al., Defendants
Civil Action No. CV 2008-2076
Rosenfeld Deposition September 2010

In the United States District Court, Western District Lafayette Division
Ackle et al., Plaintiffs, vs. Citgo Petroleum Corporation, et al., Defendants.
Case No. 2:07CV1052
Rosenfeld Deposition July 2009

Appendix B Revised Biological Resources Assessment

Appendices

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Biological Resources Assessment
for the
City of Wildomar General Plan Update

Riverside County, California

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November 2023 (revised October 2024)

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LIST OF ACRONYMS AND ABBREVIATIONS

Term	Definition
BA	Biological Assessment
BCC	Birds of Conservation Concern
BO	Biological Opinion
CAPSSA	Criteria Area Plant Species Survey Area
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Wildomar
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society

Term	Definition
CRPR	California Rare Plant Rank
CWA	Clean Water Act
DBESP	Determination of Biologically Equivalent or Superior Preservation
DSFLF	Delhi Sands flower-loving fly
EFH	Essential Fish Habitat
EO	Executive Order
ESA	Endangered Species Act
ESU	Evolutionary Significant Unit
FHWA	Federal Highway Administration
FMP	Fishery Management Plan
HANS	Habitat Evaluation and Acquisition Negotiation Process
HCP	Habitat Conservation Plan
I	Interstate
IA	Implementing Agreement
IPaC	Information for Planning and Consultation
MBTA	Migratory Bird Treaty Act
MSL	Mean Sea Level
MSHCP	Multiple Species Habitat Conservation Plan
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plant Species Survey Area
NMFS	National Marine Fisheries Service
NOAA	National Oceanic and Atmospheric Administration
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
PQP	Public/Quasi-Public
RCA	Regional Conservation Authority
RCD	Resource Conservation District
RCHCA	Riverside County Habitat Conservation Agency
RCIP	Riverside County Integrative Project
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SKR	Stephen's kangaroo rat
SSC	Species of Special Concern
USC	United States Code
USFS	United States Forest Service
USFWS	U.S. Fish and Wildlife Service

1.0 INTRODUCTION

On behalf of the City of Wildomar (City), ECORP Consulting, Inc. is providing this General Plan Update. The City does not currently have its own General Plan; instead, it refers to the County of Riverside General Plan (Riverside County Integrative Project [RCIP] 2003a). This current General Plan will be the first City-specific update of the General Plan. The purpose of this General Plan is to provide information on the current biological resources within the City; evaluate the potential for special-status species and their habitats to occur within the City; assess potential biological-related constraints to future development; identify potential avoidance, minimization, and mitigation measures for the City's review; and provide this information within the context of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

1.1 City Location

The City is within the County of Riverside, south of Lake Elsinore and north of Murrieta (Figure 1). Riverside County is the fourth largest county in California encompassing approximately 7,300 square miles. The western half of the County is more populated than the eastern half; located in the western half of the County, the population of Wildomar was documented at 36,445 in 2019 and has been experiencing a steady incline since. The City is bisected by Interstate (I) 15, which runs northwest–southeast and is located just east of the Santa Ana Mountains and Elsinore Mountains. Due to its location at the foothill of these mountain ranges, the topography varies throughout the City. The City is depicted on the U.S. Geological Survey Wildomar, Murrieta, Romoland, and Lake Elsinore 7.5-minute topographic quadrangles. Elevations range from 2,324 to 1,566 feet above Mean Sea Level (MSL) from west to east and 1,187 to 1,777 feet above MSL from south to north.

1.2 Project Description

The City currently utilizes the Adopted Riverside County General Plan which was published in 2003 and has since undergone numerous amendments. Its latest full revision was in 2015 (Riverside County Planning Department 2015). A summary of amendments, pertaining primarily to land use designation, can be found at the Riverside County Planning Department website (Riverside County Planning Department 2021a). The 2015 revisions to the Riverside County General Plan included the development of Area Plans. The City is included within the Elsinore Area Plan (Riverside County Planning Department 2021b), and this document, along with the 2003 Riverside County General Plan and 2015 Riverside County General Plan Amendment, are the City's principal policy documents for future conservation and development.

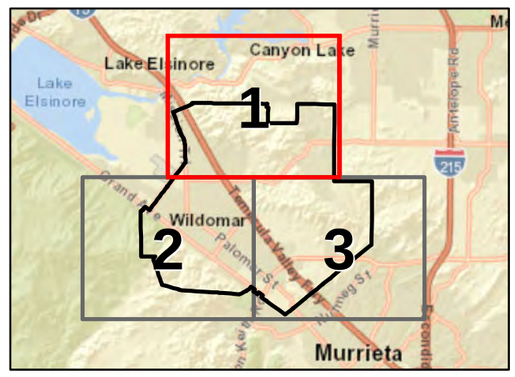
This document will be used for the City's Envision Wildomar 2040 and will serve as the first City-specific General Plan since the City was incorporated in 2008.

Map Features

City Limits

Riverside County, California
§17, 18, 19, 29, 30, 31, 32, 33 T06S R03W SBBM
§10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 32, 33, 34, 35, 36 T06S R04W SBBM
§5, 6, 7 T07S R03W SBBM
§1, 4 T07S R04W SBBM
La Laguna (Stearns), Temecula, and Santa Rosa (Morino) Land Grants
Latitude (NAD83): 33.614977°
Longitude (NAD83): -117.253996°

Murietta (1988, rev 1997, NAD27)
Romoland (1988, rev 1997, NAD27)
Wildomar (1953, rev 1979, NAD27)
Lake Elsinore (1953, rev 1979, NAD27)
CA 7.5-minute Topographic Quadrangle
US Geological Survey



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Map Date: 10/6/2023

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Scale in Feet
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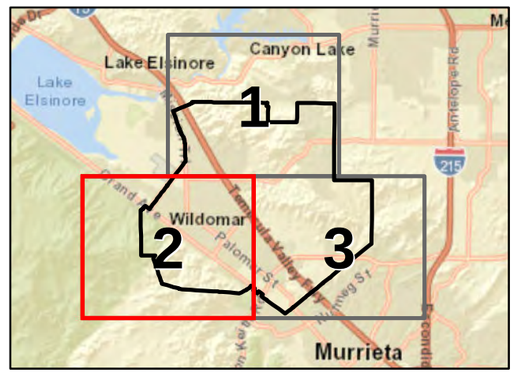
Figure 1. Project Location and Vicinity
Sheet 1 of 3
2022-077 Wildomar General Plan Update

Map Features

City Limits

Riverside County, California
§17, 18, 19, 29, 30, 31, 32, 33 T06S R03W SBBM
§10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 32, 33, 34, 35, 36 T06S R04W SBBM
§5, 6, 7 T07S R03W SBBM
§1, 4 T07S R04W SBBM
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CA 7.5-minute Topographic Quadrangle
US Geological Survey



Map Date: 10/6/2023

ECORP Consulting, Inc.
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Scale in Feet
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Figure 1. Project Location and Vicinity
Sheet 2 of 3
2022-077 Wildomar General Plan Update

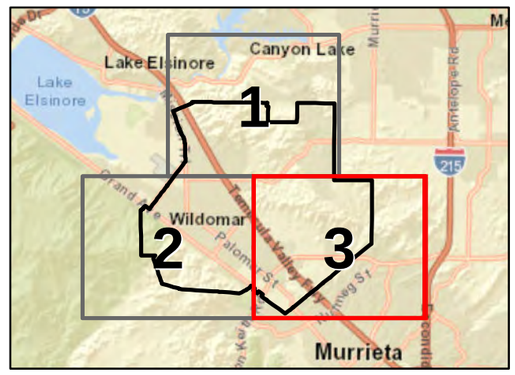
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Map Features

City Limits

Riverside County, California
§17, 18, 19, 29, 30, 31, 32, 33 T06S R03W SBBM
§10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 32, 33, 34, 35, 36 T06S R04W SBBM
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CA 7.5-minute Topographic Quadrangle
US Geological Survey



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Map Date: 10/6/2023

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Scale in Feet
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Figure 1. Project Location and Vicinity
Sheet 3 of 3
2022-077 Wildomar General Plan Update

1.3 Purpose of this General Plan Update

To better guide development in the City, the Wildomar General Plan strategy is to identify existing and future biological resources in the City and ensure compliance with applicable laws before these resources are altered or impacted. This document summarizes the existing biological resources that will serve as the basis for development of the comprehensive General Plan and associated Programmatic Environmental Impact Report.

1.4 Multiple Species Habitat Conservation Plan Context

The City is located within the Western Riverside County MSHCP. The MSHCP provides information on plant and wildlife species of concern and their associated habitats to the County of Riverside (Planning Species) and outlines goals for their conservation while addressing the requirements of the State and federal Endangered Species Acts (ESAs). Information on the MSHCP can be found at www.rctlma.org (Riverside County Land Management Agency 2023).

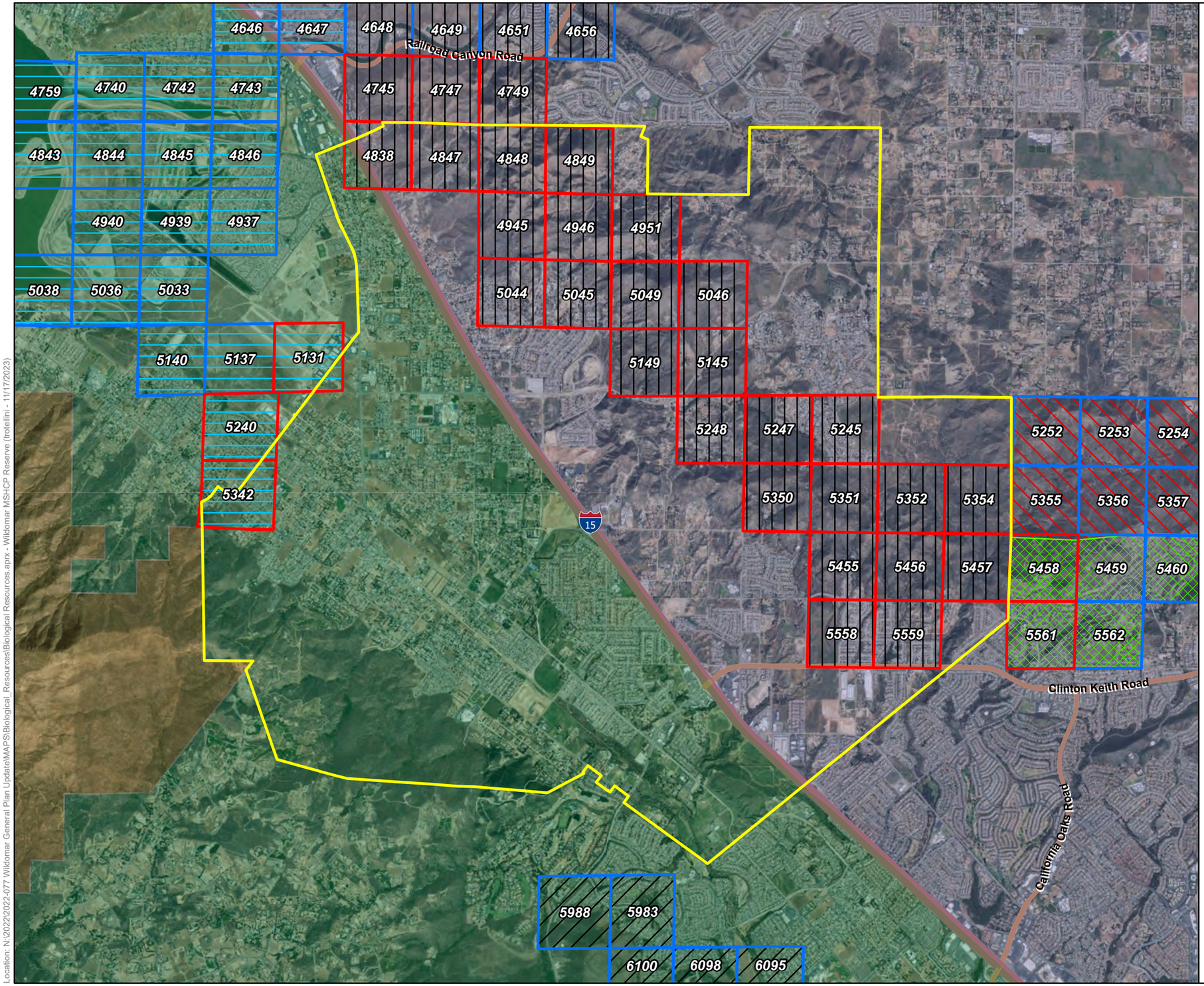
To guide the City and its residents on navigating the MSHCP, flow charts depicting the steps to development within the context of the MSHCP are provided in Appendix A. These flowcharts help guide development by providing an overview of and recommendations for: development applications; special-status plant and wildlife species; riparian/riverine habitat and sensitive natural communities; wildlife corridors and movement; and covered roads.

Generally, any entity looking to construct a project first needs to determine if their property is located within a Criteria Cell. This will influence what permits or additional applications an entity may need to complete. As required by Regional Conservation Authority (RCA) Board Resolution No. 06-05, permit applicants are responsible for the costs of a Joint Project Review and an initial deposit is required with the submittal of the application. Costs and expenditures incurred during the process will be billed against the deposit amount. The applicant will be billed any difference should the costs exceed the initial deposit amount. The applicant will be refunded any difference should the costs be less than the initial deposit amount. MSHCP Fees are adjusted annually using the Consumer Price Index. A copy of the 2024 Fiscal Year Fee Schedule is provided in Appendix B. The latest MSHCP Fee Schedule can be located at https://www.wrc-rca.org/development-applications/permits-and-fees/.

Section 7 of the MSHCP outlines covered activities and allowable uses as they pertain to Conserved Lands, Criteria Areas, and Public/Quasi-Public (PQP) Lands. Each of these, in the context of the City, will be described below.

1.4.1 Conserved Lands and Criteria Cells

The City overlaps with all or portions of the following Criteria Cells: 5342, 5240, 5131, 4838, 4847, 4848, 4849, 4745, 4747, 4749, 4945, 4946, 4951, 5044, 5045, 5049, 5046, 5149, 5145, 5248, 5247, 5245, 5350, 5351, 5352, 5354, 5455, 5456, 5457, 5558, 5559, 5458, and 5561. The locations of the Criteria Cells are depicted on Figure 2A.



Map Contents

City Limits

WRMSHCP Reserve Assembly

Wildomar WRMSHCP Criteria Cells

WRMSHCP Criteria Cells

Area Plan Subunits - Within City Limits

SU3 - Elsinore

SU4 - Sedco Hills

Area Plan Subunits - Outside City Limits

SU1 - Murrieta Creek

SU2 - Lower Sedco Hills

SU5 - French Valley/Lower Sedco Hills

Habitat Management Units

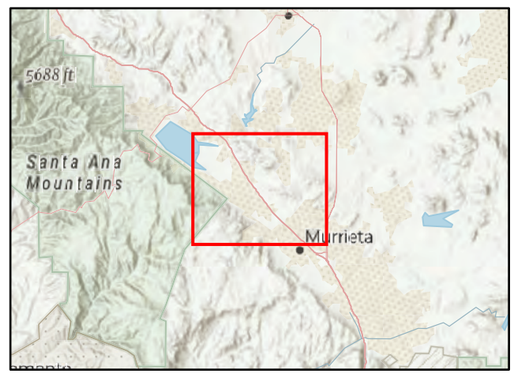
Forest Service Trabuco

Menifee

Santa Ana Mountains

Sources: ESRI, Placeworks, RCIT

Other Related Info if Needed



Location: N:\2022\2022-077 Wildomar General Plan Update\MAPS\Biological_Resources\Biological Resources.aprx - Wildomar MSHCP Reserve (trotellini - 11/17/2023)

Map Date: 11/17/2023

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Miles
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Figure 2A. MSHCP Reserve Assembly

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Covered activities within the Criteria Area are discussed in Section 7.3 of the MSHCP. Covered activities include:

- Public and private development consistent with MSHCP Criteria (MSHCP Section 7.3.1)
- Single-family homes on existing parcels within the Criteria Area (MSHCP Section 7.3.2)
- Agricultural Lands within the Criteria Area (MSHCP Section 7.3.3)
- Existing roads within the Criteria Area (MSHCP Section 7.3.4); for additional information on covered road maintenance activities within the Criteria Area, please reference MSHCP, Section 7.3.4.
- Planned roads within the Criteria Area (MSHCP Section 7.3.5)
- State Park facilities (MSHCP Section 7.3.6)
- Flood control facilities (MSHCP Section 7.3.7)
- Waste management facilities (MSHCP Section 7.3.8)
- Future facilities necessary to support planned development including water/wastewater facilities, electrical utility facilities, and natural gas facilities (MSHCP Section 7.3.9)

1.4.2 Public/Quasi-Public Lands

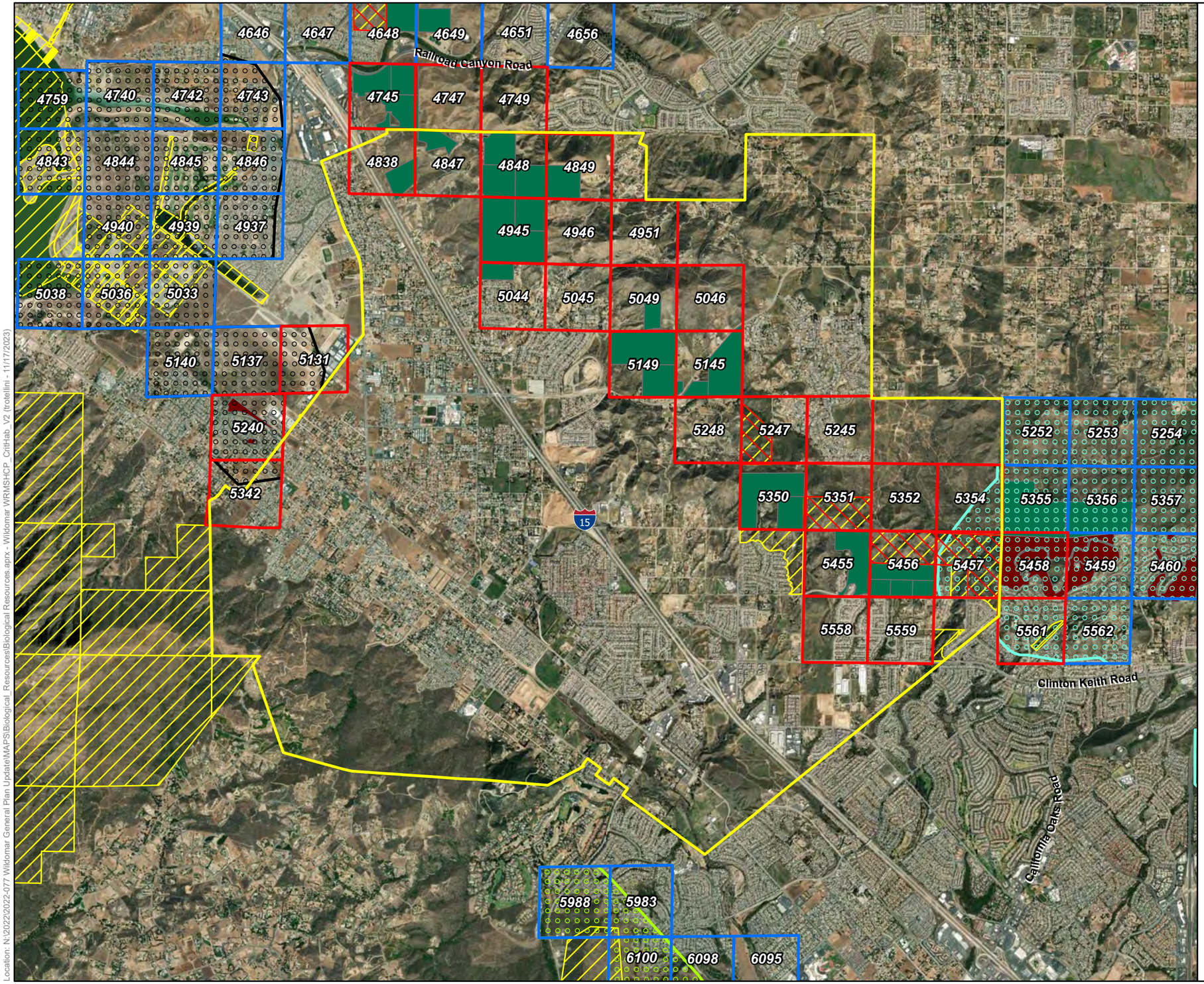
PQP Lands exist within the eastern portion of the City. These are listed in Table 1.

According to Section 7.2 of the MSHCP, covered activities within existing PQP Lands include:

- Existing roadways such as interstates, freeways, State highways, city and county-maintained roads, and local roads not city or county maintained that provide property access; for additional information on covered road maintenance activities within PQP Lands, please reference MSHCP, Section 7.2.1.
- Planned roads within existing PQP Lands (MSHCP Section 7.2.2)
- Future facilities including water, sewer, electrical, gas and solid waste facilities (MSHCP Section 7.2.4)
- Maintenance of other existing facilities (MSHCP Section 7.2.5)
- Existing Agricultural Uses (Section MSHCP 7.2.6)

1.4.3 Multiple Species Habitat Conservation Plan Conserved Lands

There are currently 842 acres of MSHCP Conserved Lands throughout the MSHCP Plan Area. Conserved Lands are located throughout the City and depicted in Figure 2B.



Map Contents

- City Limits
- Wildomar WRMSHCP Criteria Cells
- WRMSHCP Criteria Cells

Critical Habitat

- Coastal California gnatcatcher

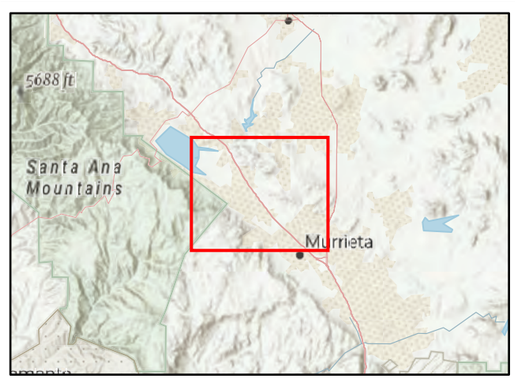
Western Riverside MSHCP Conserved Lands

- Public Quasi-Public (PQP) Conserved Lands
- MSHCP Conserved Lands
- MSHCP Easements

Western Riverside MSHCP Criteria Area Species Areas

- San jacinto valley crownscale (*Atriplex coronata* var. *notatior*), Parish's saltbush (*Atriplex parishii*), Davidson's saltbush (*Atriplex serenana* var. *davidsonii*), Thread leaved brodiaea (*Brodiaea filifolia*), Round leaved filaree (*Erodium macrophyllum*), Smooth tarplant (*Centromadia pungens* ssp. *laevis*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Little mouse tail (*Myosurus minimus*) Area
- Davidson's saltbush (*Atriplex serenana* var. *davidsonii*), Parish's saltbush (*Atriplex parishii*), Thread leaved brodiaea (*Brodiaea filifolia*), Smooth tarplant (*Centromadia pungens* ssp. *laevis*), Round leaved filaree (*Erodium macrophyllum*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Little mouse tail (*Myosurus minimus*) Area
- Davidson's saltbush (*Atriplex serenana* var. *davidsonii*), Parish's saltbush (*Atriplex parishii*), Round leaved filaree (*Erodium macrophyllum*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*) Santa ana pitchersage (*Lepechinia cardiophylla*), Prostrate navarretia (*Navarretia prostrata*) Area

Sources: ESRI, Placeworks, RCIT, USFWS
Other Related Info if Needed



Location: N:\2022\2022-077 Wildomar General Plan Update\MAPS\Biological_Resources\Biological Resources.aprx - Wildomar WRMSHCP_CritHab_V2 (trotellini - 11/17/2023)

Map Date: 11/17/2023

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Figure 2B. MSHCP Criteria Area Species, Critical Habitat, and Conserved Lands

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According to Section 7.4 of the MSHCP, the following uses are considered allowable uses within the MSHCP Conservation Area:

- Reserve management, monitoring, and scientific research activities (MSHCP Section 7.4.1)
- Emergency, safety, and police services (MSHCP Section 7.4.1)
- Emergency repairs (MSHCP Section 7.4.1)
- Conditionally compatible uses such as public access and recreation (MSHCP Section 7.4.2)

1.4.4 Covered Roads

The City includes numerous Covered Roads according to the MSHCP. These include Major, Arterial, Secondary, Collector, and Urban Arterial roads (Figure 2C). These are summarized in Table 1.

1.4.5 Wildlife Crossings

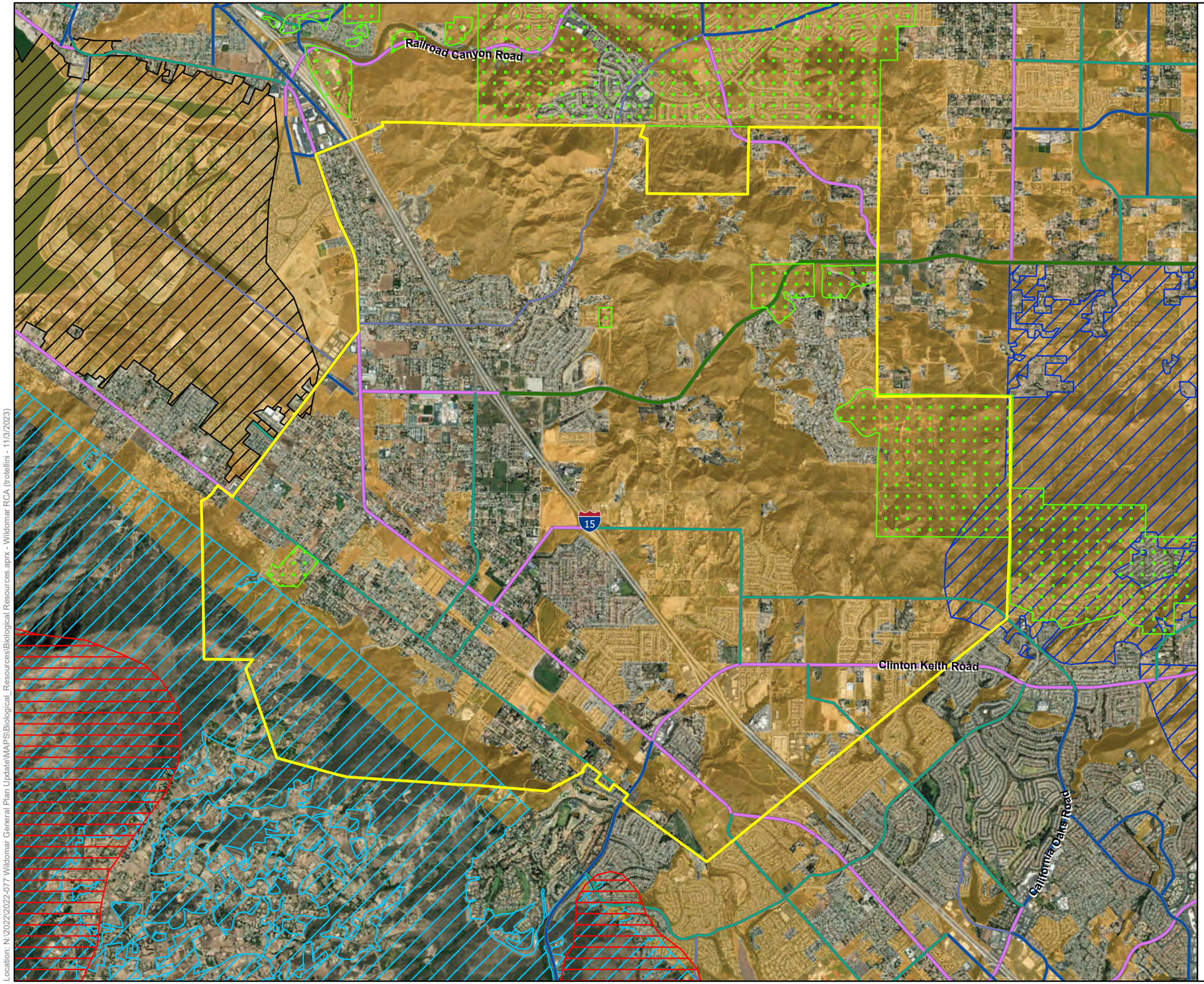
As it pertains to wildlife crossings within the Criteria Area and PQP Lands, Section 7.5.2 of the MSHCP outlines guidelines for the construction of wildlife crossings for various wildlife species.

1.5 Reserve Assembly Analysis

The City is located in the Elsinore Area Plan in Subunit 3- Elsinore and Subunit 4- Sedco Hills. The City is also adjacent to the Southwest Area Plan in Subunit 1- Murrieta Creek and Subunit 5, French Valley/Lower Sedco Hills and adjacent to the Sun City/Menifee Area Plan in Subunit 2- Lower Sedco Hills. The City is within the Santa Ana Mountains and Menifee Habitat Management Units and adjacent to the Forest Service Trabuco Habitat Management Unit.

The City is within Species Survey Areas for Narrow Endemic Plants, Criteria Area Species, and Burrowing Owl. The City is within the Criteria Area Species Survey Area for San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*), Parish's brittlescale (*Atriplex parishii*), Davidson's saltscale (*Atriplex sernana* var. *davidsonii*), thread-leaved brodiaea (*Brodiaea filifolia*), round-leaved filaree (*California macrophylla*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), little mousetail (*Myosurus minimus* ssp. *apus*), and mud nama (*Nama stenocarpa*). The City is within the Narrow Endemic Plants Survey Area for Munz' onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). Table 1 contains acreage summaries for each Criteria Cell.

The City is adjacent to the Cleveland National Forest of which portions of this area are PQP lands. Table 1 summarizes information related to Criteria Cells, Covered Roads, PQP Lands, and Additional Reserve Lands within the City according to Criteria Cell Number.



Map Contents

City Limits

RCA Information

Stephens' kangaroo rat Habitat

Burrowing Owl Survey Area

Amphibian Survey Areas

California Red-legged Frog

Narrow Endemic Plant Survey Areas

Many-stemmed dudleya, California Orcutt grass, Spreading navarretia, San Miguel savory, Hammitt's clay-cress, Wright's trichocoronis

Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, Wright's trichocoronis

Munz's onion, San Diego ambrosia, Many-stemmed dudleya, spreading navarretia, California orcutt grass, Hammitt's clay-cress, Wright's trichocoronis

MSHCP Covered Roads

Urban Arterial

Arterial

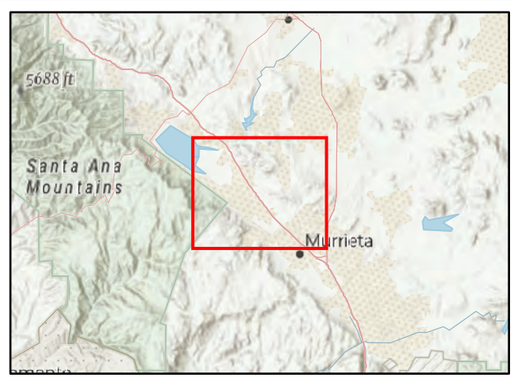
Major

Secondary

Collector

Sources: ESRI, Placeworks, RCIT

Other Related Info if Needed



Location: N:\2022\2022-077 Wildomar General Plan Update\MAPS\Biological_Resources\Biological Resources.aprx - Wildomar RCA (trotellini - 11/3/2023)

Map Date: 11/3/2023

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Figure 2C. RCA Information

2022-077 Wildomar General Plan Update

Table 1. Criteria Cell Reserve Assembly Analysis Acreages

Criterial Cell Number	Criteria Cell Size Total (acres)	Criteria Cell Size within the City (acres)	Subunit	Covered Roads and Type (acres)	PQP Lands (acres)*	Additional Reserve Lands within City (acres)*
4745	159.50	0.02	Sedco Hills	–	–	–
4747	159.83	0.08	Sedco Hills	–	–	Archer, Timothy, & Marlene = 0.06
4749	160.73	0.53	Sedco Hills	–	–	Archer = 0.01
4838	159.66	140.96	Sedco Hills	Casino Dr (Major) = 0.03 Malaga Rd (Major) = 0.33	–	Patterson, Kenneth, & Patricia = 25.86
4847	159.70	159.22	Sedco Hills	–	–	Archer, Timothy, & Marlene = 21.11 Patterson, Kenneth, & Patricia = 2.12
4848	159.19	158.85	Sedco Hills	–	–	Archer = 37.07 Nelson, Jack = 37.78 Tet Sedco Hills Conservation Bank = 39.38
4849	158.93	158.93	Sedco Hills	Lost Rd (Collector) = 2.29	–	Nelson, Jack = 41.81
4945	158.28	158.28	Sedco Hills	–	–	Nelson, Jack = 37.63 Tet Sedco Hills Conservation bank = 118.73
4946	158.02	158.02	Sedco Hills	Lost Rd (Connector) = 4.73 Lost Rd (Secondary) = 0.31	–	Nelson, Jack = 1.75 Tet Sedco Hills Conservation Bank = 1.42
4951	161.24	161.24	Sedco Hills	–	–	–
5044	159.46	159.46	Sedco Hills	Lemon St (Collector) = 3.54 Lost Rd (Collector) = 0.97	–	Tet Sedco Hills Conservation Bank = 21.53
5045	159.09	159.09	Sedco Hills	Lost Rd (Collector) = 3.42 Lost Rd (Secondary) = 0.04	–	Tet Sedco Hills Conservation Bank = 0.02
5046	162.29	162.29	Sedco Hills	Bundy Canyon Rd (Urban Arterial) = 1.88	–	Casa Modelo = 1.20

Table 1. Criteria Cell Reserve Assembly Analysis Acreages

Criterial Cell Number	Criteria Cell Size Total (acres)	Criteria Cell Size within the City (acres)	Subunit	Covered Roads and Type (acres)	PQP Lands (acres)*	Additional Reserve Lands within City (acres)*
5049	162.37	162.37	Sedco Hills	–	–	Hunter = 18.97
5131	167.14	19.72	Elsinore	Corydon St (Arterial) = 2.67 Garden St (Major) = 2.19	–	–
5145	162.46	162.46	Sedco Hills	Bundy Canyon Rd (Urban Arterial) = 11.87	–	Casa Modelo = 68.94 Clark = 3.97 Katz, William = 12.24 Rullo = 0.61
5149	162.66	162.66	Sedco Hills	Bundy Canyon Rd (Urban Arterial) = 2.47	–	Clark = 40.23 Hunter = 0.21 Rullo = 79.82
5240	176.07	5.33	Elsinore	Corydon St (Arterial) = 1.36 Palomar St (Secondary) = 0.00	–	–
5245	163.53	163.43	Sedco Hills	–	–	–
5247	161.53	161.53	Sedco Hills	–	USA 362 = 52.05	–
5248	162.18	162.18	Sedco Hills	Bundy Canyon Rd (Urban Arterial) = 0.70	USA 362 = 1.38	Casa Modelo = 1.26 Clark = 0.03 Katz, William = 0.56
5342	179.66	121.08	Elsinore	Corydon St (Arterial) = 2.65 Grand Ave (Arterial) = 0.38	–	–
5350	162.01	162.01	Sedco Hills	–	USA 362 and Riv Co Parks & OS = 3.96	Borchard = 32.07 Borchard, Tr = 76.34

Table 1. Criteria Cell Reserve Assembly Analysis Acreages

Criterial Cell Number	Criteria Cell Size Total (acres)	Criteria Cell Size within the City (acres)	Subunit	Covered Roads and Type (acres)	PQP Lands (acres)*	Additional Reserve Lands within City (acres)*
5351	163.63	163.63	Sedco Hills	–	USA 362 = 78.94	Schleuniger = 0.93
5352	163.91	163.91	Sedco Hills	–	USA 362 = 0.40	–
5354	164.32	162.74	Sedco Hills	–	–	Evandel– Bergstein = 0.02
5455	160.60	160.60	Sedco Hills	La Estrella St (Secondary) = 5.72	USA 362 = 0.96	Delgado Phase 1 = 0.52 Delgado Phase 4 = 0.53 Schleuniger = 57.60
5456	160.24	160.24	Sedco Hills	La Estrella St (Secondary) = 5.28	USA 362 = 78.34	Delgado (Phase 2) = 13.17 Delgado Phase 1 = 39.32 Delgado Phase 3 = 13.29 Delgado Phase 4 = 12.89
5457	158.77	158.77	Sedco Hills	La Estrella St (Secondary) = 2.35	RCA and USA 362 = 133.58	Evandel – Bergstein = 0.00
5458	161.41	0.77	French Valley/ Lower Sedco Hills	–	RCA and USA 362 = 0.73	Lennar Greer Ranch = 0.03 Evandel– Begstein = 0.00
5558	159.52	159.52	Sedco Hills	Clinton Keith Rd (Arterial) = 6.32 La Estrella St (Secondary) = 0.42	–	Schleuniger = 0.10

Table 1. Criteria Cell Reserve Assembly Analysis Acreages

Criterial Cell Number	Criteria Cell Size Total (acres)	Criteria Cell Size within the City (acres)	Subunit	Covered Roads and Type (acres)	PQP Lands (acres)*	Additional Reserve Lands within City (acres)*
5559	160.13	160.13	Sedco Hills	Clinton Keith Rd (Arterial) = 6.80 La Estrella St (Secondary) = 0.76	RCA = 0.03	–
5561	162.51	0.58	French Valley/ Lower Sedco Hills	La Estrella Rd (Secondary) = 0.00 La Estrella St (Secondary) = 0.07	Team RCD and RCA = 0.35	–

Notes: City = City of Wildomar; PQP = Public/Quasi-Public; RCA = Regional Conservation Authority; RCD = Resource Conservation District
*Taken from the Multiple Species Habitat Conservation Plan Geographic Information Systems data; names and/or acronyms were not always defined – provided as "Project Names."
This information is current as of October 3, 2023. Acreages are subject to change based on coordination with RCA. Coordination with RCA is recommended for exact acreages.

1.5.1 Conservation Goals of Area Plans within and adjacent to the City

1.5.1.1 Elsinore Area Plan

Wildomar is located within the Elsinore Area Plan. local Conservation goals of the Elsinore Area Plan that pertain to the City include preserving core areas and linkages as well as sensitive plant and wildlife species and their habitat. The target conservation acreage range for this Area Plan is 66,500 to 73,315 acres. This includes approximately 54,800 acres of existing PQP Lands and 11,700 to 18,515 acres of Additional Reserve Lands (RCIP 2003b).

Subunit 3 – Elsinore

The target acreage range for Additional Reserve Lands within the Elsinore subunit is 925 to 1,815 acres. Species of conservation focus within this subunit are American bittern (*Botaurus lentiginosus*), Bell's sage sparrow (*Artemisiospiza belli*), black-crowned night heron (*Nycticorax nycticorax*), double-crested cormorant (*Phalacrocorax auritus*), least Bell's vireo (*Vireo bellii pusillus*), loggerhead shrike (*Lanius ludovicianus*), mountain plover (*Charadrius montanus*), northern harrier (*Circus cyaneus*), osprey (*Pandion haliaetus*), southwestern willow flycatcher (*Empidonax traillii extimus*), white-faced ibis (*Plegadis chihi*), white-tailed kite (*Elanus leucurus*), Quino checkerspot butterfly (*Euphydryas Editha quino*), Riverside fairy shrimp (*Streptocephalus woottoni*), bobcat (*Lynx rufus*), western pond turtle (*Actinemys marmorata*), Munz's onion, San Diego ambrosia, and smooth tarplant. Biological issues and considerations from the MSHCP are:

- Conserve wetlands including Temescal Wash, Collier Marsh, Alberhill Creek, Lake Elsinore, and the floodplain east of Lake Elsinore (including marsh habitats) and maintain water quality.
- Conserve clay soils that support Munz's onion.
- Conserve Travers-Willow-Domino soil series.
- Conserve foraging habitat for raptors, providing a sage scrub-grassland ecotone.
- Conserve grassland habitat for mountain plover.
- Conserve breeding habitat for northern harrier.
- Maintain linkage areas for bobcat.
- Conserve San Diego ambrosia at Alberhill and Nichols Road or finding new populations that would allow for the loss of known populations.
- Maintain core and linkage habitats for western pond turtle.
- Maintain core areas for Riverside fairy shrimp.
- Maintain opportunities for core and linkage habitat for Quino checkerspot butterfly.

Subunit 4 – Sedco Hills

The target acreage range for Additional Reserve Lands within the Sedco Hills subunit is 2,415 to 3,845 acres. Species of conservation focus within this subunit are Bell's sage sparrow, coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo, southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), southwestern willow flycatcher, Quino checkerspot butterfly, bobcat, Stephens' kangaroo rat (SKR; *Dipodomys stephensi*), and western pond turtle. Biological issues and considerations from the MSHCP are:

- Provide a northwest-southeast connection between Estelle Mountain and Sedco Hills for sage scrub species including coastal California gnatcatcher.
- Conserve habitat in Sedco Hills to maintain the connection between Granite Hills and Bundy Canyon Road.
- Conserve wetlands in lower San Jacinto River.
- Provide upland linkage connections for Sedco Hills to Wildomar.
- Conserve foraging habitat for raptors, providing a sage scrub-grassland ecotone.
- Maintain core and linkage habitat for bobcat and SKR.
- Maintain linkage areas for western pond turtle.
- Maintain opportunities for linkage areas for Quino checkerspot butterfly.

1.5.1.2 Southwest Area Plan

The City is located adjacent to the Southwest Area Plan. Conservation goals of the Southwest Area Plan that pertain to the City include preserving core areas and linkages as well as sensitive plant and wildlife species and their habitat (RCIP 2003c). The target conservation acreage range for this Area Plan is 58,295 to 72,155 acres. This includes approximately 35,795 acres of existing PQP Lands and 22,500 to 36,360 acres of Additional Reserve Lands. Criteria Cells within this Area Plan are adjacent to the City and are included in conservation considerations for Criteria Cells within the City, hence their discussion and inclusion here.

Subunit 1: Murrieta Creek

The target acreage range for Additional Reserve Lands within this Subunit is 640 to 1,465 acres. Species of conservation focus within this Subunit are California red-legged frog (*Rana draytonii*), Cooper's hawk (*Accipiter cooperii*), least Bell's vireo, southwestern willow flycatcher, tree swallow (*Tachycineta bicolor*), white-tailed kite, yellow warbler (*Setophaga petechia*), arroyo chub (*Gila orcuttii*), bobcat, mountain lion (*Puma concolor*), and western pond turtle. Biological issues and considerations from the MSHCP follow:

- Maintain habitat connectivity within Murrieta Creek from the confluence of Temecula Creek to Cole Creek for wildlife movement and Conservation of wetland species.

- Maintain habitat connectivity between Murrieta Creek and Lower Warm Springs Creek to facilitate wildlife movement and conserve wetland species.
- Maintain linkage area for bobcat.
- Maintain the area of Murrieta Creek at the confluence of Pechanga Creek, Temecula Creek and Santa Margarita River for mountain lion Linkage.
- Maintain Habitat for arroyo chub, California red-legged frog and western pond turtle within Murrieta Creek and Cole Creek.
- Maintain the area of Murrieta Creek at the confluence of Pechanga Creek, Temecula Creek and Santa Margarita River for mountain lion Linkage.
- Maintain Habitat for arroyo chub, California red-legged frog and western pond turtle within Murrieta Creek and Cole Creek.

Subunit 5 – French Valley/Lower Sedco Hills

The target acreage range for Additional Reserve Lands within this subunit is 4,360 to 7,395 acres. Species of conservation focus within this subunit are Bell's sage sparrow, California horned lark (*Eremophila alpestris actia*), coastal California gnatcatcher, Swainson's hawk (*Buteo swainsoni*), grasshopper sparrow (*Ammodramus savannarum*), southern California rufous-crowned sparrow, Quino checkerspot butterfly, bobcat, Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), western pond turtle, long-spined spine flower (*Chorizanthe polygonoides* var. *longispina*), Munz's onion, Palmer's grapplinghook (*Harpagonella palmeri*). Biological issues and considerations from the MSHCP are:

- Conserve large blocks of habitat east of I-215 and south of Scott Road for narrow endemic species.
- Provide connection to the Southwestern Riverside County Multi Species Reserve.
- Conserve clay soils supporting long-spined spine flower, Munz's onion, and Palmer's grapplinghook.
- Maintain core and linkage habitat for bobcat and Quino checkerspot butterfly.
- Determine presence of potential core areas for Los Angeles pocket mouse along Warm Springs Creek.
- Maintain core areas for western pond turtle and Riverside fairy shrimp.

1.5.1.3 Sun City/Menifee Area Plan

The Sun City/Menifee Area Plan is adjacent to the City. The target conservation acreage range for this Area Plan is 1,545 to 2,010 acres. This includes approximately 425 acres of existing PQP Lands and 1,120 to 1,585 acres of Additional Reserve Lands. Criteria Cells within this Area Plan are adjacent to the City and

are included in conservation considerations for Criteria Cells within the City, hence their discussion and inclusion here.

Subunit 2: Lower Sedco Hills

The target acreage range for Additional Reserve Lands within this Subunit is 725 to 1,020 acres. Species of conservation focus within this Subunit are Bell's sage sparrow, coastal California gnatcatcher, grasshopper sparrow, southern California rufous-crowned sparrow, and Quino checkerspot butterfly. Biological issues and considerations from the MSHCP follow:

- Contribute to lower Sedco Hills portion of a habitat connection between the new Core Area in Antelope Valley and the Estelle Mountain/Lake Mathews Reserve area.
- Conserve existing populations and Habitat of the coastal California gnatcatcher.
- Maintain wetlands for purposes of connection and wildlife dispersal as well as wetland species Conservation.
- Maintain Core and Linkage Habitat for Quino checkerspot butterfly.

1.5.2 Conservation within Criteria Cells

Table 2 summarizes the conservation criteria within Criteria Cells within the City and as outlined in the MSHCP.

Table 2. Conservation within Criteria Cells

Criterial Cell Number	Conservation Criteria
4745	Conservation within this cell will contribute to the assembly of Proposed Linkage 8. Conservation within this cell will focus on riparian scrub, woodland, and forest habitat associated with the San Jacinto River and adjacent coastal sage scrub and chaparral habitat. Areas conserved within this cell will be connected to coastal sage scrub, riparian scrub, woodland, and forest habitat proposed for conservation in cell 4648 to the north and to coastal sage scrub and chaparral habitat proposed for conservation in cell 4838 to the south and in Cell Group F' to the east. Conservation within this cell will range from 70% to 80% of the cell focusing in the northern and eastern portions of the cell.
4747	Conservation within this Cell Group will contribute to the assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, and grassland habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group D' to the north, in cell 4745 and 4838 both to the west, and in Cell Groups E' and G' both to the east. Conservation within this Cell Group will range from 70% to 80% of the Cell Group focusing in the northern portion of the Cell Group.

Table 2. Conservation within Criteria Cells	
Criterial Cell Number	**Conservation Criteria**
4749	Conservation within this cell will contribute to the assembly of Proposed Linkage 8. Conservation within this cell will focus on riparian scrub, woodland, and forest habitat associated with the San Jacinto River and adjacent coastal sage scrub and chaparral habitat. Areas conserved within this Cell Group will be connected o chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D' to the west and cell 4559 to the east, to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group G' to the south, and to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group F' to the west and in cell 4656 to the east. Conservation within this cell group will range from 60% to 70% of the Cell Group focusing in the southern and eastern portions of the Cell Group.
4838	Conservation within this cell will contribute to the assembly of Proposed Linkage 8. Conservation within this cell will focus on chaparral and coastal sage scrub habitat. Areas conserved will be connected to chaparral and coastal sage scrub habitat proposed for conservation in cell 4745 to the north and in Cell Group F' to the east. Conservation within this cell will range from 15% to 25% of the cell focusing in the northeastern portion of the cell.
4847	Conservation within this Cell Group will contribute to the assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, and grassland habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group D' to the north, in cell 4745 and 4838 both to the west, and in Cell Groups E' and G' both to the east. Conservation within this Cell Group will range from 70% to 80% of the Cell Group focusing in the northern portion of the Cell Group.
4848, 4945, 5044	Conservation within this Cell Group will contribute to the assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Groups F' to the west, E' to the north, and H' to the east. Conservation within this Cell Group will range from 65% to 75% of the Cell Group, focusing in the northern portion of the Cell Group.
4849, 4946, 5045	Conservation within this Cell Group will contribute to the assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Groups G' to the west and I' to the east. Conservation within this Cell Group will range from 60% to 70% of the Cell Group focusing in the northern portion of the Cell Group.
4951, 5049	Conservation within this Cell Group will contribute to the assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group H' to the west and to chaparral habitat proposed for conservation in cell #5149 to the south and in Cell Group J' to the east. Conservation within this Cell Group will range from 50% to 60% of the Cell Group focusing in the southern portion of the Cell Group.

Table 2. Conservation within Criteria Cells	
Criterial Cell Number	**Conservation Criteria**
5046, 5145, 5248	Conservation within this Cell Group will contribute to the assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to chaparral habitat proposed for conservation in the Cell Group and in cell #5149 both to the west and to chaparral, woodland and forest habitat proposed for conservation in Cell Group K' to the east. Conservation within this Cell Group will range from 50% to 60% of the Cell Group focusing in the northern portion of the Cell Group.
5131	Conservation within this cell will contribute to assembly of Proposed Extension of Existing Core 3. Conservation within this cell will focus on grassland habitat. Areas conserved within this cell will be connected to grassland habitat proposed for conservation in cell #5137 to the west. Conservation within this cell will range from 30% to 40% of the cell focusing in the southwestern portion of the cell.
5149	Conservation within this cell will contribute to assembly of Proposed Linkage 8. Conservation within this cell will focus on chaparral, woodland, and forest habitat. Areas conserved within this cell will be connected to chaparral habitat proposed for conservation in Cell Groups I' to the north and J' to the east. Conservation within this cell will range from 70% to 80% of the cell focusing in the northern and eastern portions of the cell.
5240	Conservation within this cell will contribute to assembly of Proposed Extension of Existing Core 3. Conservation within this cell will focus on grassland and coastal sage scrub habitat. Areas conserved within this cell will be connected to grassland habitat proposed for conservation in cell #5137 to the north and to coastal sage scrub habitat proposed for conservation in cell #5342 to the south. Conservation within this cell will range from 45% to 55% of the cell focusing in the northern and central portions of the cell.
5245	Conservation within this Cell Group will contribute to assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub, woodland, and forest habitat proposed for conservation in Cell Group J' to the west and to coastal sage scrub habitat proposed for conservation in Cell Group L' to the south and in cell #5352 to the east. Conservation within this Cell Group will range from 40% to 50% of the Cell Group focusing in the southwestern portion of the Cell Group.
5247, 5350, 5351	No conservation criteria listed.
5342	Conservation within this cell will contribute to assembly of Proposed Extension of Existing Core 3. Conservation within this cell will focus on coastal sage scrub habitat. Areas conserved within this cell will be connected to coastal sage scrub habitat proposed for conservation in cell #5240 to the north. Conservation within this cell will range from 5% to 15% of the cell focusing in the northern central portion of the cell.

Table 2. Conservation within Criteria Cells	
Criterial Cell Number	**Conservation Criteria**
5352	Conservation within this cell will contribute to assembly of Proposed Linkage 8. Conservation within this cell will focus on coastal sage scrub, riparian scrub, woodland, and forest habitat. Areas conserved within this cell will be connected to coastal sage scrub habitat proposed for conservation in cell #5354 to the east and to existing Public/Quasi-Public lands in Cell Group K' to the west and in cell #5456 to the south. Conservation within this cell will range from 45% to 55% of the cell focusing in the southern portion of the cell.
5354	Conservation within this cell will contribute to assembly of Proposed Linkage 8. Conservation within this cell will focus on coastal sage scrub, riparian scrub, woodland, and forest habitat. Areas conserved within this cell will be connected to coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in cell #5352 to the west, to existing Public/Quasi-Public lands in cell#5457 to the south and to chaparral, coastal sage scrub, woodland and forest habitat proposed for conservation in Cell Group C in the Sun City/Menifee Area Plan to the east. Conservation within this cell will range from 40% to 50% of the cell focusing in the southern portion of the cell.
5456	Conservation within this cell will contribute to assembly of Proposed Linkage 8. Conservation within this cell will focus on coastal sage scrub habitat. Areas conserved within this cell will be connected to coastal sage scrub habitat proposed for conservation in Cell Group L' to the west and in Cell #5457 to the east and to grassland habitat proposed for conservation in cell #5559 to the south. Conservation within this cell will range from 45% to 55% of the cell focusing in the southern portion of the cell.
5457	Conservation within this cell will contribute to assembly of Proposed Linkage 8. Conservation within this cell will focus on coastal sage scrub, riparian scrub, woodland, and forest habitat. Areas conserved within this cell will be connected to coastal sage scrub habitat proposed for conservation in cell #5456 to the west. Conservation within this cell will range from 20% to 30% of the cell focusing in the southwestern portion of the cell.
5458, 5561	Conservation within this Cell Group will contribute to assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on coastal sage scrub and grassland habitat. Areas conserved within this Cell Group will be connected to coastal sage scrub habitat proposed for conservation in Cell Group I' to the east and in Cell Group C in the Sun City/Menifee Area Plan to the north, and to existing Public/Quasi-Public land in cell #5457 in the Elsinore Area Plan to the west. Conservation within this Cell Group will range from 55% to 65% of the Cell Group focusing in the northern portion of the Cell Group.
5455, 5558	Conservation within this Cell Group will contribute to assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on coastal sage scrub, grassland, riparian scrub, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to coastal sage scrub and grassland habitat proposed for conservation in cell #5558 to the east, to coastal sage scrub habitat proposed for conservation in cell #5456 also to the east and to existing Public/Quasi-Public lands in Cell Group K' to the north. Conservation within this Cell Group will range from 60% to 70% of the Cell Group focusing in the northeastern portion of the Cell Group.

Table 2. Conservation within Criteria Cells	
Criterial Cell Number	**Conservation Criteria**
5559	Conservation within this cell will contribute to assembly of Proposed Linkage 8. Conservation within this cell will focus on coastal sage scrub and grassland habitat. Areas conserved within this cell will be connected to coastal sage scrub habitat proposed for conservation in cell #5456 to the north and to grassland, coastal sage scrub, riparian scrub, woodland, and forest habitat proposed for conservation in Cell Group L' to the west. Conservation within this cell will be approximately 5% of the cell focusing in the northwestern portion of the cell.

A majority of the portion of the City north of I-15 is within a Criteria Area (i.e., contains Criteria Cells). Table 2 provides a summary of the conservation criteria outlined in the MSHCP for each of these Criteria Cells.

1.5.3 Public Quasi-Public Lands

1.5.3.1 Public/Quasi-Public Lands in Reserve Assembly Analysis

The eastern portion of the City contains PQP Lands. These are located north of I-15 and consist of PQP Lands owned by RCA; these areas are listed with respect to the Criteria Cells they overlap with or are adjacent to in Table 1.

The City also contains Additional Reserve Lands. These are located throughout the northern portion of the City, north of I-15. These are listed with respect to the Criteria Cells they overlap with or are adjacent to in Table 1.

A portion of the City is located in an area designated as Rural/Mountainous in the MSHCP Area; this area corresponds to where Bundy Canyon and Iodine Springs are found. The City is not located within areas designated as American Indian Lands or Lake.

2.0 REGULATORY SETTING

2.1 Federal Regulations

2.1.1 Federal Endangered Species Act

The federal ESA protects plants and animals that are listed as endangered or threatened by the U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS). Section 9 of the ESA prohibits the taking of endangered wildlife, where taking is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct" (50 Code of Federal Regulations [CFR] 17.3). For plants, this statute governs removing, possessing, maliciously damaging, or destroying any endangered plant on federal land and removing, cutting, digging up, damaging, or destroying any endangered plant on non-federal land in knowing violation of state law (16 U. S. Code [USC] 1538). Under Section 7 of the ESA, federal agencies are required to consult with the USFWS if their actions, including

permit approvals or funding, could adversely affect a listed (or proposed) species (including plants) or its Critical Habitat. Through consultation and the issuance of a biological opinion, the USFWS may issue an incidental take statement allowing take of the species that is incidental to an otherwise authorized activity provided the activity will not jeopardize the continued existence of the species. Section 10 of the ESA provides for issuance of incidental take permits where no other federal actions are necessary provided a Habitat Conservation Plan (HCP) is developed.

2.1.1.1 Critical Habitat

Critical habitat is defined in Section 3 of the ESA as:

1. the specific areas within the geographical area, occupied by a species at the time it is listed in accordance with the ESA, that contain physical or biological features essential to the conservation of the species and that may require special management considerations or protection; and

2. specific areas outside the geographical area, occupied by a species at the time it is listed, after a determination that such areas are essential for the conservation of the species.

For inclusion in a critical habitat designation, habitat within the geographical area occupied by the species at the time it was listed must first have features that are essential to the conservation of the species. Critical habitat designations identify, to the extent known and using the best scientific data available, the physical or biological features needed for life processes. Physical and biological features that are essential to the conservation of the species may require special management considerations or protection. These include, but are not limited to:

- space for individual and population growth and for normal behavior;
- food, water, air, light, minerals, or other nutritional or physiological requirements;
- cover or shelter;
- sites for breeding, reproduction, or rearing (or development) of offspring; or
- habitats that are protected from disturbance or are representative of the historic, geographical, and ecological distributions of a species.

2.1.1.2 Section 7

Section 7 of the ESA mandates that all federal agencies consult with USFWS or NMFS to ensure that federal agencies' actions do not jeopardize the continued existence of a listed species or adversely modify critical habitat for listed species. If adverse effects to a species or its critical habitat are likely, the applicant must conduct a Biological Assessment (BA) for the purpose of analyzing the potential effects of the project on listed species and critical habitat to establish and justify an "effect determination." The USFWS or NMFS reviews the BA; if it concludes that the project may adversely affect a listed species or its habitat, it prepares a Biological Opinion (BO). Through consultation and the issuance of a BO, the USFWS or NMFS may issue an incidental take statement allowing take of the species that is incidental to an otherwise

authorized activity provided the activity will not jeopardize the continued existence of the species. The BO may require implementation of "reasonable and prudent measures" to avoid or minimize adverse impacts on the species population(s) or adverse modification of critical habitat.

2.1.1.3 Section 10

When no discretionary action is being taken by a federal agency, but a project may result in the take of listed species, an Incidental Take Permit (ITP) under Section 10 of the federal ESA is necessary. The purpose of the ITP is to authorize the take of federally listed species that may result from an otherwise lawful activity. In order to obtain an ITP under Section 10, an application must be submitted that includes an HCP. In some instances, applicants, USFWS, or NMFS may determine that an HCP is necessary or prudent, even if a discretionary federal action will occur. The purpose of the HCP planning process associated with the permit application is to ensure that adequate minimization and mitigation for impacts to listed species and/or their habitat will occur.

2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) implements international treaties between the U.S. and other nations devised to protect migratory birds, and any of their parts, eggs, and nests, from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit (USFWS 1918). As authorized by the MBTA, the USFWS issues permits to qualified applicants for the following types of activities: falconry, raptor propagation, scientific collecting, special purposes (e.g., rehabilitation, education, migratory game bird propagation, and salvage), take of depredating birds, taxidermy, and waterfowl sale and disposal. The regulations governing migratory bird permits can be found in 50 CFR Part 13 General Permit Procedures and 50 CFR Part 21 Migratory Bird Permits. The State of California has incorporated the protection of birds in Sections 3503, 3503.5, 3513, and 3800 of the California Fish and Game Code.

2.1.3 Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act was enacted in 1940 and prohibits anyone, without a permit, from “taking” bald or golden eagles including their parts, nests, or eggs. Take is defined as pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, or disturb. In addition to these protections, the Bald and Golden Eagle Protection Act provides protection for nesting sites. Nesting sites are protected not only when active but also when previously used. These nests are protected in the event that an eagle may return to the same nesting site.

2.1.4 Federal Clean Water Act

The U.S. Army Corps of Engineers (USACE) regulates discharge of dredged or fill material into waters of the U.S. under Section 404 of the Clean Water Act (CWA). *Discharges of fill material* is defined as the addition of fill material into waters of the U.S., including, but not limited to the following: placement of fill necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site development fills for recreational, industrial, commercial, residential, and

other uses; causeways or road fills; and fill for intake and outfall pipes, and subaqueous utility lines (33 CFR Section 328.2[f]).

In addition, Section 401 of the CWA (33 USC 1341) requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into waters of the U.S. to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards. Section 401 Certification, "gives states and authorized tribes the authority to grant or waive certification of proposed federal licenses or permits that may discharge into waters of the U.S." (33 USC 1251).

On May 25, 2023, the Supreme Court of the United States adopted a narrower definition of Waters of the U.S. in the case Sackett v. Environmental Protection Agency. Under the majority opinion, Waters of the U.S. refers to "geographical features that are described in ordinary parlance as 'streams, oceans, rivers, and lakes' and to adjacent wetlands that are "indistinguishable" from those bodies of water due to a continuous surface connection."

On August 29, 2023, the Agencies issued a final rule to amend the final "Revised Definition of 'Waters of the United States'" rule, published in the Federal Register on September 8, 2023. This final rule conforms the definition of "waters of the United States" to the U.S. Supreme Court's May 25, 2023 decision in the case of *Sackett v. Environmental Protection Agency*. Parts of the January 2023 Rule are invalid under the Supreme Court's interpretation of the CWA in the Sackett decision. Therefore, the Agencies have amended key aspects of the regulatory text to conform it to the Court's decision.

Substantial impacts to wetland and non-wetland Waters of the U.S. (over 0.5 acre of impact) may require an individual permit. Projects that only minimally affect Waters of the U.S. (less than 0.5 acre of impact) may meet the conditions of one of the existing Nationwide Permits. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions. In California, this certification or waiver is typically issued by the Regional Water Quality Control Board (RWQCB). However, in the case of tribal lands that are held in trust, this certification or waiver is issued by the USACE.

2.1.5 Magnuson-Stevens Fishery Conservation and Management Act

The Magnuson-Stevens Fishery Conservation and Management Act of 1976 (Magnuson-Stevens Act), as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), establishes a requirement to describe and identify Essential Fish Habitat (EFH) in each federal Fishery Management Plan (FMP). EFH is defined as "those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity" (16 USC Section 1802[10]). Only species in a fishery management unit managed under a federal FMP are covered under EFH. The Magnuson-Stevens Act requires federal agencies to consult with the National Oceanic and Atmospheric Administration (NOAA) Fisheries Service (also known as the NMFS) when any activity proposed to be authorized, funded, or undertaken by a federal agency may adversely affect designated EFH. An adverse effect includes direct or indirect physical, chemical, or biological alteration and includes adverse changes to waters or substrate, species and their habitat, other ecosystem components, and quality and/or quantity of EFH.

2.1.6 Federal Rivers and Harbors Act

The Rivers and Harbors Appropriation Act of 1899, commonly known as the Rivers and Harbors Act, requires permits for all structures such as bridges, causeways, riprap and for other activities such as dredging which occur within navigable waters of the U.S. Navigable waters are defined as those that are subject to the ebb and flow of the tide and susceptible to use in their natural condition or by reasonable improvements as means to transport interstate or foreign commerce. The USACE grants or denies permits based on the effects on navigation.

2.1.7 Executive Order 11990-Protection of Wetlands

President Carter signed Executive Order (EO) 11990 on May 24, 1977, requiring federal agencies to avoid, to the extent possible, the long- and short-term adverse impacts associated with the destruction or modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative. The term "wetlands" is defined as those areas that are inundated by surface or ground water with a frequency sufficient to support and under normal circumstances does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Examples of wetlands are also provided in the EO: wetlands generally include swamps, marshes, bogs, and similar areas, such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. An Individual EO 11990 "Wetlands Only Practicable Alternative Finding" is required from the Federal Highway Administration (FHWA) if a state project is federally aided and involves fill in wetlands requiring a USACE Section 404 Individual or Nationwide Permit. An additional requirement is to provide early public involvement in projects affecting wetlands.

2.1.8 Executive Order 13112-Invasive Species Protection

President Clinton signed EO 13112 on February 3, 1999, requiring federal agencies to combat the introduction or spread of invasive species in the United States. The order defines invasive species as "…any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem whose introduction does or is likely to cause economic or environmental harm or harm to human health." FHWA guidance issued August 10, 1999, directs the use of the state's noxious weed list to define the invasive plants that must be considered as part of California Environmental Quality Act (CEQA) analysis for a proposed project.

2.1.9 National Environmental Policy Act

Signed into law on January 1, 1970, the National Environmental Policy Act (NEPA) requires all federal agencies to analyze the environmental impacts related to their proposed actions prior to making and implementing decisions or actions. This framework for evaluation of environmental and associated economic and social effects of proposed actions, described in 42 USC 4321, also provides the public opportunity to review and comment. Actions that are covered by NEPA include decision-making related to publicly owned facilities such as highways, permit applications, and federal land management.

2.2 State Regulations

2.2.1 California Endangered Species Act

The California ESA generally parallels the main provisions of the ESA but, unlike its federal counterpart, the California ESA also applies the take prohibitions to species proposed for listing (called *candidates* by the State). Section 2080 of the California Fish and Game Code prohibits the taking, possession, purchase, sale, and import or export of Endangered, Threatened, or Candidate species, unless otherwise authorized by permit or in the regulations. Take is defined in Section 86 of the California Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." The California ESA allows for take incidental to otherwise lawful development projects. State lead agencies are required to consult with the California Department of Fish and Wildlife (CDFW) to ensure that any action they undertake is not likely to jeopardize the continued existence of any Endangered or Threatened species or result in destruction or adverse modification of essential habitat.

2.2.2 Fully Protected Species

The State of California first began to designate species as "fully protected" prior to the creation of the federal and California ESAs. Lists of fully protected species were initially developed to provide protection to those animals that were rare or faced possible extinction, and included fish, amphibians and reptiles, birds, and mammals. Fully protected species are identified in the California Fish and Game Code Section 4700 for mammals, Section 3511 for birds, Section 5050 for reptiles and amphibians, and Section 5515 for fish. Most fully protected species have since been listed as threatened or endangered under the federal and/or California ESAs. The regulations that implement the Fully Protected Species Statute (California Fish and Game Code Section 4700) provide that fully protected species may not be taken or possessed at any time. Furthermore, CDFW prohibits any state agency from issuing ITPs for fully protected species, except for necessary scientific research.

On July 10, 2023, Governor Gavin Newsom signed Senate Bill 147 into law and thereby amending California's statutes for fully protected species. The amendments create a temporary, 10-year permitting regime that allows proponents of a limited, defined set of projects to pursue authorization from CDFW to proceed even where there could be *take* of one or more fully protected species. Activities for which project proponents may seek a permit are:

- A maintenance, repair, or improvement project to the State Water Project undertaken by the Department of Water Resources.
- A maintenance, repair, or improvement project to critical regional or local water agency infrastructure.
- A transportation project undertaken by a state, regional, or local agency that does not increase highway or street capacity for automobile or truck travel.
- A wind project and any appurtenant infrastructure improvement.
- A solar photovoltaic project and any appurtenant infrastructure improvement.

2.2.3 Native Plant Protection Act

The Native Plant Protection Act (NPPA) of 1977 (California Fish and Game Code Sections 1900-1913) was created with the intent to "*preserve, protect and enhance rare and endangered plants in this State*." The NPPA is administered by CDFW. The California Fish and Game Commission (Commission) has the authority to designate native plants as "endangered" or "rare" and to protect endangered and rare plants from take. The California ESA of 1984 (California Fish and Game Code Section 2050-2116) provided further protection for rare and endangered plant species, but the NPPA remains part of the California Fish and Game Code.

2.2.4 California Fish and Game Code

2.2.4.1 Section 86, 2000, and 3007

Section 86 defines "take" as hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill. Section 2000 states that it is unlawful to take a bird, mammal, fish, reptile, or amphibian. Section 3007 states that it is unlawful to take a bird or mammal without a license or entitlement to do so.

2.2.4.2 Section 1600

Section 1600 provides for the protection and conservation of fish and wildlife resources throughout the state.

2.2.4.3 Section 1602

Section 1602 requires any person, state, local government agency, or public utility proposing a project that may affect a river, stream, or lake to notify CDFW before beginning the project. A Lake or Streambed Alteration Agreement (SAA) is required if activities will result in the diversion or obstruction of the natural flow of a stream; substantially alter its bed, channel, or bank; impact riparian vegetation; or adversely affect existing fish and wildlife resources. In Title 14 of the California Code of Regulations (CCR), Section 1.72, the CDFW defines a *stream* (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that support or has supported riparian vegetation."

CDFW jurisdiction includes drainages with a definable bed, bank, or channel with the jurisdictional limit being the top of bank. It also includes areas that support intermittent, perennial, or subsurface flows; supports fish or other aquatic life; or supports riparian or hydrophytic vegetation.

CDFW reviews the proposed actions and, if necessary, submits to the Applicant a proposal for measures to protect affected fish and wildlife resources. The final proposal that is mutually agreed upon by CDFW and the Applicant is the SAA. Often, projects that require an SAA also require a permit from the USACE under Section 404 of the CWA. In these instances, the conditions of the Section 404 permit and the SAA may overlap.

2.2.4.4 Section 2014

Section 2014 states that it is the policy of the State to conserve its natural resources and prevent the willful or negligent destruction of birds, mammals, fish, reptiles, or amphibia. The Section further explains that the State may recover damages if destruction is caused to these resources and outlines how damages are measured, actions to recover damages, persons or agencies that are excluded from coverage of this Section, and a definition of local agency.

2.2.4.5 Section 4150

Section 4150 of the California Fish and Game Code prohibits incidental or deliberate "take" of non-game mammals, including bats. Disturbance (e.g., noise, lighting) and displacement of bats from roosts and important foraging areas can potentially result in increased susceptibility to predation, reduced quality of thermal and social environments, reduced foraging efficiencies, and reduced reproductive success of maternity roosts (California Department of Transportation 2016).

2.2.4.6 Special Protection for Birds

In addition to protections contained within the California ESA, the California Fish and Game Code includes several sections that specifically protect certain birds:

- Section 3800 states that it is unlawful to take nongame birds, such as those occurring naturally in California that are not resident game birds, migratory game birds, or fully protected birds, except when in accordance with regulations of the California Fish and Game Commission or a mitigation plan approved by CDFW for mining operations.
- Section 3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird.
- Section 3503.5 protects birds of prey (which includes eagles, hawks, falcons, kites, ospreys, and owls) and prohibits the take, possession, or destruction of any birds and their nests.
- Section 3505 makes it unlawful to take, sell, or purchase egrets, ospreys, and several exotic non-native species, or any part of these birds.
- Section 3513 specifically prohibits the take or possession of any migratory nongame bird as designated in the MBTA.

2.2.4.7 California Wildlife Protection Act of 1990

The California Wildlife Protection Act of 1990 aims to protect, enhance, and restore wildlife habitat and fisheries that are vital to the quality of life in California. This Act was established after the passing of Proposition 117 by California voters and applies to wildlife endemic to the state, including mountain lions (*Puma concolor)*, and their habitat. To aid in the protection of wildlife and their habitat, the Act established the Habitat Conservation Fund where funds would be used to acquire habitat necessary to protect deer

and mountain lion; protect rare, endangered, threatened, or fully protected species; and restore and enhance wetlands, riparian habitat, and aquatic habitats necessary for aquatic species.

2.2.5 California Wild and Scenic Rivers Act

The California Wild and Scenic Rivers Act establishes a policy that certain rivers which possess extraordinary scenic, recreational, fishery, or wildlife values be preserved in their free-flowing state, together with their immediate environments. Where applicable, FHWA consults with the managing agencies on projects that affect designated rivers or their immediate environments to reduce potential conflicts with wild and scenic river values that are protected by the act.

2.2.6 Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act requires "any person discharging waste, or proposing to discharge waste, within any region that could affect the waters of the State to file a report of discharge" with the RWQCB through State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures) (CCR, Title 23, Section 3855) (State Water Resources Control Board 2021). *Waters of the State* is defined as any surface water or groundwater, including saline waters, within the boundaries of the state (California Water Code Section 13050[e]). Pollution is defined as an alteration of the quality of the waters of the State by waste to a degree that unreasonably affects its beneficial uses (California Water Code Section 13050) and includes filling in waters of the State. Note that CCR, Title 23, Section 3855 applies only to individual water quality certifications, but the new Procedures extend the application of Section 3855 to individual waste discharge requirements for discharges of dredged or fill material to waters of the State and waivers thereof.

2.2.7 California Environmental Quality Act

In accordance with CEQA Guidelines Section 15380, a species or subspecies not specifically protected under the federal or California ESAs or NPPA may be considered endangered, rare, or threatened for CEQA review purposes if the species meets certain criteria specified in the CEQA Guidelines. These criteria parallel the definitions used in the ESA, California ESA, and NPPA. Section 15380 was included in the CEQA Guidelines primarily to address situations in which a project under review may have a significant effect on a species that has not been listed under the ESA, California ESA, or NPPA, but that may meet the definition of endangered, rare, or threatened. Animal species identified as Species of Special Concern (SSC) by CDFW, birds identified as Birds of Conservation Concern (BCC) by USFWS, and plants identified by the California Native Plant Society (CNPS) as rare, threatened, or endangered may meet the CEQA definition of rare or endangered.

2.2.7.1 Species of Special Concern

CDFW defines an SSC as a species, subspecies, or distinct population of an animal native to California that are not legally protected under the federal ESA, California ESA, or California Fish and Game Code, but currently satisfies one or more of the following criteria:

- The species has been completely extirpated from the state or, as in the case of birds, it has been extirpated from its primary seasonal or breeding role.
- The species is federally (but not state) listed as threatened or endangered or meets the state definition of threatened or endangered but has not been formally listed.
- The species has or is experiencing serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status.
- The species has naturally small populations that exhibit high susceptibility to risk from any factor that, if realized, could lead to declines that would qualify it for state threatened or endangered status.
- SSC are typically associated with habitats that are threatened.

Depending on the policy of the lead agency, projects that result in substantial impacts to SSC may be considered significant under CEQA.

2.2.7.2 California Rare Plant Ranks

The CNPS maintains the Inventory of Rare and Endangered Plants of California (CNPS 2023a), which provides a list of plant species native to California that are threatened with extinction, have limited distributions, or low populations. Plant species meeting one of these criteria are assigned to one of six California Rare Plant Ranks (CRPRs). The ranking system was developed in collaboration with government, academia, non-governmental organizations, and private sector botanists, and is jointly managed by CDFW and the CNPS. The CRPRs are currently recognized in the California Natural Diversity Database (CNDDB). The following are definitions of the CNPS CRPRs:

- Rare Plant Rank 1A – presumed extirpated in California and either rare or extinct elsewhere.
- Rare Plant Rank 1B – rare, threatened, or endangered in California and elsewhere.
- Rare Plant Rank 2A – presumed extirpated in California, but more common elsewhere.
- Rare Plant Rank 2B – rare, threatened, or endangered in California but more common elsewhere.
- Rare Plant Rank 3 – a review list of plants about which more information is needed.
- Rare Plant Rank 4 – a watch list of plants of limited distribution.

Additionally, CNPS has defined Threat Ranks that are added to the CRPR as an extension. Threat Ranks designate the level of threat on a scale of 1 through 3, with 1 being the most threatened and 3 being the least threatened. Threat Ranks are generally present for all plants ranked 1B, 2B, or 4, and for the majority of plants ranked 3. Plant species ranked 1A and 2A (presumed extirpated in California) and some species ranked 3, which lack threat information, do not typically have a Threat Rank extension. The following are definitions of the CNPS Threat Ranks:

- Threat Rank 0.1 – Seriously threatened in California (more than 80 percent of occurrences threatened/high degree and immediacy of threat).
- Threat Rank 0.2 – Moderately threatened in California (20 to 80 percent occurrences threatened/moderate degree and immediacy of threat).
- Threat Rank 0.3 – Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known).

Factors such as habitat vulnerability and specificity, distribution, and condition of occurrences are considered in setting the Threat Rank; and differences in Threat Ranks do not constitute additional or different protection (CNPS 2023a).

Depending on the policy of the lead agency, substantial impacts to plants ranked 1A, 1B, 2, and 3 are typically considered significant under CEQA Guidelines Section 15380. Significance under CEQA is typically evaluated on a case-by-case basis for plants ranked 4 and at the discretion of the CEQA lead agency.

2.2.7.3 Sensitive Natural Communities

The CDFW maintains the California Natural Community List (CDFW 2023a), which provides a list of vegetation alliances, associations, and special stands as defined in *The Manual of California Vegetation* (CNPS 2023b), along with their respective state and global rarity ranks. Natural communities with a state rarity rank of S1, S2, or S3 are considered sensitive natural communities. Depending on the policy of the lead agency, impacts to sensitive natural communities may be considered significant under CEQA.

2.2.7.4 California Oak Woodlands Conservation Act

The California Oak Woodlands Conservation Act was passed in 2001 and provides funding for conservation and protection of California oak woodlands. This act mandates the California Wildlife Conservation Board to establish a grant program designed to protect and restore oak woodlands using conservation easements, cost-share and long-term agreements, technical assistance, and public education and outreach. The grant program provides incentives designed to foster the voluntary conservation of oak woodlands.

To participate in the Oak Woodlands Conservation Program, a county or city shall adopt an Oak Woodlands Management Plan through a resolution. The county or city must prepare statements expressing support for landowners that participate in the Oak Woodlands Conservation Program and must certify that individual proposals are consistent with the county or city Oak Woodlands Management Plan.

2.2.7.5 California Environmental Quality Act Significance Criteria

Section 15064.7 of the CEQA Guidelines encourages local agencies to develop and publish the thresholds the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study checklist contained in Appendix G of the CEQA Guidelines. Appendix G provides examples of impacts that

would normally be considered significant. Based on these examples, impacts to biological resources would normally be considered significant if the project would:

- 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 CDFW or USFWS;
- have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS;
- 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;
- conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and
- conflict with the provisions of an adopted HCP, Natural Community Conservation Plan, or other approved local, regional, or state HCP.

An evaluation of whether an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously conflict with local, state, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant according to CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish, or result in the permanent loss of an important resource on a population-wide or region-wide basis.

2.3 Local Policies, Ordinances, and Other Plans

2.3.1 Riverside County/Wildomar General Plan

The City does not currently have an independent, city-specific General Plan. Rather, it has adopted the Riverside County General Plan (Riverside County/Wildomar General Plan). The Riverside County/Wildomar General Plan is currently the City's principal policy document for future conservation and development. The General Plan addresses all aspects of development, including land use; circulation and transportation; open space, natural resources, and conservation; public facilities and services; safety; and noise.

2.3.1.1 Open Space, Habitat, and Natural Resource Preservation

Within the Riverside County General Plan the following policies are in place to allow for the preservation of open space, habitat, and natural resources. Those that pertain to biological resources are listed below; however, a complete list can be found in the General Plan document (RCIP 2003a):

LU 8.1 *Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values.*

LU 8.2 *Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the CWA.*

LU 8.4 *Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources.*

OS 5.5 *New development shall preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. Incentives shall be utilized to the maximum extent possible.*

OS 5.6 *Identify and, to the maximum extent possible, conserve remaining upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas.*

OS 6.1 *During the development review process, ensure compliance with the CWA's Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands.*

OS 6.2 *Preserve buffer zones around wetlands where feasible and biologically appropriate.*

OS 6.3 *Consider wetlands for use as natural water treatment areas that will result in improvement of water quality.*

OS 8.1 *Cooperate with federal and state agencies to achieve the sustainable conservation of forest land as a means of providing open space and protecting natural resources and habitat lands included within the MSHCPs.*

The following policies were adopted in the update to the Riverside County General Plan in 2021 for the Land Use Element section. Those that pertain to biological resources are listed below, however, a complete list can be found in the updated General Plan document (Riverside County Planning Department 2015):

LU 9.1 *Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.*

LU 9.2 *Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the CWA.*

LU 9.4 *Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blueline streams, and other higher-order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses.*

LU 24.1 *With respect to properties designated either as Open Space-Conservation, Open Space- Conservation Habitat, or Open Space- Water on the area plan land use maps: Cooperate with the CDFW, USFWS, and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats.*

The following policies were adopted in the update to the Riverside County General Plan in 2021 for the Multipurpose Open Space Element section. Those that pertain to biological resources are listed below; however, a complete list can be found in the updated General Plan document (Riverside County Planning Department 2015):

OS 5.1 *Substantially alter floodways or implement other channelization only as a "last resort," and limit the alteration to:*

c. projects where the primary function is improvement of fish and wildlife habitat.

OS 5.2 *If substantial modification to a floodway is proposed, design it to reduce adverse environmental effects to the maximum extent feasible, considering the following factors:*

c. wildlife habitat and linkages.

OS 5.3 *Based upon site, specific study, all development shall be set back from the floodway boundary a distance adequate to address the following issues:*

c. riparian or wetland buffer;

d. wildlife movement corridor or linkage.

OS 5.6 *Identify and, to the maximum extent possible, conserve remaining upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas.*

OS 6.1 During the development review process, ensure compliance with the CWA's Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands.

OS 6.2 Preserve buffer zones around wetlands where feasible and biologically appropriate.

OS 6.3 Consider wetlands for use as natural water treatment areas that will result in improvement of water quality.

OS 8.1 Cooperate with federal and state agencies to achieve the sustainable conservation of forest land as a means of providing open space and protecting natural resources and habitat lands included within the MSHCPs.

OS 8.2 Support conservation programs to reforest privately held forest lands.

2.3.1.2 Watersheds, Floodplains, and Watercourse Policies

The Elsinore Area Plan, part of the Riverside County General Plan, addresses conservation policies that pertain to cities within its sphere of influence. Watersheds, such as the Santa Margarita River watershed, and watercourses, such as Murrieta Creek, are described as providing corridors for wildlife movement and linkage to open spaces. To protect these areas the following policy is in place to protect these areas:

ELAP 14.1 Protect the Santa Margarita watershed and habitat and provide recreational opportunities and flood protection through adherence to the policies found in the Open Space, Habitat, and Natural Resources Preservation section of the General Plan Land Use Element and the Environmentally Sensitive Lands, Floodplain and Riparian Area Management, Wetlands, and Open Space, Parks and Recreation sections of the Multipurpose Open Space Element (Riverside County Planning Department 2015).

2.3.1.3 Oak Tree Preservation

The Elsinore Area Plan contains significant oak woodland areas that it aims to protect with the following policy:

ELAP 16.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by Riverside County and the Vegetation section of the Multipurpose Open Space Element of the General Plan (Riverside County Planning Department 2015).

The Riverside County General Plan (RCIP 2003a) also lists the following policies related to oak tree and native tree preservation:

OS 9.3 *Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystems, aesthetic, and water conservation purposes.*

OS 9.4 *Conserve the oak tree resources in the County.*

The following policies were adopted in the update to the Riverside County General Plan in 2021 for the Open Space Element section and relate to Vegetation (Riverside County Planning Department 2015):

OS 9.6 *Conserve important traditional Native American plant gathering resource areas.*

2.3.2 Riverside County Oak Tree Management Guidelines

The Countywide guidelines presented in this section are meant to "address the treatment of oak woodlands in areas where zoning and/or general plan density restrictions will allow the effective use of clustering." These guidelines are meant to reduce project impacts to oak trees to a level to a low level of significance, however, they do not exempt a project from being reviewed pursuant to CEQA.

Below is a summary of the guidelines. A complete list of all definitions and guidelines can be found here: https://planning.rctlma.org/riverside-county-oak-tree-management-guidelines#:~:text=Landscaping%2C%20trenching%20or%20irrigation%20systems,oak%20tree%20shall%20be%20avoided.

- A biological study will be required for all applications on properties that contain oak trees. This will include an inventory of vegetation including the location and size of individual oak trees that are two inches diameter-at-breast-height or larger. This includes the evaluation of dead or dying trees for their potential value to cavity nesting birds.
- Impacts of the proposed development identified and quantified.
- Options for mitigation measures if impacts cannot be avoided.
- A biological report including mitigation, consistent with CEQA and applicable State or County codes and ordinances.

2.3.3 Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County MSHCP is a comprehensive, multi-jurisdictional HCP focusing on conservation of species and their associated habitats in western Riverside County. The MSHCP identifies 146 species, referred to as "Covered Species," for which the federal and California ESAs "take" authorization has been granted to signatories to the plan as long as they comply with its requirements. Of the 146 Covered Species within the MSHCP, 118 are considered to be "adequately conserved." The remaining 28 Covered Species will be considered to be adequately conserved when certain landmark conservation requirements are met during the course of future development. The goal of the MSHCP is to maintain the biological and ecological diversity within a rapidly urbanizing region while also improving

the future economic development in the county by providing an efficient, streamlined regulatory process through which development can proceed in and efficient way.

The approval of the MSHCP and execution of the Implementing Agreement (IA) by the wildlife agencies allows signatories of the IA to issue "take" authorizations for all species covered by the MSHCP, including state- and federally listed species, as well as other identified sensitive species and/or their habitats. Each city of local jurisdiction will impose a Development Mitigation Fee for projects within their jurisdiction. With payment of the mitigation fee to the county and compliance with the survey requirements of the MSHCP where required, full mitigation in compliance with CEQA, NEPA, the California ESA, and the ESA will be granted. The Development Mitigation Fee varies according to project size and project description and is dependent on development density (Riverside County Ordinance No. 810.2). Payment of the mitigation fee and compliance with the requirements of Section 6.0 of the MSHCP are intended to provide full mitigation under CEQA, NEPA, and the California and federal ESAs for impacts to the species and habitats covered by the MSHCP, pursuant to agreements with USFWS, CDFW, and/or any other appropriate participating regulatory agencies as set forth in the IA for the MSHCP.

2.3.3.1 Multipurpose Open Space Element

Within the Riverside County General Plan the following policies are in place to allow for the preservation of open space, habitat, and natural resources. Those that pertain to biological resources are listed below; however, a complete list can be found in the General Plan document (RCIP 2003a):

OS 17.1 Enforce the provisions of applicable MSHCP's, if adopted, when conducting review of development applications.

OS 17.2 Enforce the provisions of applicable MSHCP's, if adopted, when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP.

OS 17.3 Enforce the provisions of applicable MSHCP's, if adopted, when conducting review of possible general plan amendments and/or zoning changes.

OS 17.4 Require the preparation of biological reports in compliance with Riverside County Planning Department Biological Report Guidelines for development related uses that require discretionary approval to assess the impacts of such development and provide mitigation for impacts to biological resources until such time as the Coachella Valley MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.

OS 17.5 Establish baseline ratios for mitigating the impacts of development related uses to rare, threatened, and endangered species and their associated habitats to be used until such time as the Coachella Valley MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.

OS 18.1 Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's, if adopted.

OS 18.2 Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts.

The following policies were adopted in the update to the Riverside County General Plan in 2021 for the Multipurpose Open Space Element section. Those that pertain to biological resources are listed below, however, a complete list can be found in the updated General Plan document (Riverside County Planning Department 2015):

OS 17.1 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.

OS 17.2 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of development applications.

OS 17.3 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP.

OS 18.1 Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP's and through implementing related Riverside County policies.

OS 18.2 Provide incentives to landowners that will encourage the protection of significant resources in the county beyond the preservation and/pr conservation required to mitigate project impacts.

OS 18.3 Prohibit the planting or introduction of invasive, non-native species to watercourses, their banks, riparian areas, or buffering setbacks.

2.3.4 Stephens' Kangaroo Rat Conservation Plan

Within Riverside County there is an established Long-Term SKR HCP (Appendix C). The SKR conservation plan is administered by the Riverside County Habitat Conservation Agency (RCHCA) and aims to conserve 15,000 acres of occupied SKR habitat. To date, more than 46,000 acres have been assembled in western Riverside County for this species. The RCHCA has a Section 10A permit granted by USFWS that allows for *take* of SKR as part of development activity. The federal ESA defines *take* as any attempt to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct as it relates to SKR. As individual projects are proposed and approved in the SKR Plan Area, public and private land developers are required to pay a SKR mitigation fee for land that is developed and removes SKR habitat. This streamlined process benefits developers in the SKR Plan Area because projects within this area do not require individual review and approval by the wildlife agencies.

Developers benefit from the streamlined process in the SKR Plan Area because projects within this area do not require individual review and approval by the wildlife agencies. The activities covered by the plan fall into three categories:

1. Actions by private landowners, local and regional public agencies, public and private utilities, and farmers that are otherwise lawful but constitute incidental take of SKR as defined by the federal and California ESA;
2. Establishment and management of permanent SKR reserves by the RCHCA in cooperation with other public agencies and individual landowners; and
3. Implementation by the RCHCA and its member agencies of the conservation, mitigation, and monitoring measures specified in this plan.

The Mitigation Fee is $500 per gross acre of the parcels proposed for development within the SKR HCP Fee Area.

2.3.5 City of Wildomar Municipal

Chapter 3.42 MSHCP Mitigation Fee

Chapter 3.42, MSHCP Mitigation Fee, of the Wildomar Municipal Code, ensures that all new development in the City pays its fair share of the costs of acquiring and preserving vegetation communities and natural areas that are known to support plant and wildlife species covered by the MSHCP. The development impact fees for residential, commercial, and industrial development have been set up as a funding source to pay for mitigating the direct, indirect, and cumulative impacts of development on the natural ecosystems. These fees will be used to finance the acquisition and perpetual conservation of the natural ecosystems and certain improvements necessary to implement the goals and objectives of the MSHCP.

Section 3.44.250, Tree Removal Fees

The City may charge a fee for a tree removal permit under Section 12.08.050 of the Municipal Code, as established by resolution of the City Council.

Section 12.08.050 Tree Removal

Section 12.08.050 indicates that no tree within the right-of-way shall be removed or severely trimmed without first obtaining a permit from the Transportation Director. The Transportation Director may impose conditions as deemed necessary.

3.0 METHODS

3.1 Literature Review

The following resources were reviewed to determine the special-status species that have been documented in or in the vicinity of the City and therefore have a potential to occur within the City or may be potentially affected by activities within the City.

- CDFW CNDDB for City of Wildomar, California (CDFW 2023b).
- Calflora Plant Database (Calflora 2023).
- USFWS Information for Planning and Consultation (IPaC) Resource Report List for City of Wildomar, California (USFWS 2023a).
- CNPS Electronic Inventory of Rare and Endangered Plants of California data for City of Wildomar, California (CNPS 2023a).
- NMFS Resources data for City of Wildomar, California (NOAA 2023a).
- NOAA EFH Mapper (NOAA 2023b).
- USFWS National Wetland Inventory (NWI; USFWS 2023b).
- USFWS Online Critical Habitat Mapper (USFWS 2023c).
- Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2023a and 2023b).
- 2003 County of Riverside General Plan (RCIP 2003a).
- 2015 County of Riverside General Plan (Riverside County Planning Department 2015).
- Elsinore Area Plan (Riverside County Planning Department 2021b).

The results of the database queries are included in Appendix D.

4.0 RESULTS

This section includes an overview of the existing conditions of the City. The majority of the information in this section is from the Riverside County General Plan (RCIP 2003a; Riverside County Planning Department 2015) and Elsinore Area Plan (Riverside County Planning Department 2021b).

4.1 Site Characteristics and Land Use

The City is located south of the City of Lake Elsinore in a valley between the Santa Ana Mountains and Gavilan and Sedco Hills. The City has an elevational range of approximately 2,324 to 1,566 feet above MSL from west to east and 1,187 to 1,777 feet above MSL from south to north. Due to its location, there is a variety of biological communities. The City includes one geographic subregion: Peninsular Ranges (Jepson eFlora 2023).

4.2 Soils

According to the NRCS, there are 112 soil units mapped within the City. Of these mapped soil units, there are 13 soil units that have a hydric rating and/or may contain hydric components. These are summarized in Table 3 and shown in Figure 3.

Table 3. Natural Resources Conservation Service Soil Types

Map Unit Symbol	Map Unit Name	Hydric Rating
145	Cieneba-Rock outcrop complex, 30 to 75 percent slopes	–
147	Corralitos loamy sand, moderately fine substratum	Predominantly non-hydric
156	Hanford sandy loam, 2 to 9 percent slopes	–
187	Ramona gravelly fine sandy loam, 9 to 15 percent slopes	–
198	Soboba cobbly loamy sand, 0 to 15 percent slopes	Predominantly non-hydric
AtC2	Arlington and Greenfield fine sandy loams, 2 to 8 percent slopes, eroded	–
AtD2	Arlington and Greenfield fine sandy loams, 8 to 15 percent slopes, eroded	–
AtF3	Arlington and Greenfield fine sandy loams, 15 to 35 percent slopes, severely eroded	–
AyF	Auld cobbly clay, 8 to 50 percent slopes	–
CaC2	Cajalco fine sandy loam, 2 to 8 percent slopes, eroded	–
CaD2	Cajalco fine sandy loam, 8 to 15 percent slopes, eroded	–
CaF2	Cajalco fine sandy loam, 15 to 35 percent slopes, eroded	–
CbD2	Cajalco rocky fine sandy loam, 5 to 15 percent slopes, eroded	–
CbF2	Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded	–
Ce	Chino silt loam, drained	–
Cf	Chino silt loam, drained, saline-alkali	–
Cg	Chino silt loam, drained, strongly saline-alkali	–
ChC	Cieneba sandy loam, 5 to 8 percent slopes	–

Table 3. Natural Resources Conservation Service Soil Types

Map Unit Symbol	Map Unit Name	Hydric Rating
ChD2	Cieneba sandy loam, 8 to 15 percent slopes, eroded	–
ChF2	Cieneba sandy loam, 15 to 50 percent slopes, eroded	–
CkD2	Cieneba rocky sandy loam, 8 to 15 percent slopes, eroded	–
CkF2	Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded	–
EcD2	Escondido fine sandy loam, 8 to 15 percent slopes, eroded	–
EcE2	Escondido fine sandy loam, 15 to 25 percent slopes, eroded	–
EnC2	Exeter sandy loam, 2 to 8 percent slopes, eroded	–
EoB	Exeter sandy loam, slightly saline-alkali, 0 to 5 percent slopes	–
EpA	Exeter sandy loam, deep, 0 to 2 percent slopes	–
EwB	Exeter very fine sandy loam, 0 to 5 percent slopes	–
FaD2	Fallbrook sandy loam, 8 to 15 percent slopes, eroded	–
FbC2	Fallbrook sandy loam, shallow, 5 to 8 percent slopes, eroded	–
FbF2	Fallbrook sandy loam, shallow, 15 to 35 percent slopes, eroded	–
FcF2	Fallbrook rocky sandy loam, shallow, 15 to 50 percent slopes, eroded	–
FfC2	Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded	–
FkD2	Fallbrook fine sandy loam, shallow, 8 to 15 percent slopes, eroded	–
FwE2	Friant fine sandy loam, 5 to 25 percent slopes, eroded	–
GdD2	Garretson gravelly very fine sandy loam, 8 to 15 percent slopes, eroded	–
GhC	Gorgonio loamy sand, 0 to 8 percent slopes	–
GhD	Gorgonio loamy sand, 8 to 15 percent slopes	–
GkD	Gorgonio loamy sand, channeled, 2 to 15 percent slopes	Predominately non-hydric
GlC	Gorgonio loamy sand, deep, 2 to 8 percent slopes	–
GP	Gravel pits	–
GtA	Grangeville fine sandy loam, drained, 0 to 2 percent slopes	–
GuB	Grangeville fine sandy loam, poorly drained, saline-alkali, 0 to 5 percent slopes	Predominately non-hydric
GvB	Grangeville fine sandy loam, saline-alkali, 0 to 5 percent slopes	–
GyA	Greenfield sandy loam, 0 to 2 percent slopes	–

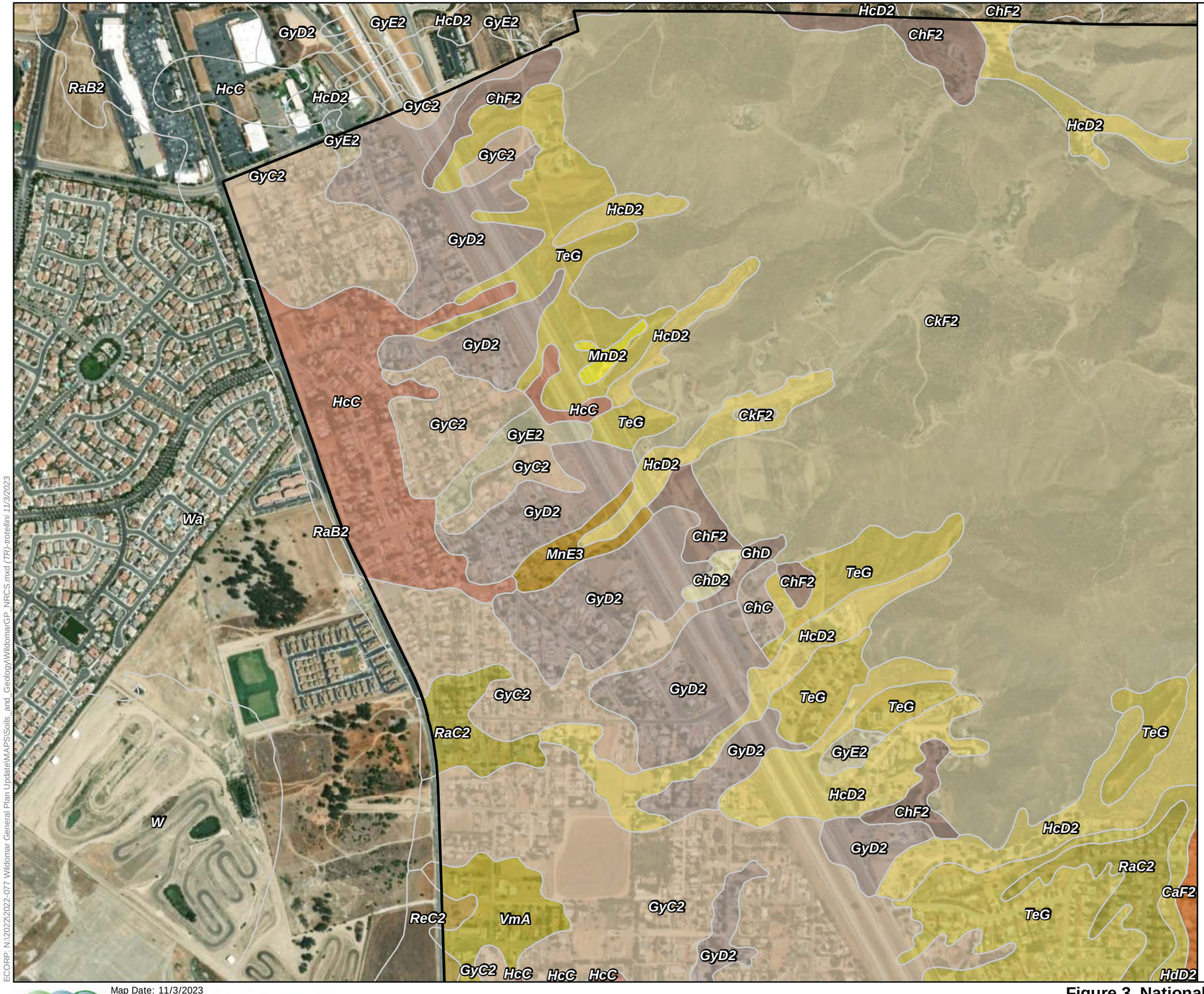
Table 3. Natural Resources Conservation Service Soil Types

Map Unit Symbol	Map Unit Name	Hydric Rating
GyC2	Greenfield sandy loam, 2 to 8 percent slopes, eroded	–
GyD2	Greenfield sandy loam, 8 to 15 percent slopes, eroded	–
GyE2	Greenfield sandy loam, 15 to 25 percent slopes eroded	–
GzG	Gullied land	–
HcA	Hanford coarse sandy loam, 0 to 2 percent slopes	–
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes	–
HcD2	Hanford coarse sandy loam, 8 to 15 percent slopes, eroded	–
HdD2	Hanford cobbly coarse sandy loam, 2 to 15 percent slopes, eroded	Predominately non-hydric
HfD	Hanford sandy loam, 2 to 15 percent slopes	Predominately non-hydric
HgA	Hanford fine sandy loam, 0 to 2 percent slopes	–
HnC	Honcut sandy loam, 2 to 8 percent slopes	–
HnD2	Honcut sandy loam, 8 to 15 percent slopes	–
HuC2	Honcut loam, 2 to 8 percent slopes, eroded	–
LaC	Las Posas loam, 2 to 8 percent slopes	–
LaC2	Las Posas loam, 5 to 8 percent slopes, eroded	–
LaD2	Las Posas loam, 8 to 15 percent slopes, eroded	–
LaE3	Las Posas loam, 9 to 25 percent slopes, severely eroded	–
LcD2	Las Posas stony loam, 8 to 15 percent slopes, eroded	–
LkD2	Las Posas rocky loam, 8 to 15 percent slopes, eroded	–
LkF3	Las Posas rocky loam, 15 to 50 percent slopes, severely eroded	–
LoF2	Lodo gravelly loam, 15 to 50 percent slopes, eroded	–
LpE2	Lodo rocky loam, 9 to 25 percent slopes, eroded	–
LpF2	Lodo rocky loam, 25 to 50 percent slopes, eroded	–
MmB	Monserate sandy loam, 0 to 5 percent slopes	–
MmC2	Monserate sandy loam, 5 to 8 percent slopes, eroded	–
MmD2	Monserate sandy loam, 8 to 15 percent slopes, eroded	–
MmE3	Monserate sandy loam, 15 to 25 percent slopes, severely eroded	–
MnD2	Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded	–
MnE3	Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded	–

Table 3. Natural Resources Conservation Service Soil Types

Map Unit Symbol	Map Unit Name	Hydric Rating
PaA	Pachappa fine sandy loam, 0 to 2 percent slopes	–
PaC2	Pachappa fine sandy loam, 2 to 8 percent slopes, eroded	–
PlB	Placentia fine sandy loam, 0 to 5 percent slopes	Predominantly non-hydric
PlD	Placentia fine sandy loam, 5 to 15 percent slopes	Predominantly non-hydric
PoC	Porterville clay, 0 to 8 percent slopes	–
PsC	Porterville clay, moderately deep, 2 to 8 percent slopes	–
RaB2	Ramona sandy loam, 2 to 5 percent slopes, eroded	–
RaB3	Ramona sandy loam, 0 to 5 percent slopes, severely eroded	–
RaC2	Ramona sandy loam, 5 to 8 percent slopes, eroded	–
RaC3	Ramona sandy loam, 5 to 8 percent slopes, severely eroded	–
RaD2	Ramona sandy loam, 8 to 15 percent slopes, eroded	–
RaD3	Ramona sandy loam, 8 to 15 percent slopes, severely eroded	–
RaE3	Ramona sandy loam, 15 to 25 percent slopes, severely eroded	–
RdD2	Ramona sandy loam, moderately deep, 8 to 15 percent slopes, eroded	–
ReC2	Ramona very fine sandy loam, 0 to 8 percent slopes, eroded	–
RmE3	Ramona and Buren sandy loams, 15 to 25 percent slopes, severely eroded	–
RnD2	Ramona and Buren loams, 5 to 15 percent slopes, eroded	–
RnE3	Ramona and Buren loams, 5 to 25 percent slopes, severely eroded	–
RsC	Riverwash	Hydric
RuF	Rough broken land	–
SmE2	San Timoteo loam, 8 to 25 percent slopes, eroded	–
TeG	Terrace escarpments	–
Tt2	Traver fine sandy loam, strongly saline-alkali, eroded	–
TvC	Tujunga loamy sand, channeled, 0 to 8 percent slopes	Predominately non-hydric
VmA	Visalia fine sandy loam, 0 to 2 percent slopes	–
VmC	Visalia fine sandy loam, 2 to 8 percent slopes	–
VsC	Vista coarse sandy loam, 2 to 8 percent slopes	–
VsD2	Vista coarse sandy loam, 8 to 15 percent slopes, eroded	–

Table 3. Natural Resources Conservation Service Soil Types		
Map Unit Symbol	**Map Unit Name**	**Hydric Rating**
VsF2	Vista coarse sandy loam, 15 to 35 percent slopes, eroded	–
VtF2	Vista rocky coarse sandy loam, 2 to 35 percent slopes, eroded	–
Wf	Willows silty clay	–
Wg	Willow silty clay, saline-alkali	–
WxD2	Wyman fine sandy loam, 8 to 15 percent slopes, eroded	–
WyC2	Wyman loam, 2 to 8 percent slopes, eroded	–
YbC	Yokohl loam, 2 to 8 percent slopes	Predominately non-hydric
YbD2	Yokohl loam, 8 to 15 percent slopes, eroded	Predominately non-hydric
YbE3	Yokohl loam, 8 to 25 percent slopes, severely eroded	Predominately non-hydric
YsE3	Ysidora gravelly very fine sandy loam, 8 to 25 percent slopes, severely eroded	–



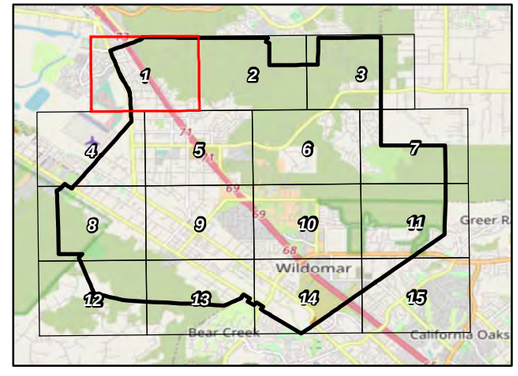
Map Features

Wildomar City Limits

Series Designation - Series Description

- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- ChC - Cieneba sandy loam, 5 to 8 percent slopes
- ChD2 - Cieneba sandy loam, 8 to 15 percent slopes, eroded
- ChF2 - Cieneba sandy loam, 15 to 50 percent slopes, eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- GhD - Gorgonio loamy sand, 8 to 15 percent slopes
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- GyD2 - Greenfield sandy loam, 8 to 15 percent slopes, eroded
- GyE2 - Greenfield sandy loam, 15 to 25 percent slopes, eroded
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- HdD2 - Hanford cobbly coarse sandy loam, 2 to 15 percent slopes, eroded
- MnD2 - Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
- MnE3 - Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded
- RaC2 - Ramona sandy loam, 5 to 8 percent slopes, eroded
- ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- TeG - Terrace escarpments
- VmA - Visalia fine sandy loam, 0 to 2 percent slopes

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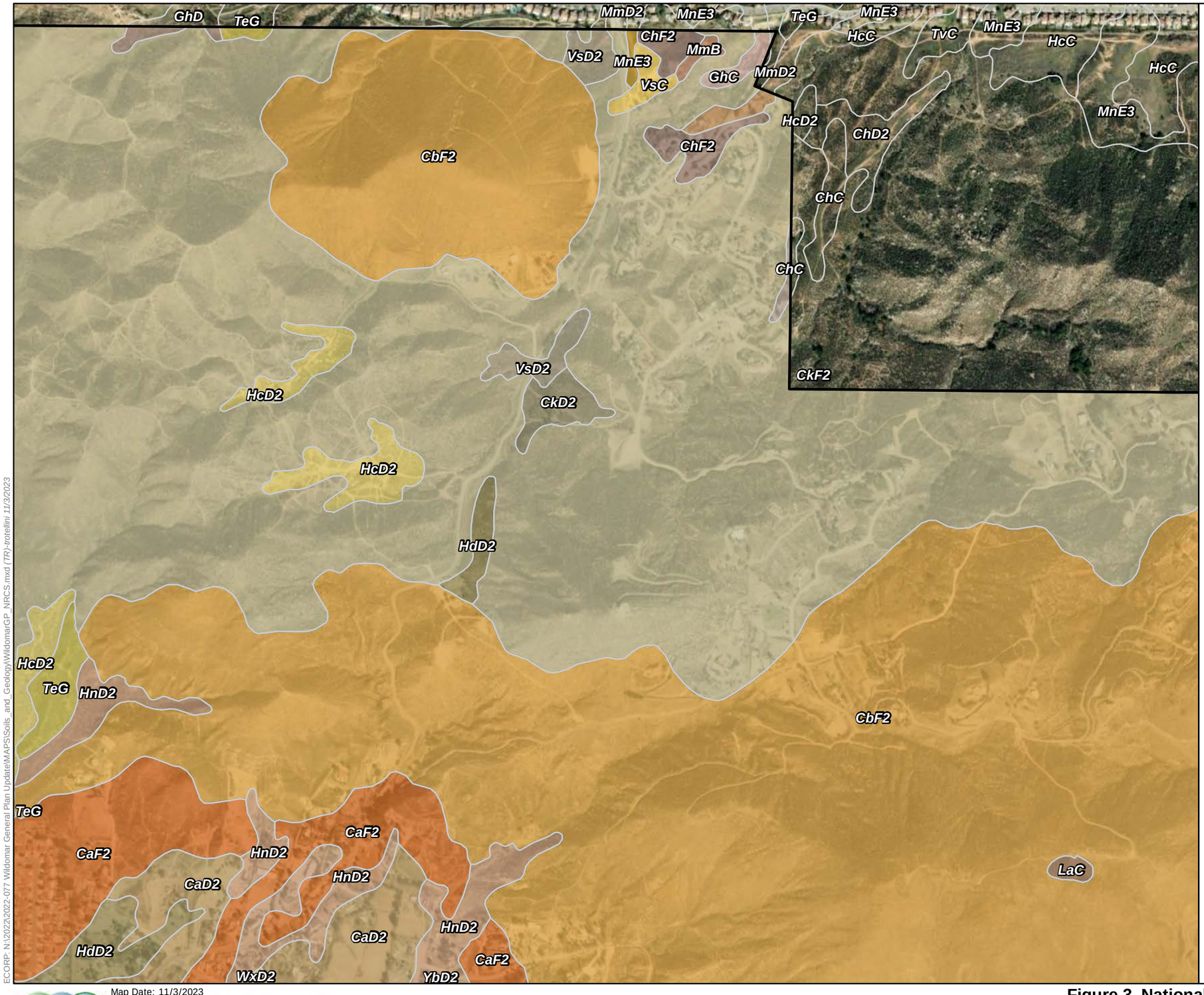
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Map Date: 11/3/2023

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Figure 3. National Resources Conservation Service Soil Types
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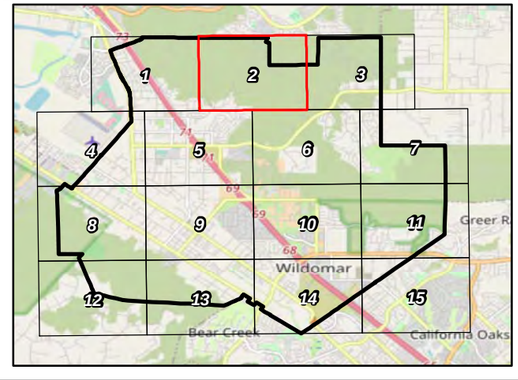
Map Features

Wildomar City Limits

Series Designation - Series Description

- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- ChC - Cieneba sandy loam, 5 to 8 percent slopes
- ChF2 - Cieneba sandy loam, 15 to 50 percent slopes, eroded
- CkD2 - Cieneba rocky sandy loam, 8 to 15 percent slopes, eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- GhC - Gorgonio loamy sand, 0 to 8 percent slopes
- GhD - Gorgonio loamy sand, 8 to 15 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- HdD2 - Hanford cobbly coarse sandy loam, 2 to 15 percent slopes, eroded
- HnD2 - Honcut sandy loam, 8 to 15 percent slopes, eroded
- LaC - Las Posas loam, 2 to 8 percent slopes
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- MnE3 - Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded
- TeG - Terrace escarpments
- VsC - Vista coarse sandy loam, 2 to 8 percent slopes
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded
- WxD2 - Wyman fine sandy loam, 8 to 15 percent slopes, eroded
- YbD2 - Yokohl loam, 8 to 15 percent slopes, eroded

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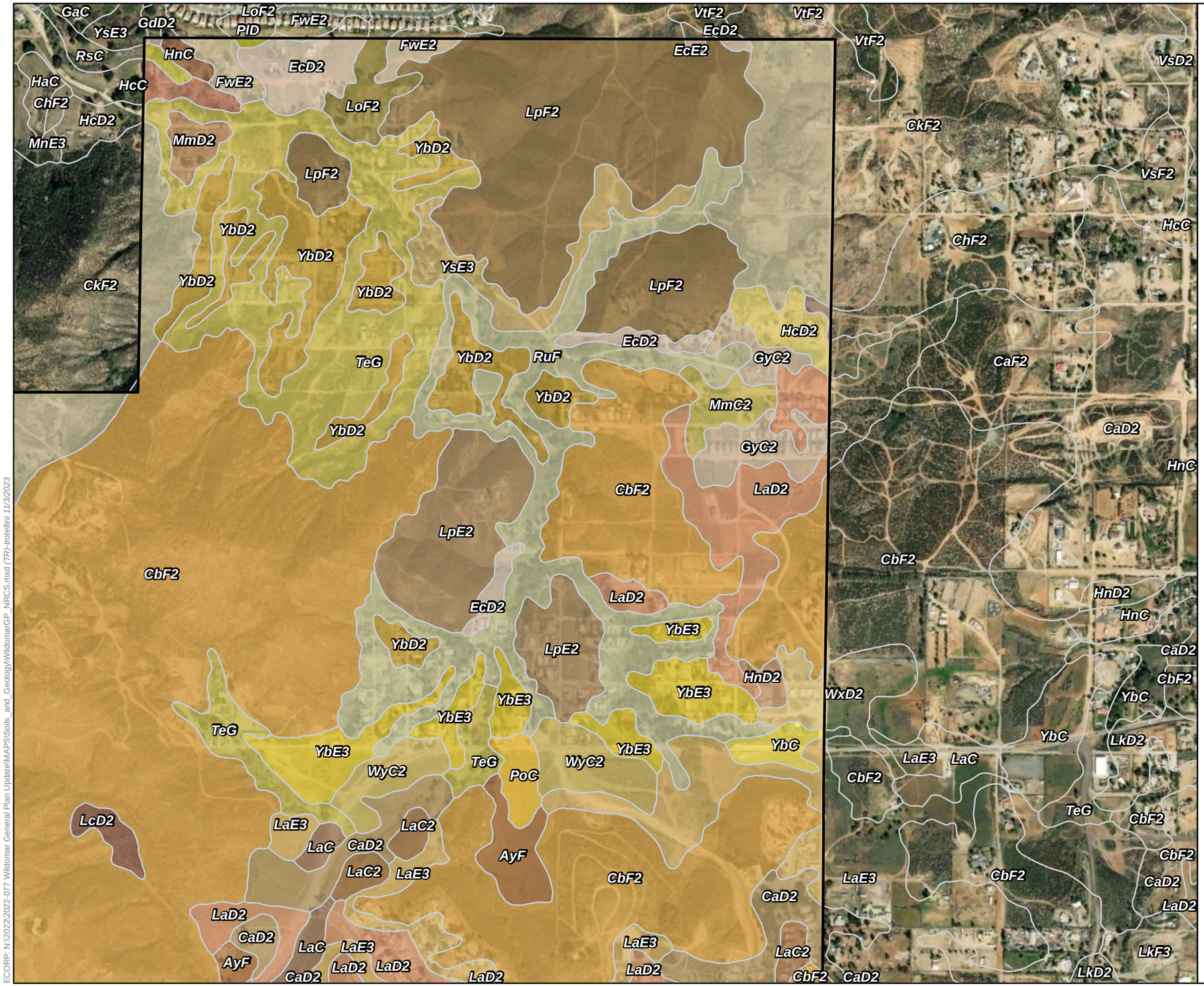
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Figure 3. National Resources Conservation Service Soil Types
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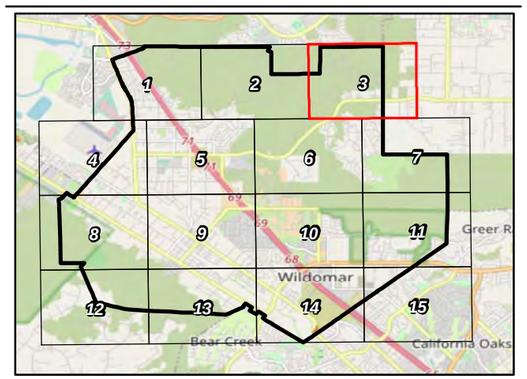
Map Features

Wildomar City Limits

Series Designation - Series Description

- AyF - Auld cobbly clay, 8 to 50 percent slopes
- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- ChF2 - Cieneba sandy loam, 15 to 50 percent slopes, eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- EcD2 - Escondido fine sandy loam, 8 to 15 percent slopes, eroded
- EcE2 - Escondido fine sandy loam, 15 to 25 percent slopes, eroded
- FwE2 - Friant fine sandy loam, 5 to 25 percent slopes, eroded
- GdD2 - Garretson gravelly very fine sandy loam, 8 to 15 percent slopes, eroded
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- HnC - Honcut sandy loam, 2 to 8 percent slopes
- HnD2 - Honcut sandy loam, 8 to 15 percent slopes, eroded
- LaC - Las Posas loam, 2 to 8 percent slopes
- LaC2 - Las Posas loam, 5 to 8 percent slopes, eroded
- LaD2 - Las Posas loam, 8 to 15 percent slopes, eroded
- LaE3 - Las Posas loam, 8 to 25 percent slopes, severely eroded
- LcD2 - Las Posas stony loam, 8 to 15 percent slopes, eroded
- LoF2 - Lodo gravelly loam, 15 to 50 percent slopes, eroded
- LpE2 - Lodo rocky loam, 8 to 25 percent slopes, eroded
- LpF2 - Lodo rocky loam, 25 to 50 percent slopes, eroded
- MmC2 - Monserate sandy loam, 5 to 8 percent slopes, eroded
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- PlD - Placentia fine sandy loam, 5 to 15 percent slopes
- PoC - Porterville clay, 0 to 8 percent slopes
- RsC - Riverwash
- RuF - Rough broken land
- TeG - Terrace escarpments
- WxD2 - Wyman fine sandy loam, 8 to 15 percent slopes, eroded
- WyC2 - Wyman loam, 2 to 8 percent slopes, eroded
- YbC - Yokohl loam, 2 to 8 percent slopes
- YbD2 - Yokohl loam, 8 to 15 percent slopes, eroded
- YbE3 - Yokohl loam, 8 to 25 percent slopes, severely eroded
- YsE3 - Ysidora gravelly very fine sandy loam, 8 to 25 percent slopes, severely eroded

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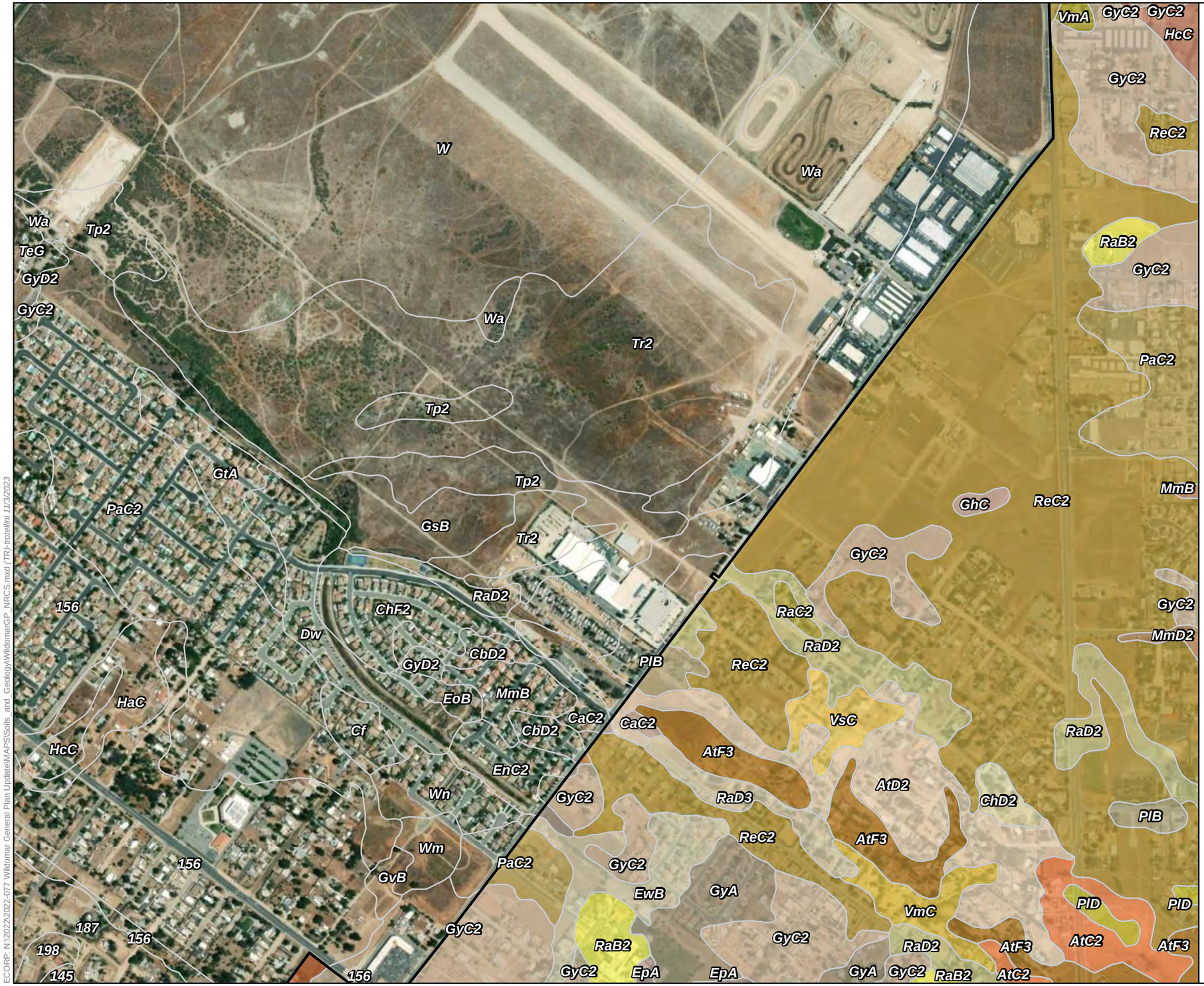
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Figure 3. National Resources Conservation Service Soil Types
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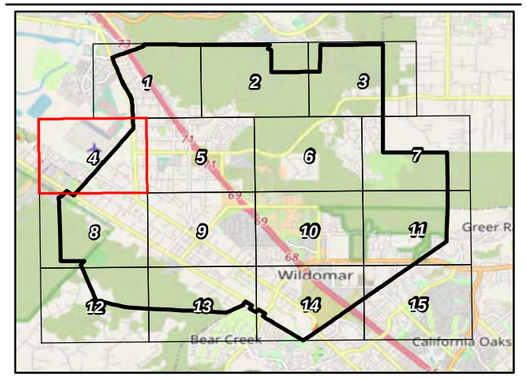
Map Features

Wildomar City Limits

Series Designation - Series Description

- 156 - Hanford sandy loam, 2 to 9 percent slopes
- AtC2 - Arlington and Greenfield fine sandy loams, 2 to 8 percent slopes , eroded
- AtD2 - Arlington and Greenfield fine sandy loams, 8 to 15 percent slopes, eroded
- AtF3 - Arlington and Greenfield fine sandy loams, 15 to 35 percent slopes, severely eroded
- CaC2 - Cajalco fine sandy loam, 2 to 8 percent slopes, eroded
- CbD2 - Cajalco rocky fine sandy loam, 5 to 15 percent slopes, eroded
- ChD2 - Cieneba sandy loam, 8 to 15 percent slopes, eroded
- EnC2 - Exeter sandy loam, 2 to 8 percent slopes, eroded
- EpA - Exeter sandy loam, deep, 0 to 2 percent slopes
- EwB - Exeter very fine sandy loam, 0 to 5 percent slopes
- GhC - Gorgonio loamy sand, 0 to 8 percent slopes
- GyA - Greenfield sandy loam, 0 to 2 percent slopes
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- PaC2 - Pachappa fine sandy loam, 2 to 8 percent slopes, eroded
- PlB - Placentia fine sandy loam, 0 to 5 percent slopes
- PlD - Placentia fine sandy loam, 5 to 15 percent slopes
- RaB2 - Ramona sandy loam, 2 to 5 percent slopes, eroded
- RaC2 - Ramona sandy loam, 5 to 8 percent slopes, eroded
- RaD2 - Ramona sandy loam, 8 to 15 percent slopes, eroded
- RaD3 - Ramona sandy loam, 8 to 15 percent slopes, severely eroded
- ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- VmA - Visalia fine sandy loam, 0 to 2 percent slopes
- VmC - Visalia fine sandy loam, 2 to 8 percent slopes
- VsC - Vista coarse sandy loam, 2 to 8 percent slopes

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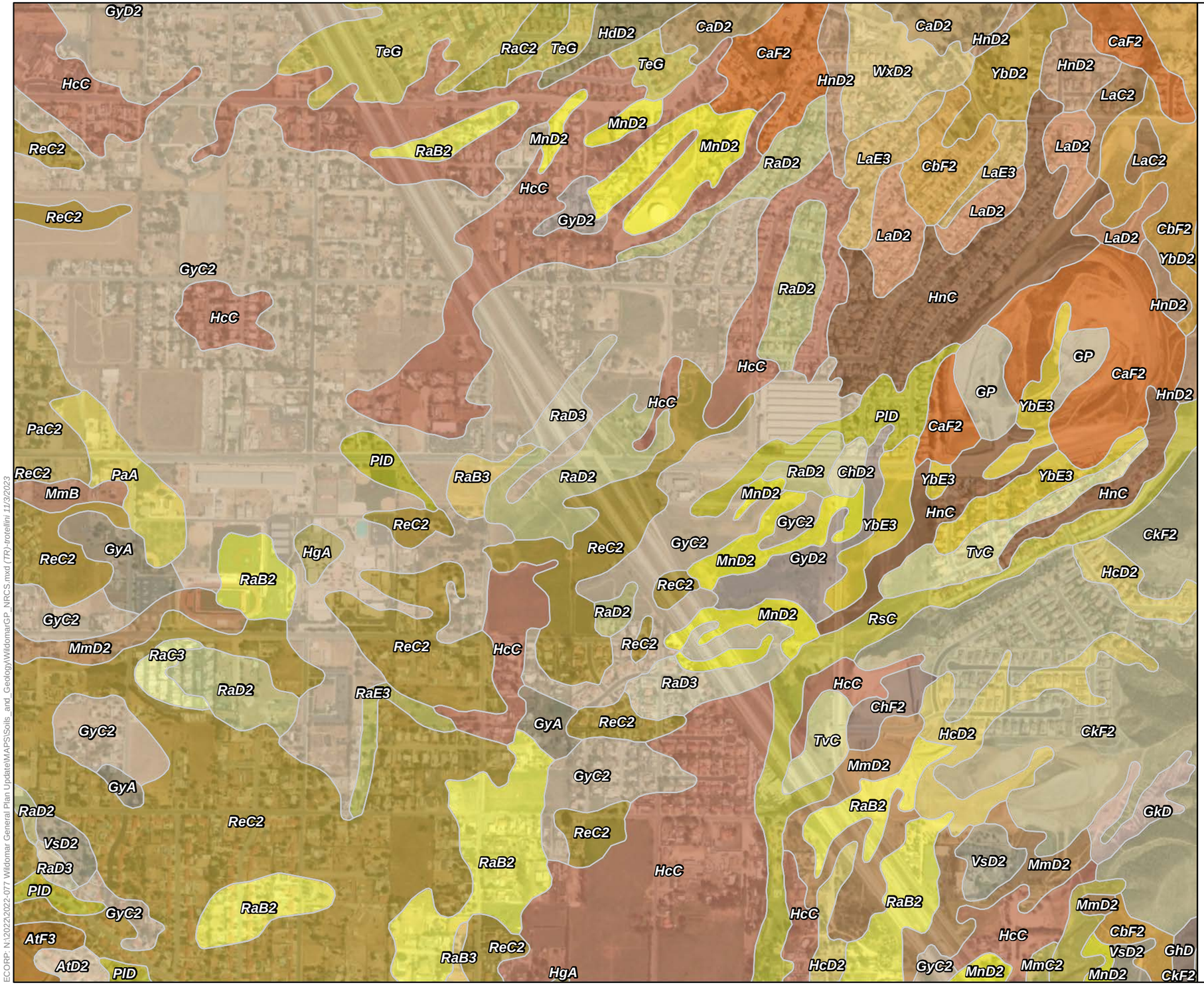
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Figure 3. National Resources Conservation Service Soil Types
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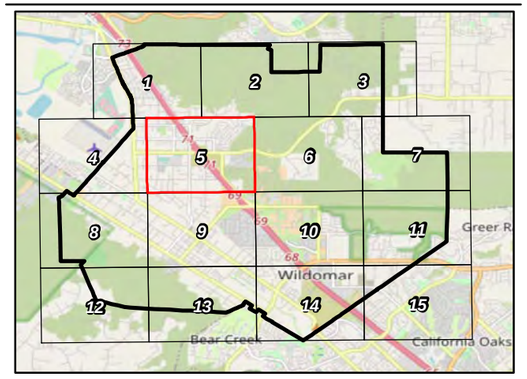
Map Features

Wildomar City Limits

Series Designation - Series Description

- AtD2 - Arlington and Greenfield fine sandy loams, 8 to 15 percent slopes, eroded
- AtF3 - Arlington and Greenfield fine sandy loams, 15 to 35 percent slopes, severely eroded
- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- ChD2 - Cieneba sandy loam, 8 to 15 percent slopes, eroded
- ChF2 - Cieneba sandy loam, 15 to 50 percent slopes, eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- GP - Gravel pits
- GhD - Gorgonio loamy sand, 8 to 15 percent slopes
- GkD - Gorgonio loamy sand, channeled, 2 to 15 percent slopes
- GyA - Greenfield sandy loam, 0 to 2 percent slopes
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- GyD2 - Greenfield sandy loam, 8 to 15 percent slopes, eroded
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- HdD2 - Hanford cobbly coarse sandy loam, 2 to 15 percent slopes, eroded
- HgA - Hanford fine sandy loam, 0 to 2 percent slopes
- HnC - Honcut sandy loam, 2 to 8 percent slopes
- HnD2 - Honcut sandy loam, 8 to 15 percent slopes, eroded
- LaC2 - Las Posas loam, 5 to 8 percent slopes, eroded
- LaD2 - Las Posas loam, 8 to 15 percent slopes, eroded
- LaE3 - Las Posas loam, 8 to 25 percent slopes, severely eroded
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmC2 - Monserate sandy loam, 5 to 8 percent slopes, eroded
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- MnD2 - Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
- PaA - Pachappa fine sandy loam, 0 to 2 percent slopes
- PaC2 - Pachappa fine sandy loam, 2 to 8 percent slopes, eroded
- PlD - Placentia fine sandy loam, 5 to 15 percent slopes
- RaB2 - Ramona sandy loam, 2 to 5 percent slopes, eroded
- RaB3 - Ramona sandy loam, 0 to 5 percent slopes, severely eroded
- RaC2 - Ramona sandy loam, 5 to 8 percent slopes, eroded
- RaC3 - Ramona sandy loam, 5 to 8 percent slopes, severely eroded
- RaD2 - Ramona sandy loam, 8 to 15 percent slopes, eroded
- RaD3 - Ramona sandy loam, 8 to 15 percent slopes, severely eroded
- RaE3 - Ramona sandy loam, 15 to 25 percent slopes, severely eroded
- ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- RsC - Riverwash
- TeG - Terrace escarpments
- TvC - Tujunga loamy sand, channeled, 0 to 8 percent slopes
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded
- WxD2 - Wyman fine sandy loam, 8 to 15 percent slopes, eroded
- YbD2 - Yokohl loam, 8 to 15 percent slopes, eroded
- YbE3 - Yokohl loam, 8 to 25 percent slopes, severely eroded

Sources: ESRI, Placeworks, NRCS (gSSURGO)
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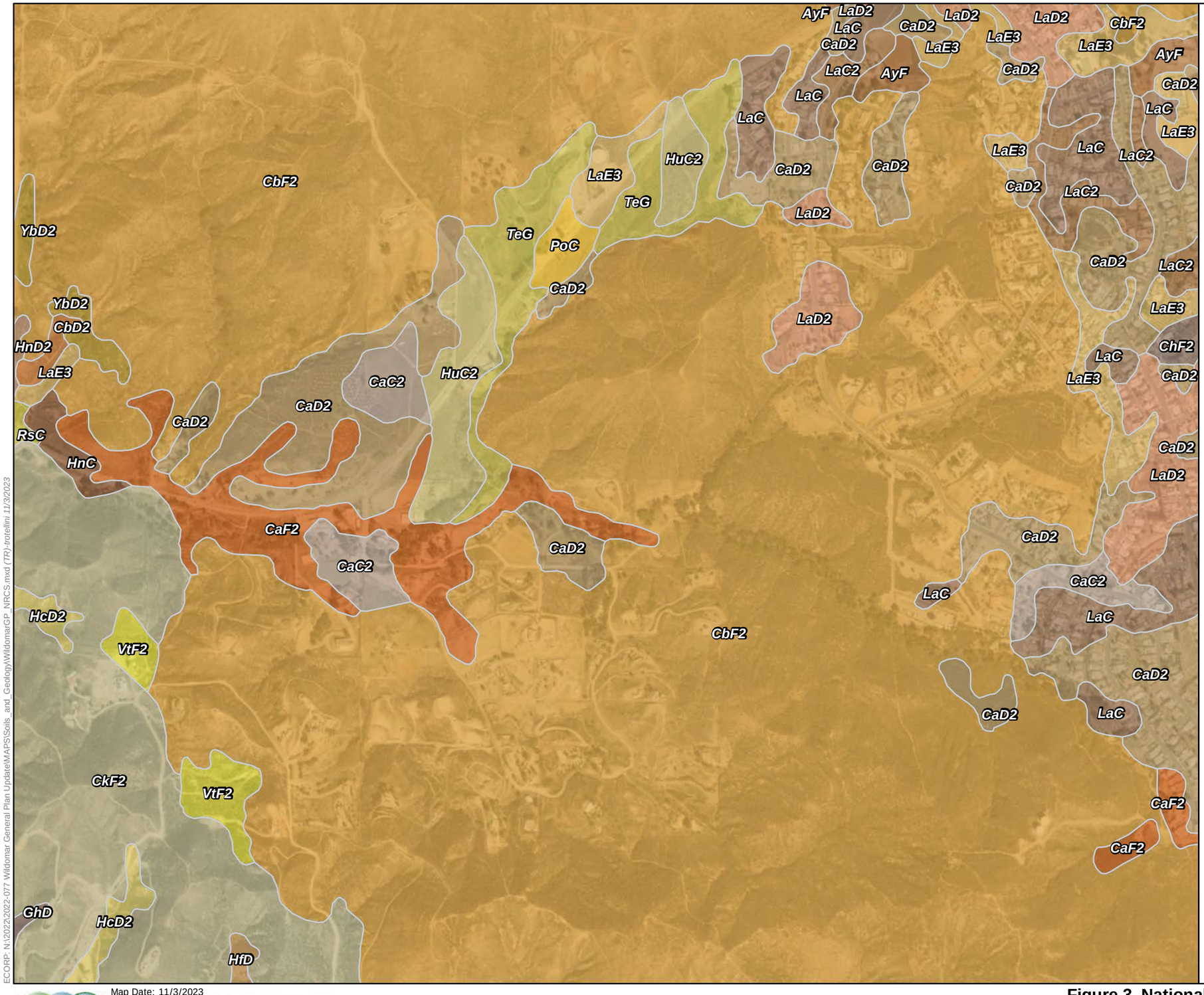
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Map Date: 11/3/2023

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Scale in Feet
0 750

Figure 3. National Resources Conservation Service Soil Types
Sheet 5 of 15
2022-077 City of Wildomar GP Update



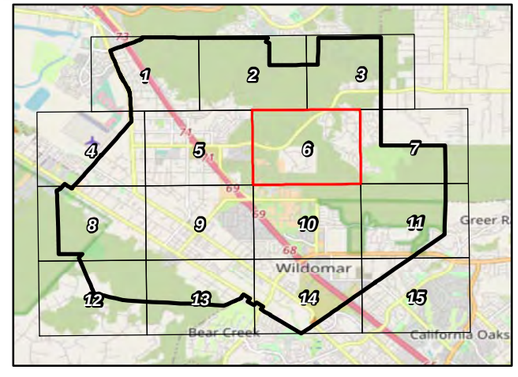
Map Features

Wildomar City Limits

Series Designation - Series Description

- AyF - Auld cobbly clay, 8 to 50 percent slopes
- CaC2 - Cajalco fine sandy loam, 2 to 8 percent slopes, eroded
- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbD2 - Cajalco rocky fine sandy loam, 5 to 15 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- ChF2 - Cieneba sandy loam, 15 to 50 percent slopes, eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- GhD - Gorgonio loamy sand, 8 to 15 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- HfD - Hanford sandy loam, 2 to 15 percent slopes
- HnC - Honcut sandy loam, 2 to 8 percent slopes
- HnD2 - Honcut sandy loam, 8 to 15 percent slopes, eroded
- HuC2 - Honcut loam, 2 to 8 percent slopes, eroded
- LaC - Las Posas loam, 2 to 8 percent slopes
- LaC2 - Las Posas loam, 5 to 8 percent slopes, eroded
- LaD2 - Las Posas loam, 8 to 15 percent slopes, eroded
- LaE3 - Las Posas loam, 8 to 25 percent slopes, severely eroded
- PoC - Porterville clay, 0 to 8 percent slopes
- RsC - Riverwash
- TeG - Terrace escarpments
- VtF2 - Vista rocky coarse sandy loam, 2 to 35 percent slopes, eroded
- YbD2 - Yokohl loam, 8 to 15 percent slopes, eroded

Sources: ESRI, Placeworks, NRCS (gSSURGO)
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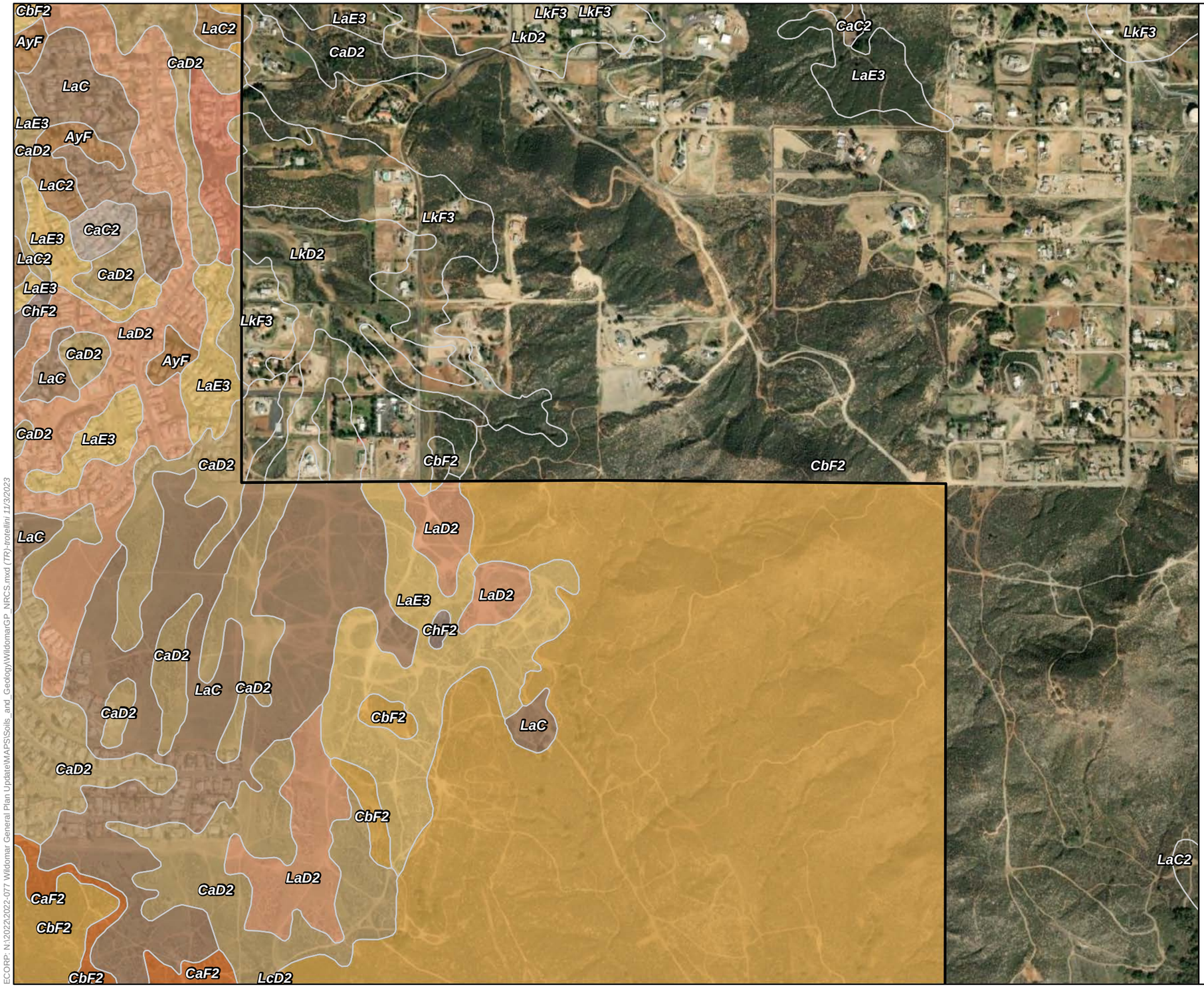
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Map Date: 11/3/2023

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Scale in Feet
0 750

Figure 3. National Resources Conservation Service Soil Types
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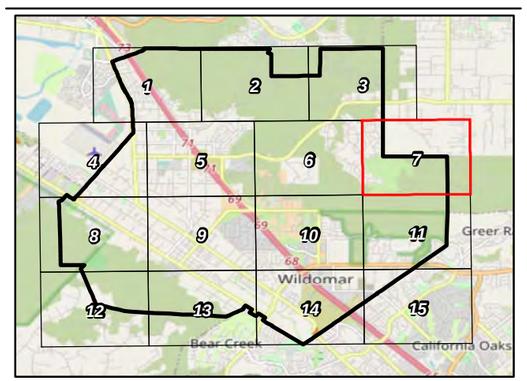
Map Features

Wildomar City Limits

Series Designation - Series Description

- AyF - Auld cobbly clay, 8 to 50 percent slopes
- CaC2 - Cajalco fine sandy loam, 2 to 8 percent slopes, eroded
- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- ChF2 - Cieneba sandy loam, 15 to 50 percent slopes, eroded
- LaC - Las Posas loam, 2 to 8 percent slopes
- LaC2 - Las Posas loam, 5 to 8 percent slopes, eroded
- LaD2 - Las Posas loam, 8 to 15 percent slopes, eroded
- LaE3 - Las Posas loam, 8 to 25 percent slopes, severely eroded
- LcD2 - Las Posas stony loam, 8 to 15 percent slopes, eroded
- LkD2 - Las Posas rocky loam, 8 to 15 percent slopes, eroded
- LkF3 - Las Posas rocky loam, 15 to 50 percent slopes, severely eroded

Sources: ESRI, Placeworks, NRCS (gSSURGO)
Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
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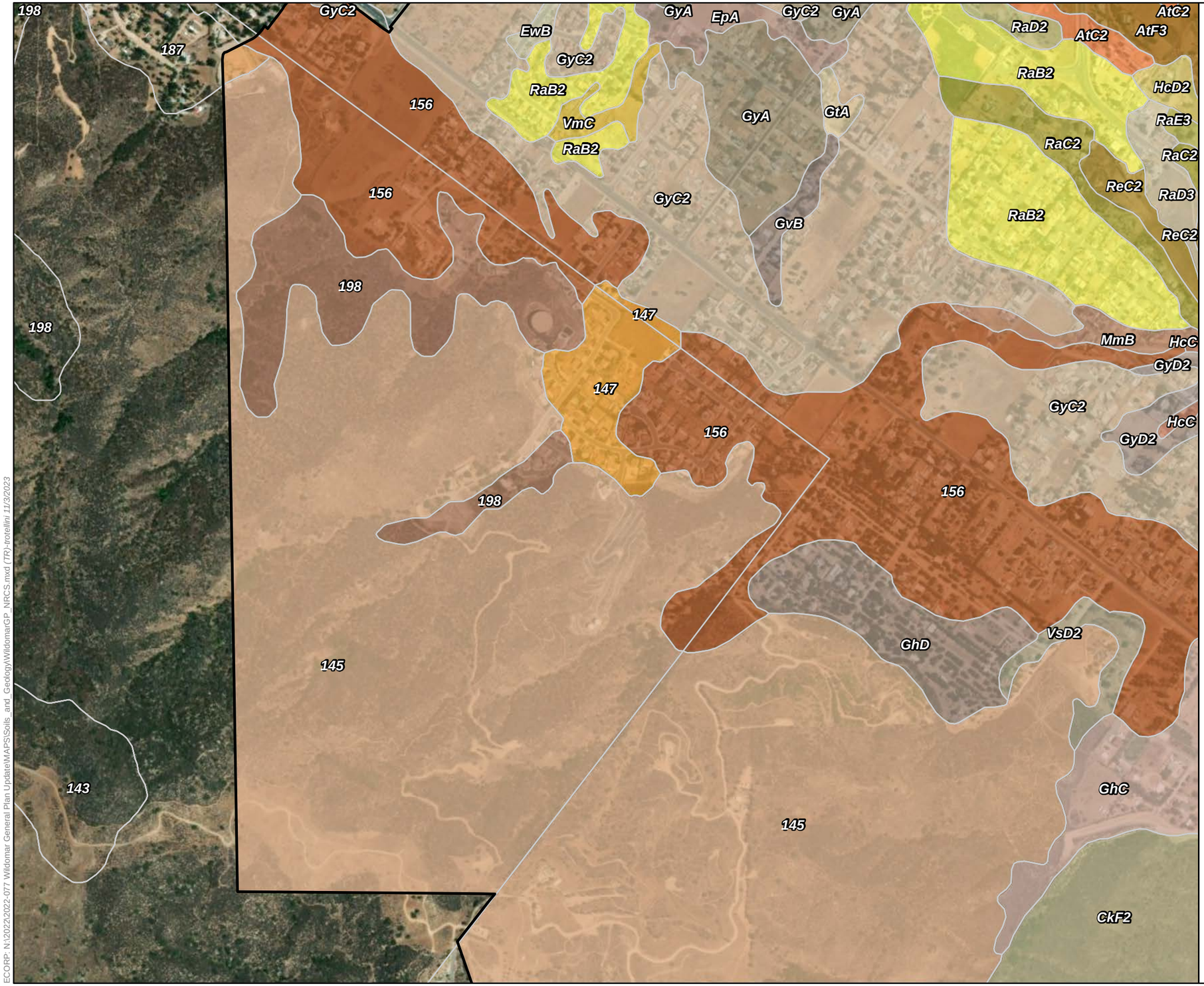
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Map Date: 11/3/2023

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Scale in Feet
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Figure 3. National Resources Conservation Service Soil Types
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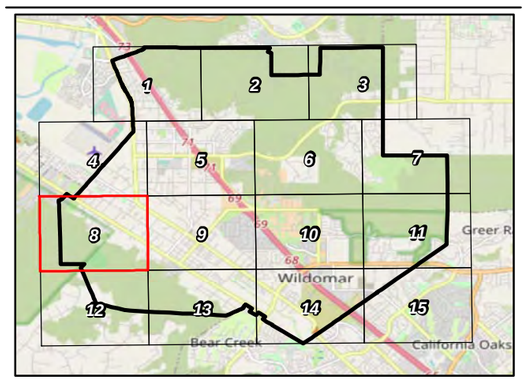
Map Features

Wildomar City Limits

Series Designation - Series Description

- 145 - Cieneba-Rock outcrop complex, 30 to 75 percent slopes
- 147 - Corralitos loamy sand, moderately fine substratum
- 156 - Hanford sandy loam, 2 to 9 percent slopes
- 187 - Ramona gravelly fine sandy loam, 9 to 15 percent slopes
- 198 - Soboba cobbly loamy sand, 0 to 15 percent slopes
- AtC2 - Arlington and Greenfield fine sandy loams, 2 to 8 percent slopes , eroded
- AtF3 - Arlington and Greenfield fine sandy loams, 15 to 35 percent slopes, severely eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- EpA - Exeter sandy loam, deep, 0 to 2 percent slopes
- EwB - Exeter very fine sandy loam, 0 to 5 percent slopes
- GhC - Gorgonio loamy sand, 0 to 8 percent slopes
- GhD - Gorgonio loamy sand, 8 to 15 percent slopes
- GtA - Grangeville fine sandy loam, drained, 0 to 2 percent sl opes
- GvB - Grangeville fine sandy loam, saline-alkali, 0 to 5 percent slopes
- GyA - Greenfield sandy loam, 0 to 2 percent slopes
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- GyD2 - Greenfield sandy loam, 8 to 15 percent slopes, eroded
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- RaB2 - Ramona sandy loam, 2 to 5 percent slopes, eroded
- RaC2 - Ramona sandy loam, 5 to 8 percent slopes, eroded
- RaD2 - Ramona sandy loam, 8 to 15 percent slopes, eroded
- RaD3 - Ramona sandy loam, 8 to 15 percent slopes, severely eroded
- RaE3 - Ramona sandy loam, 15 to 25 percent slopes, severely eroded
- ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- VmC - Visalia fine sandy loam, 2 to 8 percent slopes
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded

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Map Date: 11/3/2023

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ENVIRONMENTAL CONSULTANTS

Scale in Feet
0 750

Figure 3. National Resources Conservation Service Soil Types
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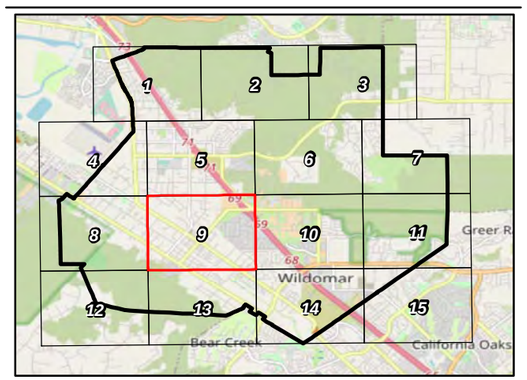
Map Features

Wildomar City Limits

Series Designation - Series Description

- 156 - Hanford sandy loam, 2 to 9 percent slopes
- AtD2 - Arlington and Greenfield fine sandy loams, 8 to 15 percent slopes, eroded
- AtF3 - Arlington and Greenfield fine sandy loams, 15 to 35 percent slopes, severely eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- Ce - Chino silt loam, drained
- Cg - Chino silt loam, drained, strongly saline-alkali
- ChD2 - Cieneba sandy loam, 8 to 15 percent slopes, eroded
- ChF2 - Cieneba sandy loam, 15 to 50 percent slopes, eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- EoB - Exeter sandy loam, slightly saline-alkali, 0 to 5 perce nt slopes
- GhC - Gorgonio loamy sand, 0 to 8 percent slopes
- GhD - Gorgonio loamy sand, 8 to 15 percent slopes
- GtA - Grangeville fine sandy loam, drained, 0 to 2 percent sl opes
- GuB - Grangeville fine sandy loam, poorly drained, saline-alk ali, 0 to 5 percent slopes
- GyA - Greenfield sandy loam, 0 to 2 percent slopes
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- GyD2 - Greenfield sandy loam, 8 to 15 percent slopes, eroded
- GyE2 - Greenfield sandy loam, 15 to 25 percent slopes, eroded
- HcA - Hanford coarse sandy loam, 0 to 2 percent slopes
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- HfD - Hanford sandy loam, 2 to 15 percent slopes
- HgA - Hanford fine sandy loam, 0 to 2 percent slopes
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmC2 - Monserate sandy loam, 5 to 8 percent slopes, eroded
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- MnD2 - Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
- MnE3 - Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded
- PaA - Pachappa fine sandy loam, 0 to 2 percent slopes
- PaC2 - Pachappa fine sandy loam, 2 to 8 percent slopes, eroded
- PlB - Placentia fine sandy loam, 0 to 5 percent slopes
- PlD - Placentia fine sandy loam, 5 to 15 percent slopes
- RaB2 - Ramona sandy loam, 2 to 5 percent slopes, eroded
- RaB3 - Ramona sandy loam, 0 to 5 percent slopes, severely eroded
- RaC2 - Ramona sandy loam, 5 to 8 percent slopes, eroded
- RaD2 - Ramona sandy loam, 8 to 15 percent slopes, eroded
- RaD3 - Ramona sandy loam, 8 to 15 percent slopes, severely eroded
- RaE3 - Ramona sandy loam, 15 to 25 percent slopes, severely eroded
- ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- RnE3 - Ramona and Buren loams, 5 to 25 percent slopes, severely eroded
- RsC - Riverwash
- RuF - Rough broken land
- TeG - Terrace escarpments
- VmC - Visalia fine sandy loam, 2 to 8 percent slopes
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded

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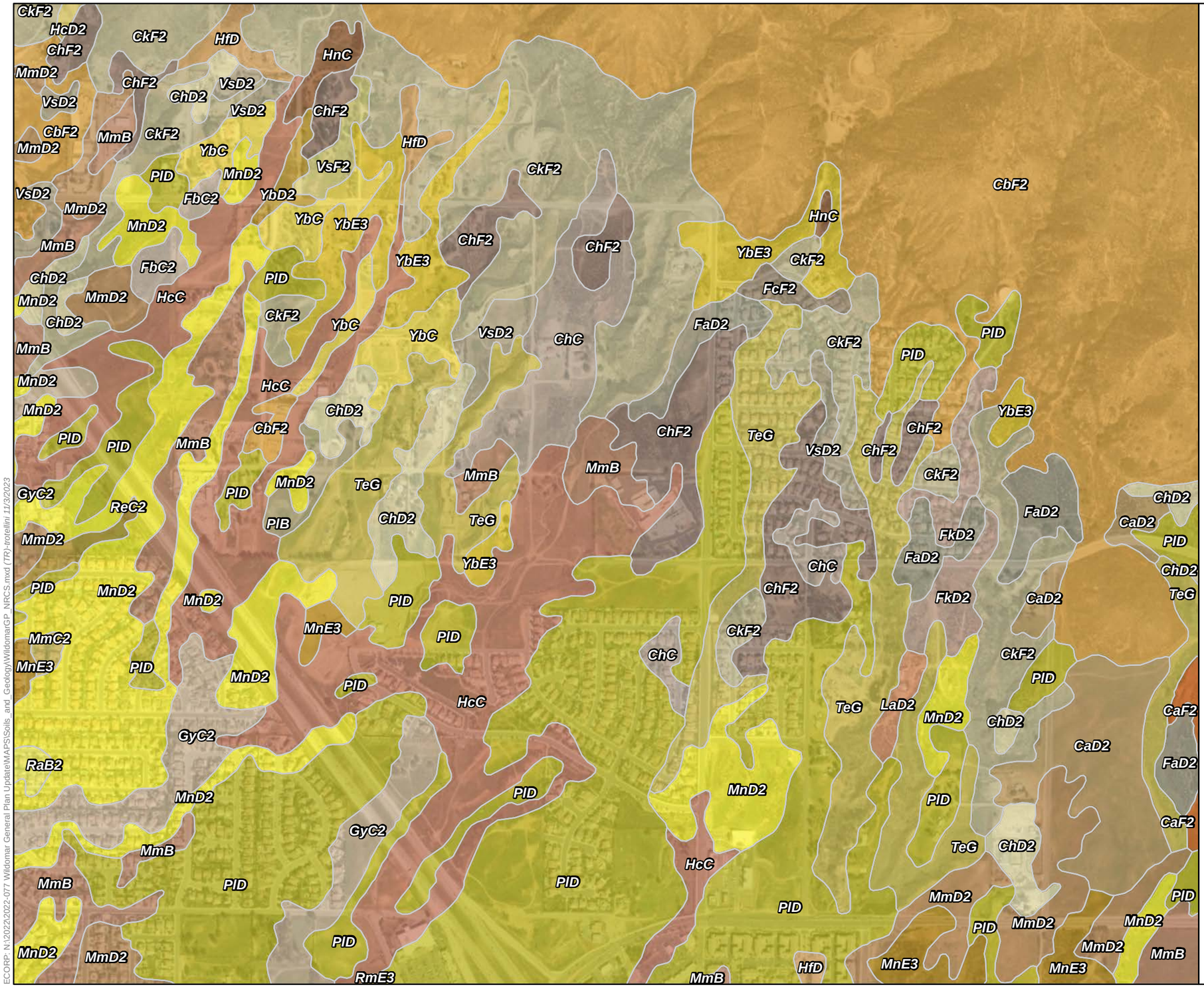
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Map Date: 11/3/2023

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Scale in Feet
0 750

Figure 3. National Resources Conservation Service Soil Types
Sheet 9 of 15
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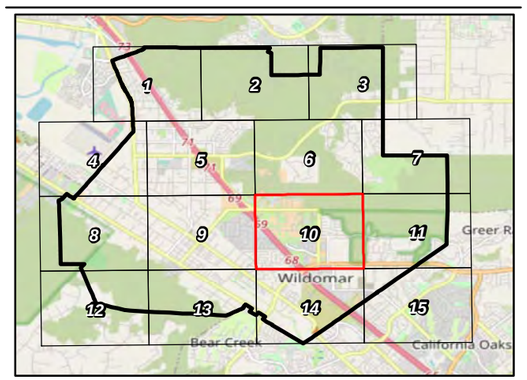
Map Features

Wildomar City Limits

Series Designation - Series Description

- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- ChC - Cieneba sandy loam, 5 to 8 percent slopes
- ChD2 - Cieneba sandy loam, 8 to 15 percent slopes, eroded
- ChF2 - Cieneba sandy loam, 15 to 50 percent slopes, eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- FaD2 - Fallbrook sandy loam, 8 to 15 percent slopes, eroded
- FbC2 - Fallbrook sandy loam, shallow, 5 to 8 percent slopes, eroded
- FcF2 - Fallbrook rocky sandy loam, shallow, 15 to 50 percent slopes, eroded
- FkD2 - Fallbrook fine sandy loam, shallow, 8 to 15 percent slopes, eroded
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- HfD - Hanford sandy loam, 2 to 15 percent slopes
- HnC - Honcut sandy loam, 2 to 8 percent slopes
- LaD2 - Las Posas loam, 8 to 15 percent slopes, eroded
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmC2 - Monserate sandy loam, 5 to 8 percent slopes, eroded
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- MnD2 - Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
- MnE3 - Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded
- PlB - Placentia fine sandy loam, 0 to 5 percent slopes
- PlD - Placentia fine sandy loam, 5 to 15 percent slopes
- RaB2 - Ramona sandy loam, 2 to 5 percent slopes, eroded
- ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- RmE3 - Ramona and Buren sandy loams, 15 to 25 percent slopes, severely eroded
- RnE3 - Ramona and Buren loams, 5 to 25 percent slopes, severely eroded
- TeG - Terrace escarpments
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded
- VsF2 - Vista coarse sandy loam, 15 to 35 percent slopes, eroded
- YbC - Yokohl loam, 2 to 8 percent slopes
- YbD2 - Yokohl loam, 8 to 15 percent slopes, eroded
- YbE3 - Yokohl loam, 8 to 25 percent slopes, severely eroded

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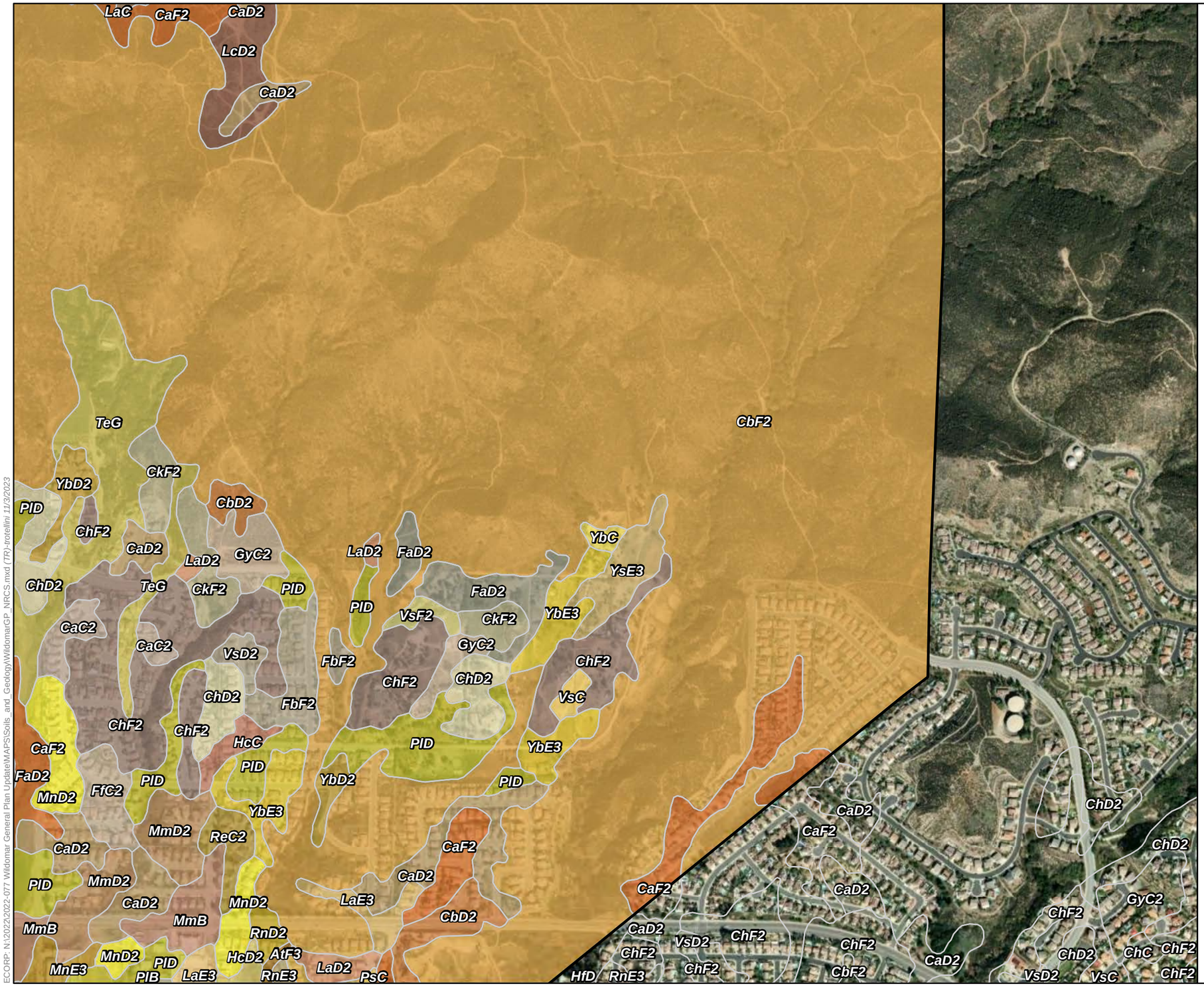
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Map Date: 11/3/2023

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Scale in Feet
0 750

Figure 3. National Resources Conservation Service Soil Types
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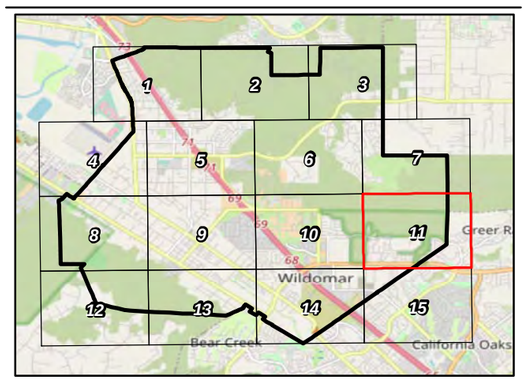
Map Features

Wildomar City Limits

Series Designation - Series Description

- AtF3 - Arlington and Greenfield fine sandy loams, 15 to 35 percent slopes, severely eroded
- CaC2 - Cajalco fine sandy loam, 2 to 8 percent slopes, eroded
- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbD2 - Cajalco rocky fine sandy loam, 5 to 15 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- ChD2 - Cieneba sandy loam, 8 to 15 percent slopes, eroded
- ChF2 - Cieneba sandy loam, 15 to 50 percent slopes, eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- FaD2 - Fallbrook sandy loam, 8 to 15 percent slopes, eroded
- FbF2 - Fallbrook sandy loam, shallow, 15 to 35 percent slopes, eroded
- FfC2 - Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- LaC - Las Posas loam, 2 to 8 percent slopes
- LaD2 - Las Posas loam, 8 to 15 percent slopes, eroded
- LaE3 - Las Posas loam, 8 to 25 percent slopes, severely eroded
- LcD2 - Las Posas stony loam, 8 to 15 percent slopes, eroded
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- MnD2 - Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
- MnE3 - Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded
- PlB - Placentia fine sandy loam, 0 to 5 percent slopes
- PlD - Placentia fine sandy loam, 5 to 15 percent slopes
- PsC - Porterville clay, moderately deep, 2 to 8 percent slopes
- ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- RnD2 - Ramona and Buren loams, 5 to 15 percent slopes, eroded
- RnE3 - Ramona and Buren loams, 5 to 25 percent slopes, severely eroded
- TeG - Terrace escarpments
- VsC - Vista coarse sandy loam, 2 to 8 percent slopes
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded
- VsF2 - Vista coarse sandy loam, 15 to 35 percent slopes, eroded
- YbC - Yokohl loam, 2 to 8 percent slopes
- YbD2 - Yokohl loam, 8 to 15 percent slopes, eroded
- YbE3 - Yokohl loam, 8 to 25 percent slopes, severely eroded
- YsE3 - Ysidora gravelly very fine sandy loam, 8 to 25 percent slopes, severely eroded

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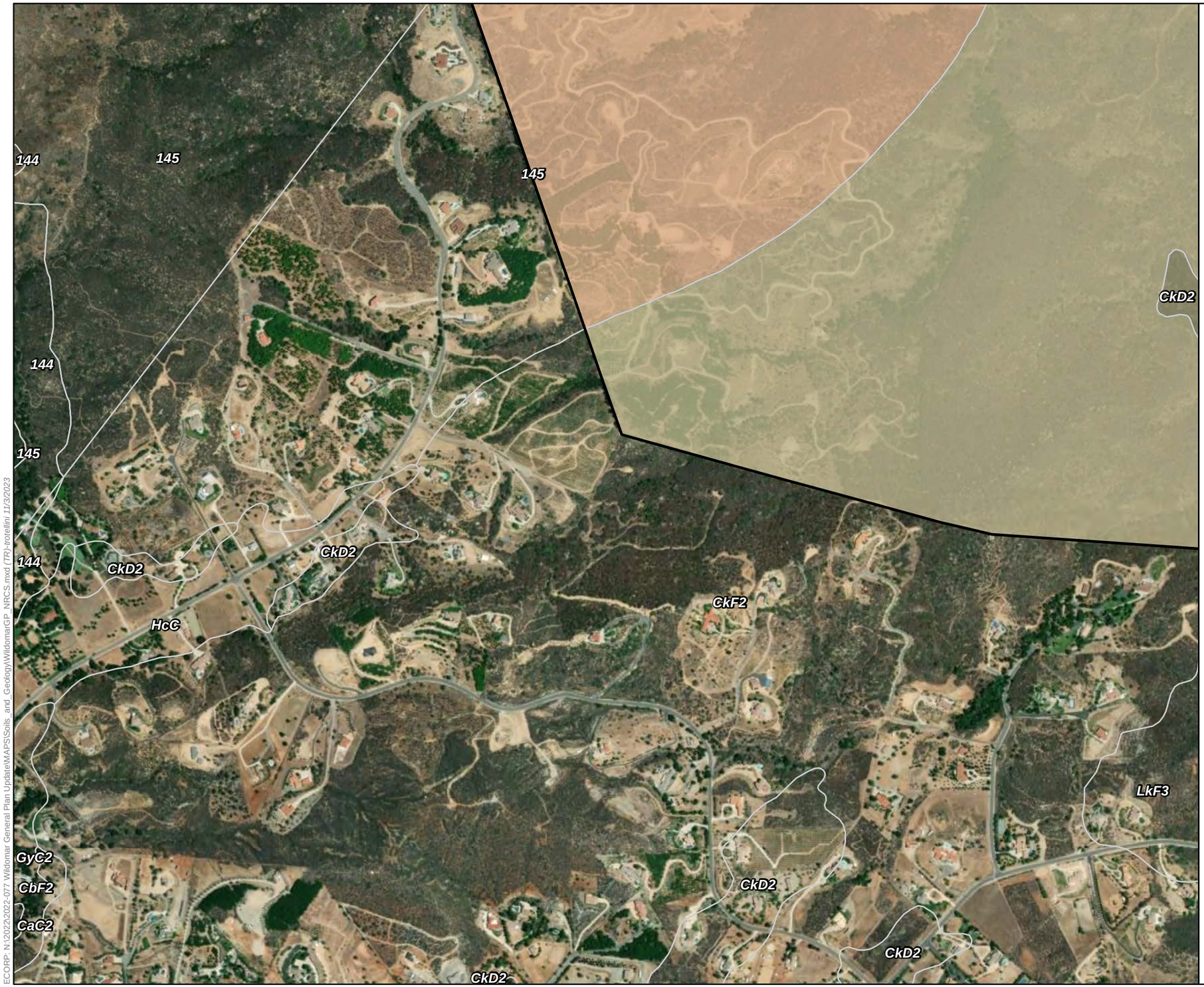


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Scale in Feet
0 750

Figure 3. National Resources Conservation Service Soil Types
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Map Features

Wildomar City Limits

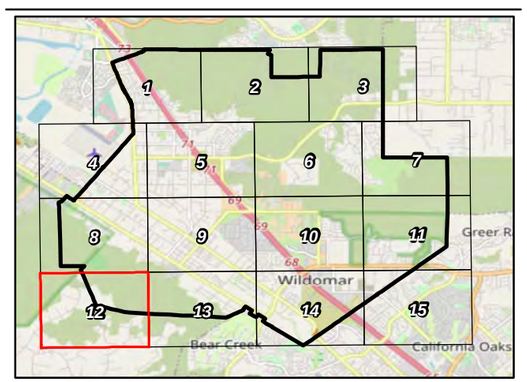
Series Designation - Series Description

145 - Cieneba-Rock outcrop complex, 30 to 75 percent slopes

CkD2 - Cieneba rocky sandy loam, 8 to 15 percent slopes, eroded

CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded

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Scale in Feet
0 750

Figure 3. National Resources Conservation Service Soil Types
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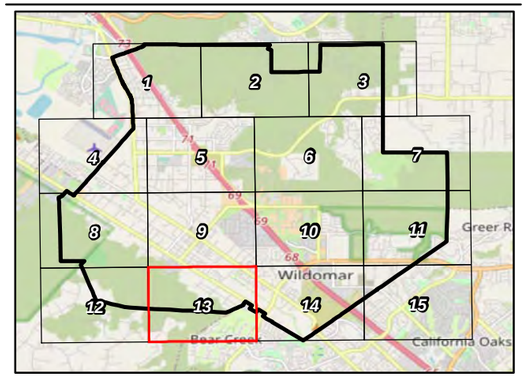
Map Features

Wildomar City Limits

Series Designation - Series Description

- Ce - Chino silt loam, drained
- Cf - Chino silt loam, drained, saline-alkali
- Cg - Chino silt loam, drained, strongly saline-alkali
- CkD2 - Cieneba rocky sandy loam, 8 to 15 percent slopes, eroded
- CkF2 - Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
- EoB - Exeter sandy loam, slightly saline-alkali, 0 to 5 perce nt slopes
- GlC - Gorgonio loamy sand, deep, 2 to 8 percent slopes
- GtA - Grangeville fine sandy loam, drained, 0 to 2 percent sl opes
- GuB - Grangeville fine sandy loam, poorly drained, saline-alk ali, 0 to 5 percent slopes
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- GyD2 - Greenfield sandy loam, 8 to 15 percent slopes, eroded
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- LkF3 - Las Posas rocky loam, 15 to 50 percent slopes, severely eroded
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmC2 - Monserate sandy loam, 5 to 8 percent slopes, eroded
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- MnD2 - Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
- PaA - Pachappa fine sandy loam, 0 to 2 percent slopes
- PaC2 - Pachappa fine sandy loam, 2 to 8 percent slopes, eroded
- RaB2 - Ramona sandy loam, 2 to 5 percent slopes, eroded
- RaB3 - Ramona sandy loam, 0 to 5 percent slopes, severely eroded
- RaC2 - Ramona sandy loam, 5 to 8 percent slopes, eroded
- RaD2 - Ramona sandy loam, 8 to 15 percent slopes, eroded
- RaE3 - Ramona sandy loam, 15 to 25 percent slopes, severely eroded
- ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- RnE3 - Ramona and Buren loams, 5 to 25 percent slopes, severely eroded
- Tt2 - Traver fine sandy loam, strongly saline-alkali, eroded
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded
- Wf - Willows silty clay
- Wg - Willows silty clay, saline-alkali

Sources: ESRI, Placeworks, NRCS (gSSURGO)
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Figure 3. National Resources Conservation Service Soil Types
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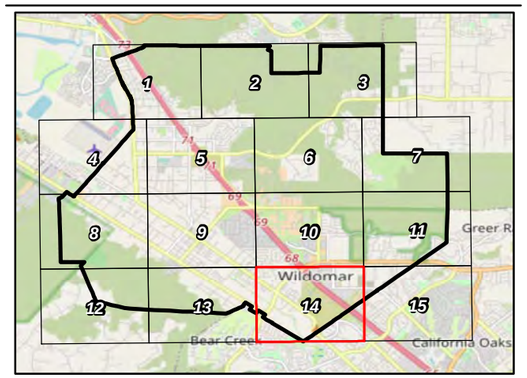
Map Features

Wildomar City Limits

Series Designation - Series Description

- AtC2 - Arlington and Greenfield fine sandy loams, 2 to 8 percent slopes , eroded
- AtD2 - Arlington and Greenfield fine sandy loams, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- Ce - Chino silt loam, drained
- Cf - Chino silt loam, drained, saline-alkali
- GtA - Grangeville fine sandy loam, drained, 0 to 2 percent sl opes
- GyC2 - Greenfield sandy loam, 2 to 8 percent slopes, eroded
- GzG - Gullied land
- HcC - Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- HfD - Hanford sandy loam, 2 to 15 percent slopes
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmC2 - Monserate sandy loam, 5 to 8 percent slopes, eroded
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- MmE3 - Monserate sandy loam, 15 to 25 percent slopes, severely eroded
- MnD2 - Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
- MnE3 - Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded
- PaC2 - Pachappa fine sandy loam, 2 to 8 percent slopes, eroded
- PlB - Placentia fine sandy loam, 0 to 5 percent slopes
- PlD - Placentia fine sandy loam, 5 to 15 percent slopes
- RaB2 - Ramona sandy loam, 2 to 5 percent slopes, eroded
- RaB3 - Ramona sandy loam, 0 to 5 percent slopes, severely eroded
- RaC2 - Ramona sandy loam, 5 to 8 percent slopes, eroded
- RaD2 - Ramona sandy loam, 8 to 15 percent slopes, eroded
- RdD2 - Ramona sandy loam, moderately deep, 8 to 15 percent slopes, eroded
- ReC2 - Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
- RmE3 - Ramona and Buren sandy loams, 15 to 25 percent slopes, severely eroded
- RnD2 - Ramona and Buren loams, 5 to 15 percent slopes, eroded
- RnE3 - Ramona and Buren loams, 5 to 25 percent slopes, severely eroded
- RsC - Riverwash
- RuF - Rough broken land
- SmE2 - San Timoteo loam, 8 to 25 percent slopes, eroded
- TeG - Terrace escarpments
- TvC - Tujunga loamy sand, channeled, 0 to 8 percent slopes
- Wf - Willows silty clay

Sources: ESRI, Placeworks, NRCS (gSSURGO)
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0 750

Figure 3. National Resources Conservation Service Soil Types
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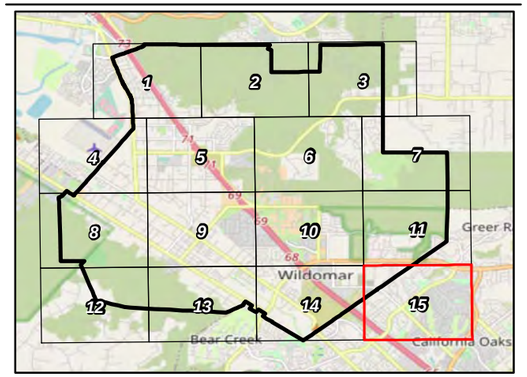
Map Features

Wildomar City Limits

Series Designation - Series Description

- AtC2 - Arlington and Greenfield fine sandy loams, 2 to 8 percent slopes , eroded
- AtD2 - Arlington and Greenfield fine sandy loams, 8 to 15 percent slopes, eroded
- AtF3 - Arlington and Greenfield fine sandy loams, 15 to 35 percent slopes, severely eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbD2 - Cajalco rocky fine sandy loam, 5 to 15 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- ChC - Cieneba sandy loam, 5 to 8 percent slopes
- ChD2 - Cieneba sandy loam, 8 to 15 percent slopes, eroded
- GzG - Gullied land
- HcD2 - Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- HfD - Hanford sandy loam, 2 to 15 percent slopes
- LaD2 - Las Posas loam, 8 to 15 percent slopes, eroded
- LaE3 - Las Posas loam, 8 to 25 percent slopes, severely eroded
- LkD2 - Las Posas rocky loam, 8 to 15 percent slopes, eroded
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmD2 - Monserate sandy loam, 8 to 15 percent slopes, eroded
- MnD2 - Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
- MnE3 - Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded
- PlB - Placentia fine sandy loam, 0 to 5 percent slopes
- PlD - Placentia fine sandy loam, 5 to 15 percent slopes
- PsC - Porterville clay, moderately deep, 2 to 8 percent slopes
- RmE3 - Ramona and Buren sandy loams, 15 to 25 percent slopes, severely eroded
- RnE3 - Ramona and Buren loams, 5 to 25 percent slopes, severely eroded
- SmE2 - San Timoteo loam, 8 to 25 percent slopes, eroded

Sources: ESRI, Placeworks, NRCS (gSSURGO)
Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
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Figure 3. National Resources Conservation Service Soil Types
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4.3 Vegetation Communities and Land Cover Types

The City encompasses the foothills of the Santa Margarita Mountains and Elsinore Mountains and is located in the southwestern corner of Riverside County. Murrieta Creek flows through the western portion of the City, running north–south. The City is predominately developed; however, it does contain some additional land cover types and vegetation communities. Land cover types are primarily those that are not defined by a specific species of vegetation according to the CNPS.

The CNDDB database was reviewed to determine the general vegetation communities that occur within the City. Table 4 lists the general vegetation communities (collapsed and uncollapsed) and other land cover types within the City. Vegetation communities and land cover types according to the MSHCP are shown in Figure 4. It is important to note that the vegetation communities and land cover type descriptions that follow are according to broad community descriptions provided in the MSHCP. These descriptions are not representative of detailed vegetation communities within the City. Rather, they are generalized descriptions for the collapsed vegetation community/land cover type.

Table 4. Vegetation Communities and Land Cover Types

Vegetation Community/Land Cover Type – Collapsed	Vegetation Community/Land Cover Type – Uncollapsed
Agricultural Land	Dairy and Livestock Feedyards Field Croplands Grove/Orchard
Chaparral	Chamise Chaparral Chaparral Red Shank Chaparral Semi-Desert
Coastal Sage Scrub	Coastal Scrub Diegan Coastal Sage Scrub Riversidean Sage Scrub
Grassland	Nonnative Grassland Valley and Foothill Grassland
Meadows and Marshes	Meadow (Montane) Wet Montane Meadow Coastal and Valley Freshwater Marsh Marsh

Table 4. Vegetation Communities and Land Cover Types	
Vegetation Community/Land Cover Type – Collapsed	**Vegetation Community/Land Cover Type – Uncollapsed**
Riparian Scrub, Woodland, Forest	Arundo/Riparian Forest Montane Riparian Forest Montane Riparian Scrub Mulefat Scrub Riparian Forest Riparian Scrub Southern Cottonwood/Willow Riparian Southern Sycamore/Alder Riparian Woodland Southern Willow Scrub Tamarisk Scrub
Water	Open Water/Reservoir/Pond
Woodland and Forests	Black Oak Forest Broadleaved Upland Forest Coast Live Oak Woodland Oak Woodland Peninsular Juniper Woodland and Scrub
Developed/Disturbed	Residential/Urban/Exotic

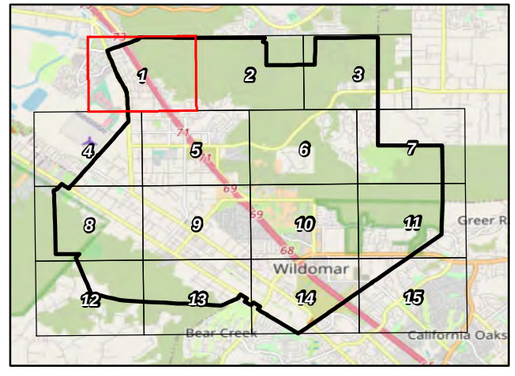
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- Brittlebush - California Sagebrush Association
- California Annual Grassland Alliance
- California Buckwheat Alliance
- California Sagebrush - California Buckwheat - (Black Sage - Yellow Bush Penstemon) Mapping Unit
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Hoaryleaf Ceanothus Alliance
- Deerweed Alliance
- Eucalyptus Alliance
- Exotic Trees Mapping Unit
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit
- White Sage - Brittlebush Association
- Willow Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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Figure 4. Vegetation Communities and Land Cover Types
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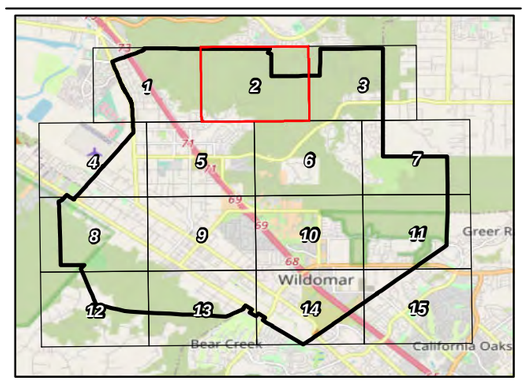
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Brittlebush - California Buckwheat Mapping Unit
- Brittlebush - California Sagebrush Association
- California Annual Grassland Alliance
- California Buckwheat Alliance
- California Sagebrush - California Buckwheat - (Black Sage - Yellow Bush Penstemon) Mapping Unit
- California Sagebrush - White Sage Alliance
- Chamise - Black Sage Alliance
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Hoaryleaf Ceanothus Alliance
- Chamise Pure Association
- Coast Live Oak / Chaparral Association
- Coast Live Oak Alliance
- Exotic Trees Mapping Unit
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit
- White Sage - Brittlebush Association
- Willow Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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Figure 4. Vegetation Communities and Land Cover Types
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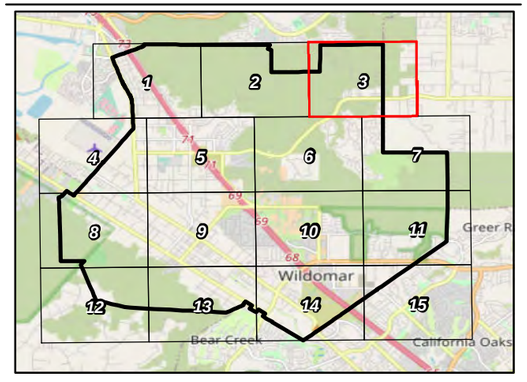
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Brittlebush - California Buckwheat Mapping Unit
- Brittlebush - California Sagebrush Association
- California Annual Grassland Alliance
- California Buckwheat Alliance
- California Sagebrush - California Buckwheat - (Black Sage - Yellow Bush Penstemon) Mapping Unit
- California Sycamore Alliance
- Chamise - Black Sage Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise Alliance
- Chamise Pure Association
- Coast Live Oak / Chaparral Association
- Coast Live Oak / Poison Oak Riparian Association
- Coast Live Oak Alliance
- Eucalyptus Alliance
- Fremont Cottonwood - Willow Mapping Unit
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit
- Water Mapping Unit
- Willow Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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Figure 4. Vegetation Communities and Land Cover Types
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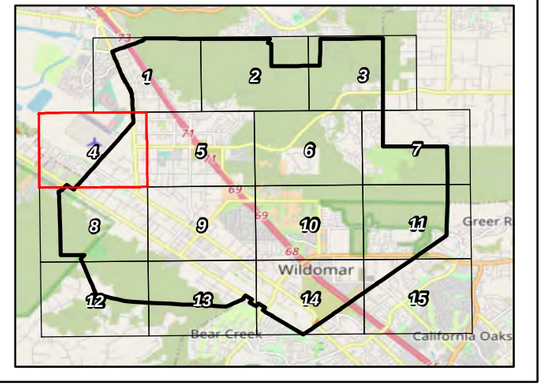
Map Features

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Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Urban Interface Mapping Unit
- Urban or development Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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Figure 4. Vegetation Communities and Land Cover Types
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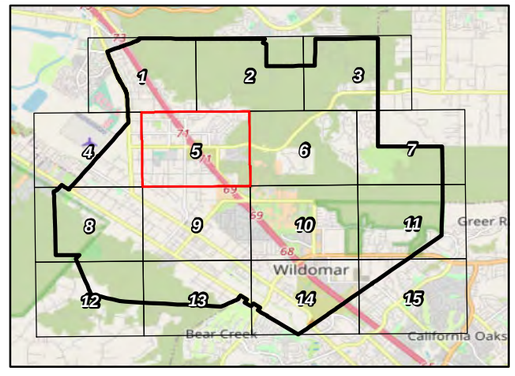
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- California Buckwheat Alliance
- California Sagebrush - (California Buckwheat) - Annual Grass-Herb Mapping Unit
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Hoaryleaf Ceanothus Alliance
- Coast Live Oak Alliance
- Exotic Trees Mapping Unit
- Fremont Cottonwood - Willow Mapping Unit
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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Figure 4. Vegetation Communities and Land Cover Types
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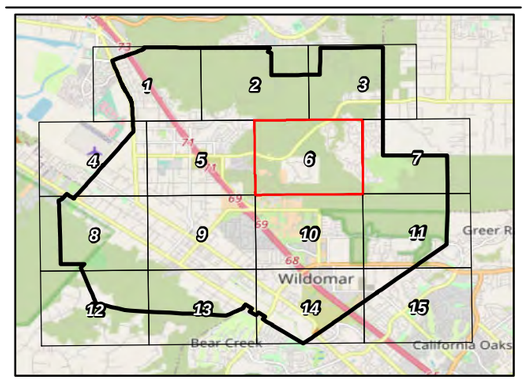
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- Brittlebush - California Sagebrush Association
- California Annual Grassland Alliance
- California Buckwheat - Brittlebush Alliance
- California Buckwheat Alliance
- California Sycamore Alliance
- Chamise - Black Sage Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Hoaryleaf Ceanothus Alliance
- Chamise - Laurel Sumac Association
- Chamise Pure Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak / Chaparral Association
- Coast Live Oak Alliance
- Eucalyptus Alliance
- Exotic Trees Mapping Unit
- Hoaryleaf Ceanothus Alliance
- Laurel Sumac - California Buckwheat Association
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit
- Water Mapping Unit
- Willow Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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Figure 4. Vegetation Communities and Land Cover Types
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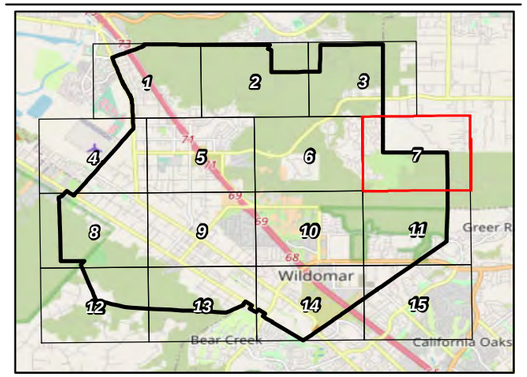
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- California Annual Grassland Alliance
- California Buckwheat - White Sage - (California Sagebrush) Mapping Unit
- California Buckwheat Alliance
- California Sagebrush - California Buckwheat - Laurel Sumac Association
- Chamise - Black Sage Alliance
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Laurel Sumac Association
- Chamise Pure Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak / Chaparral Association
- Coast Live Oak Alliance
- Eucalyptus Alliance
- Laurel Sumac Alliance
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Water Mapping Unit
- Willow Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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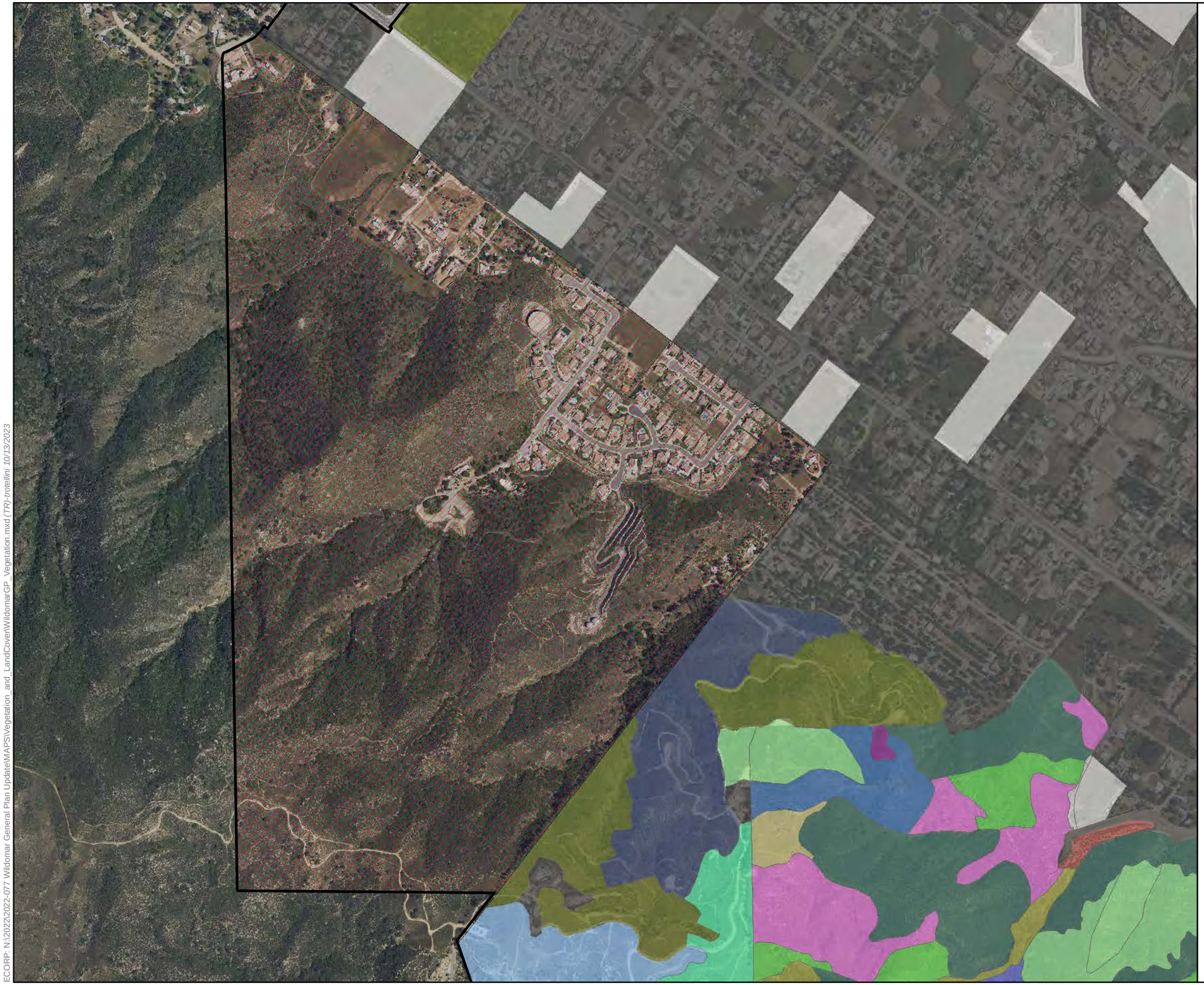
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Figure 4. Vegetation Communities and Land Cover Types
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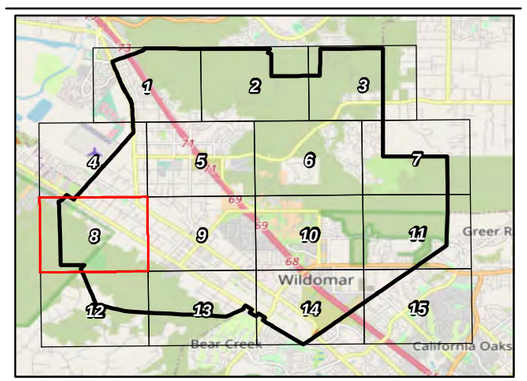
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- California Annual Grassland Alliance
- California Buckwheat Alliance
- California Chaparral Mapping Unit
- Chamise - Black Sage Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus Alliance
- Chamise - Laurel Sumac Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak Alliance
- Deerweed Alliance
- Laurel Sumac - California Buckwheat Association
- Unmapped Area
- Urban Interface Mapping Unit
- Urban or development Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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Figure 4. Vegetation Communities and Land Cover Types
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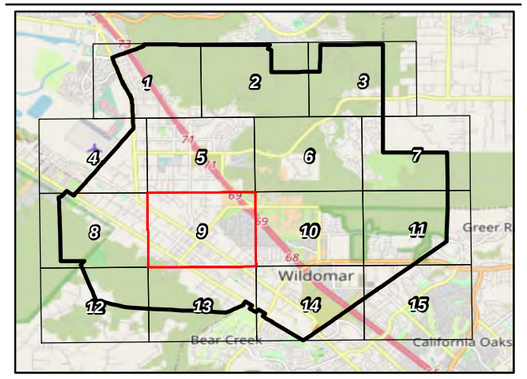
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- California Annual Grassland Alliance
- California Buckwheat Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus Alliance
- Eucalyptus Alliance
- Exotic Trees Mapping Unit
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Willow Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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Figure 4. Vegetation Communities and Land Cover Types
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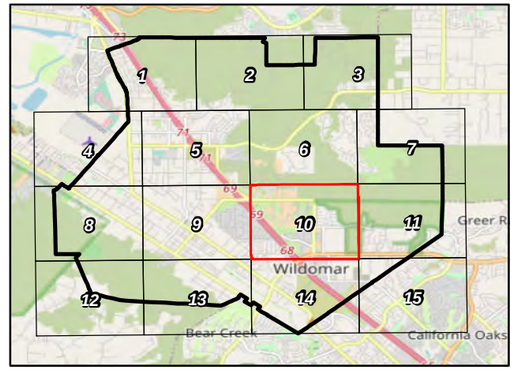
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Blue Elderberry - (Mulefat) Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- California Annual Grassland Alliance
- California Buckwheat - Brittlebush Alliance
- California Buckwheat Alliance
- California Sagebrush - (California Buckwheat) - Annual Grass-Herb Mapping Unit
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Laurel Sumac Association
- Chamise Alliance
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak / Chaparral Association
- Coast Live Oak Alliance
- Eucalyptus Alliance
- Exotic Trees Mapping Unit
- Fremont Cottonwood - Willow Mapping Unit
- Hoaryleaf Ceanothus Alliance
- Laurel Sumac - California Buckwheat Association
- Red Willow Alliance
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit
- Willow Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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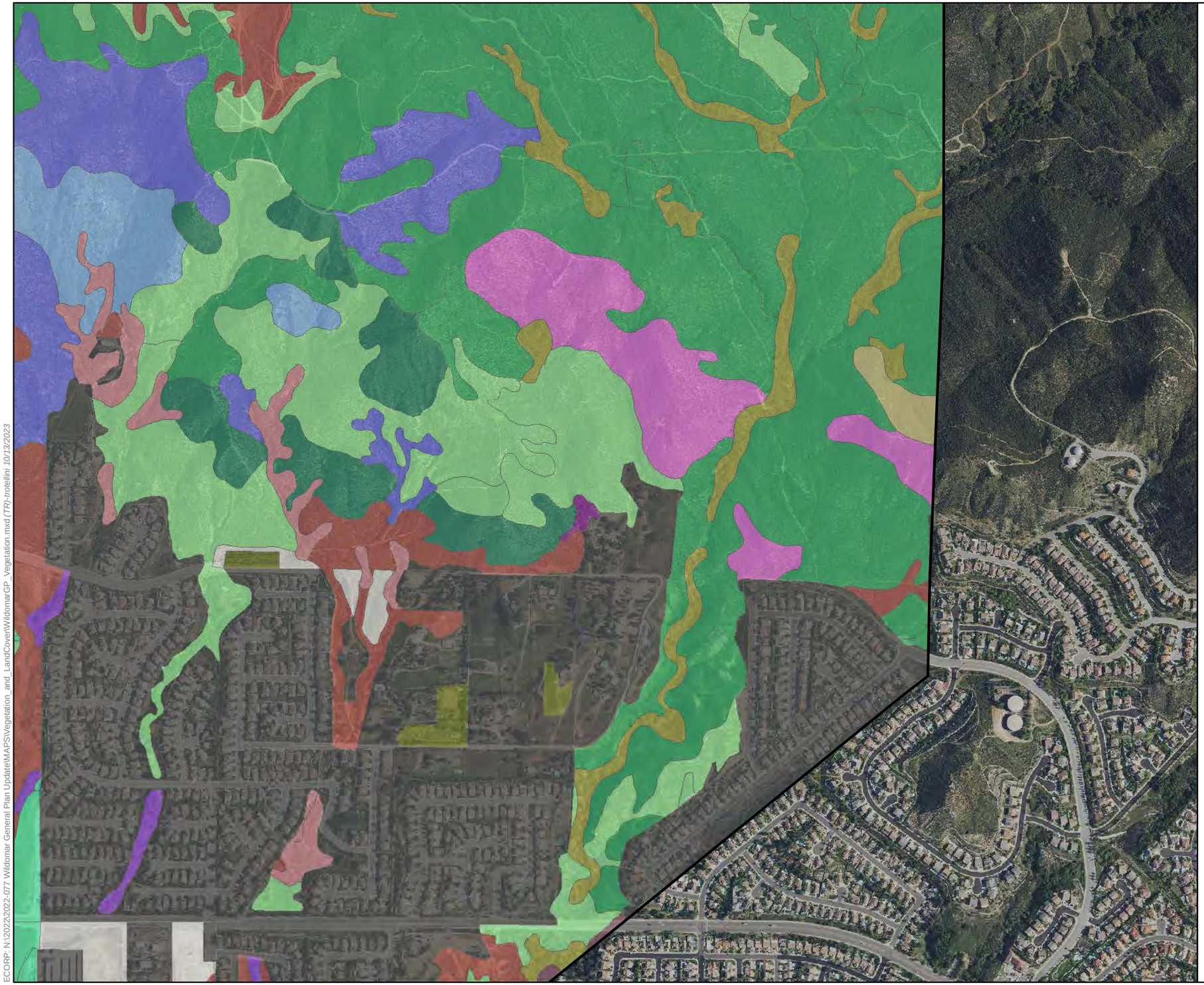
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Scale in Feet
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Figure 4. Vegetation Communities and Land Cover Types
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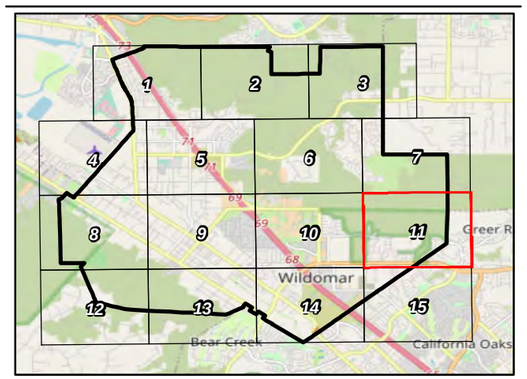
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- California Annual Grassland Alliance
- California Buckwheat - Brittlebush Alliance
- California Buckwheat Alliance
- Chamise - Black Sage Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Laurel Sumac Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak / Chaparral Association
- Coast Live Oak / Poison Oak Riparian Association
- Coast Live Oak Alliance
- Exotic Trees Mapping Unit
- Hoaryleaf Ceanothus - Laurel Sumac Association
- Laurel Sumac - California Buckwheat Association
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Willow Mapping Unit

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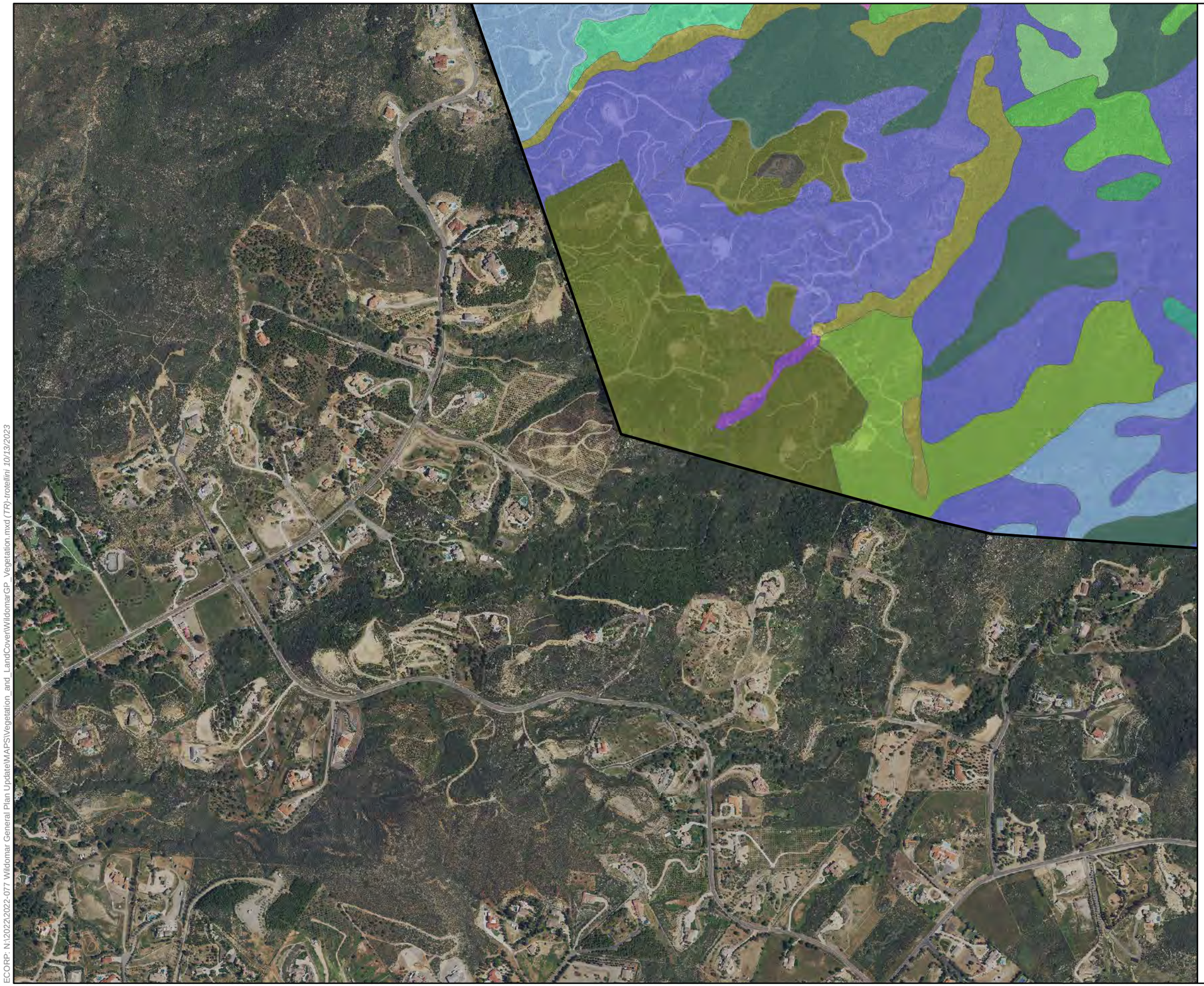
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Figure 4. Vegetation Communities and Land Cover Types
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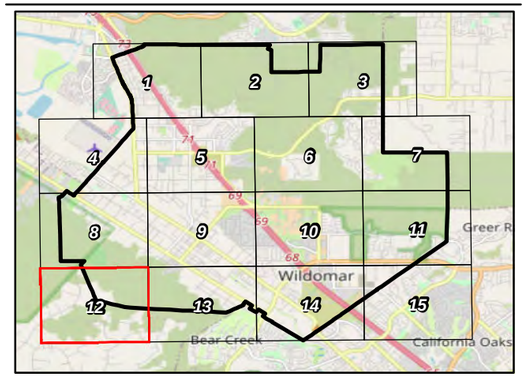
Map Features

Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- California Annual Grassland Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Hoaryleaf Ceanothus Alliance
- Chamise - Laurel Sumac Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Hoaryleaf Ceanothus - Laurel Sumac Association
- Laurel Sumac - California Buckwheat Association
- Scrub Oak - Southern Mixed Chaparral Association
- Urban or development Mapping Unit
- Willow Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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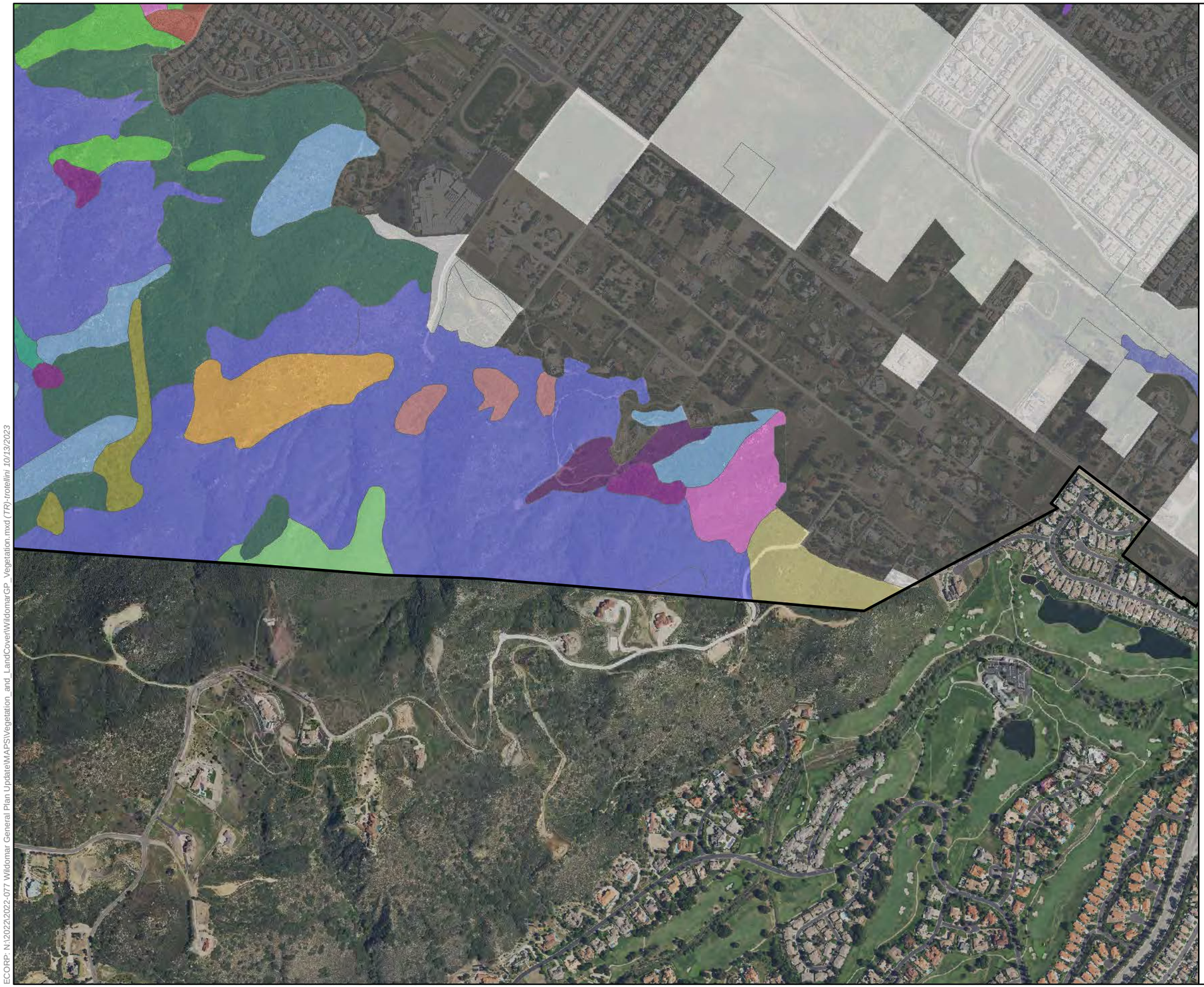
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Map Date: 10/13/2023

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Figure 4. Vegetation Communities and Land Cover Types
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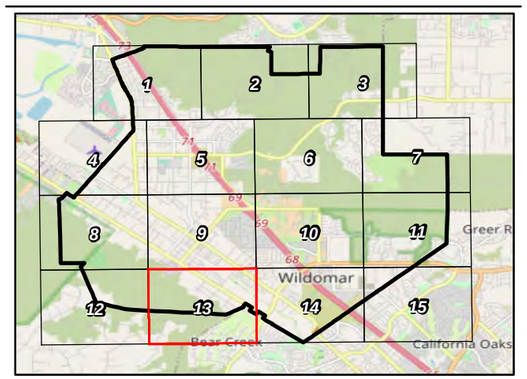
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- California Buckwheat Alliance
- California Sagebrush - (California Buckwheat) - Annual Grass-Herb Mapping Unit
- Chamise - Black Sage Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus Alliance
- Chamise - Laurel Sumac Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak / Chaparral Association
- Coast Live Oak Alliance
- Laurel Sumac - California Buckwheat - White Sage Association
- Laurel Sumac - California Buckwheat Association
- Red Willow Alliance
- Scrub Oak - Southern Mixed Chaparral Association
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Willow Mapping Unit

Sources: NAIP (2020), Western Riverside County Regional Conservation Authority Vegetation (2012 CNPS)
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Figure 4. Vegetation Communities and Land Cover Types
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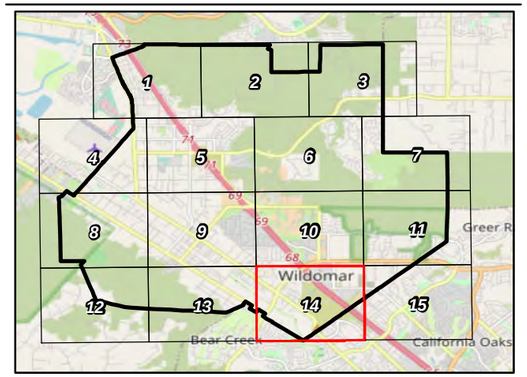
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Annual Herbaceous Grasslands and Forbs Mapping Unit
- Bulrush - Cattail Mapping Unit
- California Annual Grassland Alliance
- California Buckwheat Alliance
- California Sagebrush - (California Buckwheat) - Annual Grass-Herb Mapping Unit
- California Sagebrush - California Buckwheat - White Sage Association
- Chamise - Black Sage Alliance
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise Pure Association
- Coast Live Oak - California Sycamore - Red Willow Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak / Chaparral Association
- Coast Live Oak / Poison Oak Riparian Association
- Coast Live Oak Alliance
- Eucalyptus Alliance
- Exotic Trees Mapping Unit
- Fremont Cottonwood - Red Willow / Arroyo Willow / Mulefat Association
- Fremont Cottonwood - Willow Mapping Unit
- Fremont Cottonwood Dry Mapping Unit
- Red Willow Alliance
- Scrub Oak - Chamise Alliance
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit
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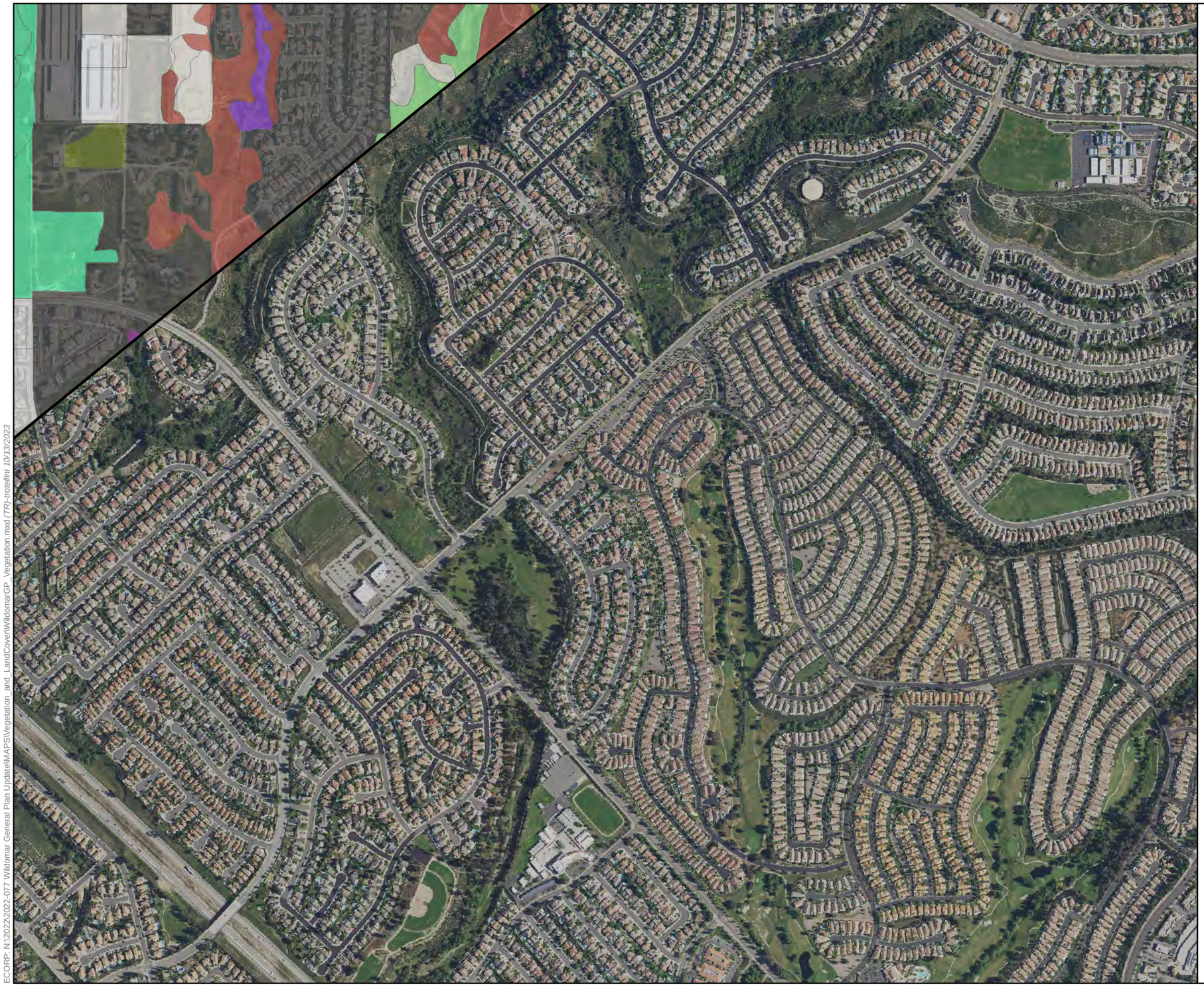
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Figure 4. Vegetation Communities and Land Cover Types
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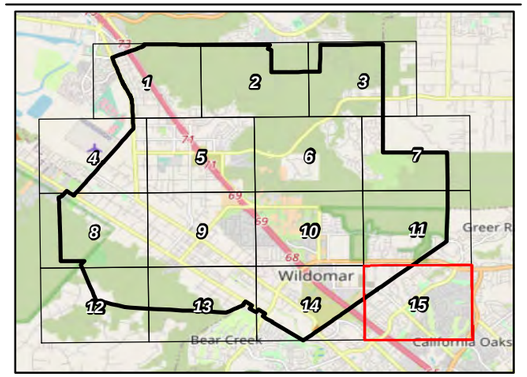
Map Features

- Wildomar City Limits

Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- California Annual Grassland Alliance
- California Buckwheat Alliance
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak Alliance
- Exotic Trees Mapping Unit
- Urban Interface Mapping Unit
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- Willow Mapping Unit

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Figure 4. Vegetation Communities and Land Cover Types
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4.3.1 Agricultural Land

Agricultural areas consist of any areas of the City that are under active cultivation, either irrigated or not. Areas mapped as agriculture include crop fields and orchards, dairy and livestock feedyards, field croplands, groves, and orchards.

4.3.2 Chaparral

This vegetation community is primarily shrub-dominated with evergreen species that range from 1 to 4 meters in height. Common shrubs associated with this general community include chamise (*Adenostoma fasciculatum*), manzanita (*Arctostaphylos* spp.), wild lilac (*Ceanothus* spp.), oak (*Quercus* sp.), redberry (*Rhamnus* sp.), laurel sumac (*Malosma laurina*), mountain mahogany (*Cercocarpus betuloides*), toyon (*Heteromeles arbutifolia*), mission manzanita (*Xylococcus bicolor*), California buckwheat (*Eriogonum fasciculatum*), sages (*Salvia* spp.), California sagebrush (*Artemisia californica*), and monkeyflower (*Mimulus* sp.). Herbaceous species are also common such as deerweed (*Acmispon glaber*), nightshade (*Solanum* sp.), Spanish bayonet (*Yucca baccata*), rock-rose (*Cistus* sp.), onion (*Allium* sp.), bunch grasses (*Festuca* spp.), wild cucumber (*Marah* sp.), bedstraw (*Galium* sp.), and lupine (*Lupinus* sp.).

4.3.3 Coastal Sage Scrub

This vegetation community is often found in distributed within other vegetation communities such as grassland and chapparal and oak or riparian woodlands. This community is often dominated by drought-deciduous shrub and subshrub species. Species commonly associated with this community include California sagebrush, California buckwheat, laurel sumac, sages, brittlebush (*Encelia farinosa*), lemonade berry (*Rhus integrifolia*), boxthorn (*Lycium* sp.), and sugarbush (*Rhus ovata*).

4.3.4 Grassland

This vegetation community can consist of two general types of grasslands: non-native dominated grassland dominated by annual grasses and native grassland dominated by perennial grass species. The latter is often referred to as Valley and Foothill Grassland while the former is referred to as Non-Native Grassland.

Within Valley and Foothill Grassland, common species include fiddleneck (*Amsinckia menziesii*), common calyptridium (*Calyptridium monospermum*), suncup (*Camissoniopsis* sp.), Chinese houses (*Collinsia heterophylla*), California poppy (*Eschscholzia californica*), tarweed (*Hemizonia* sp.), coast goldfields (*Lasthenia californica*), common tidy-tips (*Layia platyglossa*), lupine (*Lupinus* sp.), wild hyacinth (*Dichelostemma capitatum*), and blue-eyed grass (*Sisyrinchium bellum*).

Within Non-Native Grassland, common species include slender oat (*Avena barbata*), wild oat (*Avena fatua*), fox tail chess (*Bromus madritensis*), soft chess (*Bromus hordeaceus*), ripgut grass (*Bromus diandrus*), barley (*Hordeum* sp.), rye grass (*Lolium multiflorum*), English ryegrass (*Lolium perrene*), rat-tail fescue (*Vulpia myuros*), and Mediterranean grass (*Schismus barbatus*). These species are often within landscapes that persist in disturbed areas.

4.3.5 Meadows and Marshes

These vegetation communities are associated with the presence of flowing or standing water. Common species included within these communities include cattails (*Typha* sp.), bulrush (*Scirpus* sp.), sedges (*Carex* sp.), spike rushes (*Eleocharis* sp.), flat sedges (*Cyperus* sp.), smartweed (*Polygonum* sp.), watercress (*Nasturtium* sp.), and yerba mansa (*Anemopsis californica*).

4.3.6 Riparian Scrub, Woodland, and Forest

These vegetation communities are often found within waterways and drainages. These communities often consist of one or more deciduous tree species with a variety of shrubs and herbs in the understory. Common tree species within this community include box elder (*Acer negundo*), big-leaf maple (*Acer macrophyllum*), coast live oak (*Quercus agrifolia*), white alder (*Alnus rhombifolia*), sycamore (*Platanus racemosa*), Fremont's cottonwood (*Populus fremontii*), California walnut (*Juglans californica*), blue elderberry (*Sambucus mexicana*), wild grape (*Vitis girdiana*), giant reed (*Arundo donax*), mulefat (*Baccharis salicifolia*), tamarisk (*Tamarix* sp.), and willows (*Salix* sp.). Within the understory, species such as salt grass (*Distichlis spicata*), wild cucumber (*Marah macrocarpus*), mugwort (*Artemisia douglasiana*), stinging nettle (*Urtica dioica*), and poison oak (*Toxicodendron diversilobum*) may be present.

4.3.7 Water

Open water is typically unvegetated, however, it may have algae and some floating plant species such as duckweed (*Lemna* sp.), and mosquito fern (*Azolla filiculoides*). Open water included inland depressions, lakes, ponds, reservoirs, stream channels, and other areas commonly present with riparian vegetation communities.

4.3.8 Woodland and Forests

These communities are often dominated by Englemann oak (*Quercus engelmannii*), coast live oak, canyon live oak (*Quercus chrysolepis*), interior live oak (*Quercus wislizeni*), and black oak (*Quercus kelloggii*) in a canopy that is intermittent to continuous. Other tree species that may be present include pinyon (*Pinus* sp.) and California juniper (*Juniperus californica*). The understory can often contain species such as wild blackberry (*Rubus* sp.), snowberry (*Symphoricarpos* sp.), California walnut, California lilac (*Ceanothus* sp.), currant (*Ribes* sp.), toyon (*Heteromeles arbutifolia*), California bay (*Umbellularia californica*), manzanita (*Arctostaphylos* sp.), laurel sumac, poison oak, and herbaceous plants such as miner's lettuce (*Claytonia perfoliata*). These communities often occur along canyon bottoms and stream sides.

4.3.9 Developed/Disturbed

Developed/disturbed areas include forms of human development that have an impact on native communities, in some cases permanent impacts that cause a complete loss or conversion of native communities. Developed areas include buildings (residential and commercial) and other infrastructures, some smaller landscaped areas, roads, and paved areas. Paved parking areas, and driveways are included in the developed category. Retention basins associated with development are also included in this category. Many developed and disturbed areas contain non-native species and/or ornamental species.

Areas devoid or mostly devoid of vegetation and containing no buildings or other development were classified as disturbed. The disturbed designation indicates a location that may be actively maintained to be free of vegetation or that has been compacted to such a degree that vegetation is very sparse. Disturbed areas include areas that include dirt roads, off-highway vehicle use, bare soils, concrete, and flood control measures.

4.4 Aquatic Resources

Wetlands and waters, as well as vegetation communities associated with these features (e.g., riparian vegetation), may occur throughout the City and will commonly be associated with streambeds, drainages, and channels (i.e., Murrieta Creek). Features identified in the NWI can be seen in Figure 5. Riverine, Freshwater Ponds, Freshwater Emergent Wetlands, and Freshwater Forested/Shrub Wetland features are documented in NWI. These features have the potential to provide corridors that encourage the movement of wildlife and provide habitat for sensitive wildlife and plant species.

An aquatic resources delineation was not conducted for this General Plan Update; however, listed below are general descriptions of types of aquatic resources that may be present.

4.4.1 Open Water

Open water communities may include large reservoirs, small ponds, and riverine habitats. A general description of these types of open water communities is provided below.

4.4.1.1 Reservoirs

Reservoirs are one type of open water feature that are often large natural areas or artificial lakes that provide a source of water supply. Reservoirs may also serve as recreational sites.

4.4.1.2 Ponds

Ponds are one type of lacustrine habitat that include areas of shallow open water, although areas of rooted freshwater marsh or floating plants may occur within this habitat. Ponds may be naturally occurring or artificial for stock and other uses.

4.4.1.3 Drainages

Drainages can include perennial or ephemeral resources such as creeks. These often will flow into larger water features such as a river, a watershed, or a reservoir. Artificial canals and irrigation ditches can also fall into this category. Drainages are typically associated with riparian habitat (described in Section 4.3.6) and may support areas of freshwater marsh.



Map Features

Wildomar City Limits

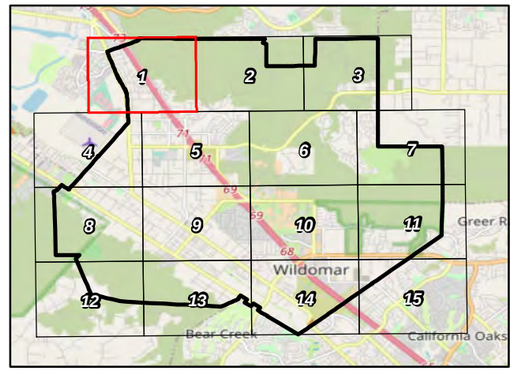
NWI Features

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

Sources: NAIP (2020), NWI (2020)
Service Layer Credits: (c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)



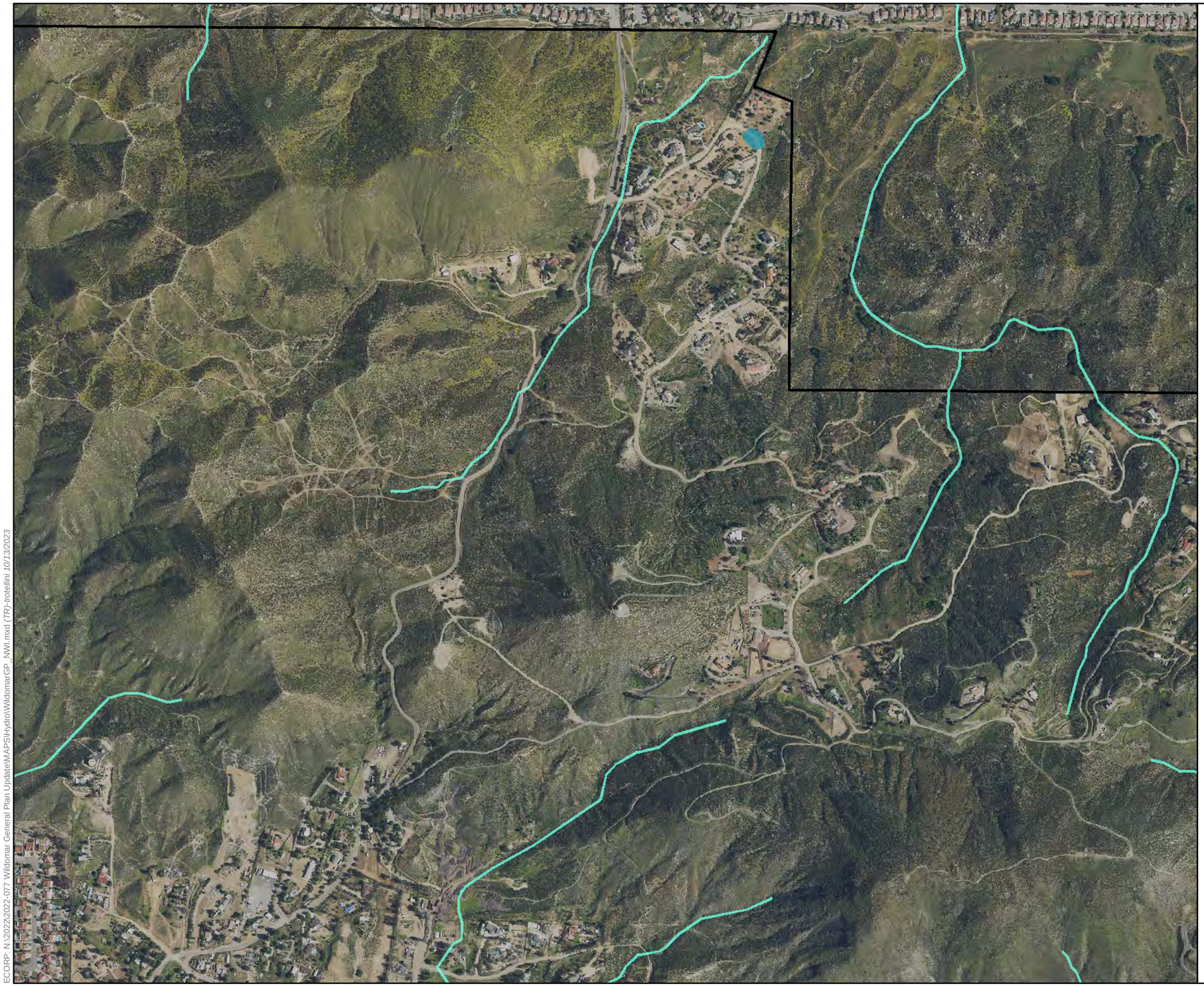
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Map Date: 10/13/2023

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Figure 5. National Wetlands Inventory
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Map Features

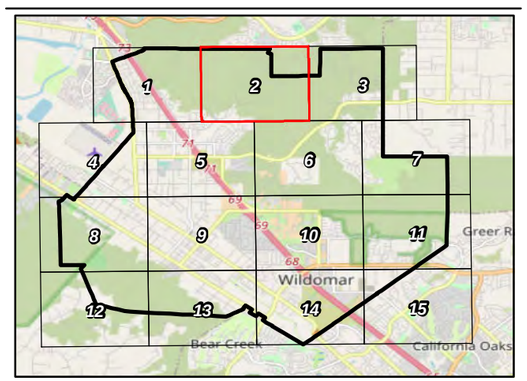
Wildomar City Limits

NWI Features

Freshwater Pond

Riverine

Sources: NAIP (2020), NWI (2020)
Service Layer Credits: (c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)



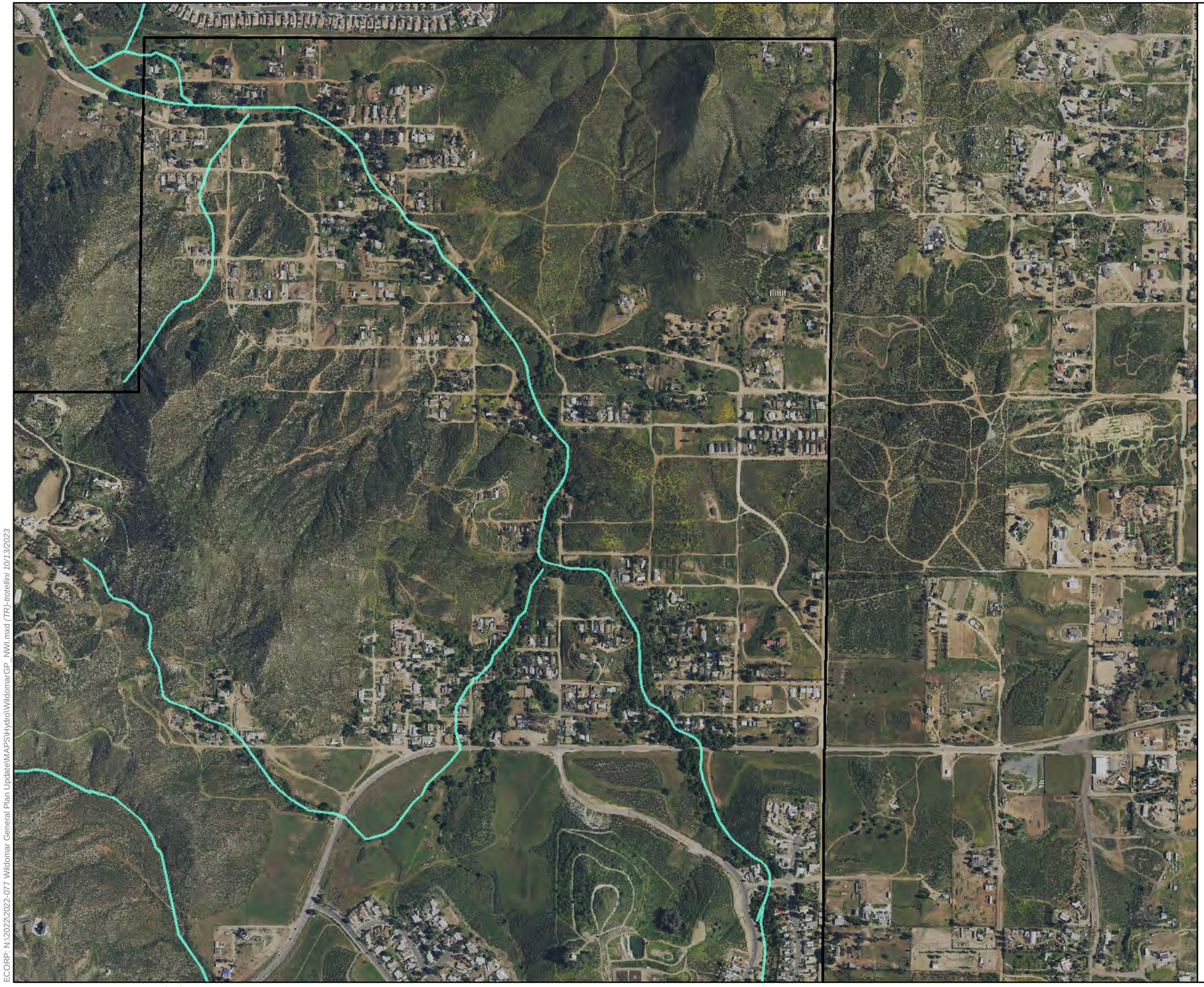
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Figure 5. National Wetlands Inventory
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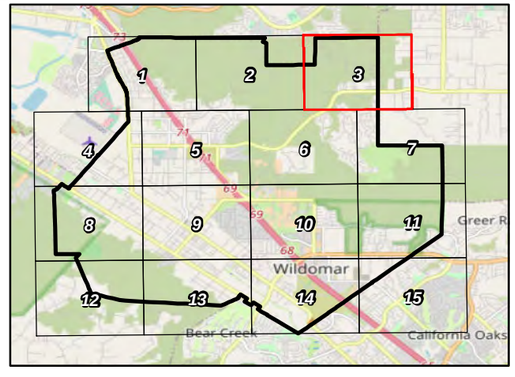
Map Features

Wildomar City Limits

NWI Features

Riverine

Sources: NAIP (2020), NWI (2020)
Service Layer Credits: (c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)



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Figure 5. National Wetlands Inventory
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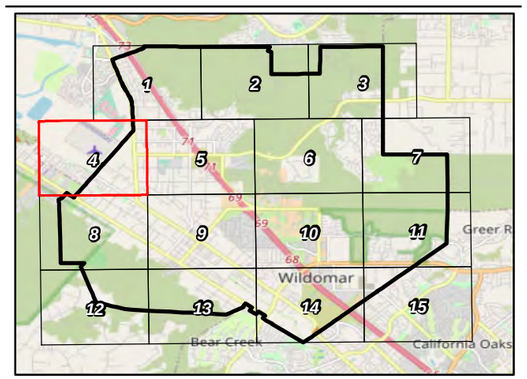
Map Features

Wildomar City Limits

NWI Features

Freshwater Forested/Shrub Wetland

Sources: NAIP (2020), NWI (2020)
Service Layer Credits: (c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)



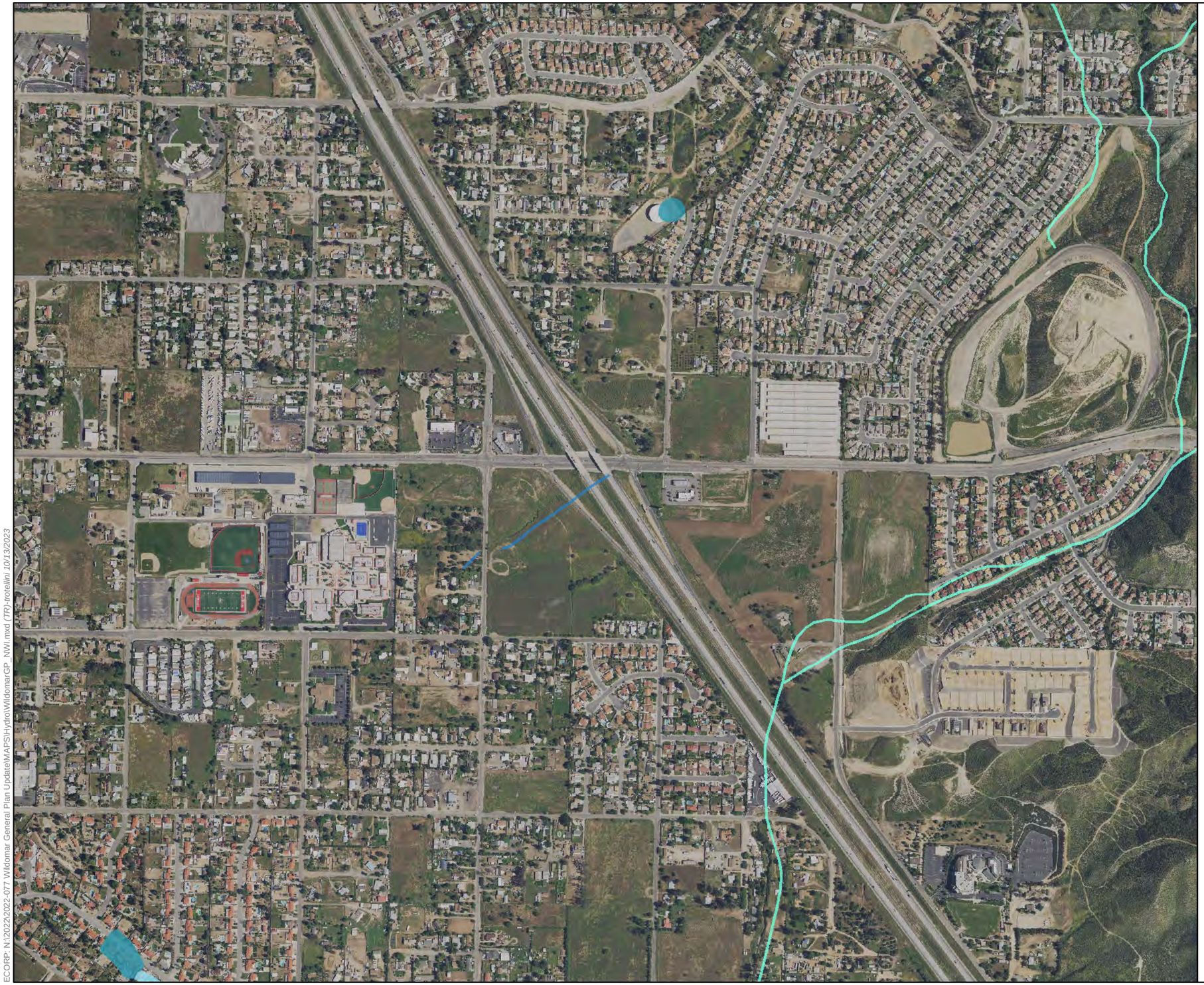
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Figure 5. National Wetlands Inventory
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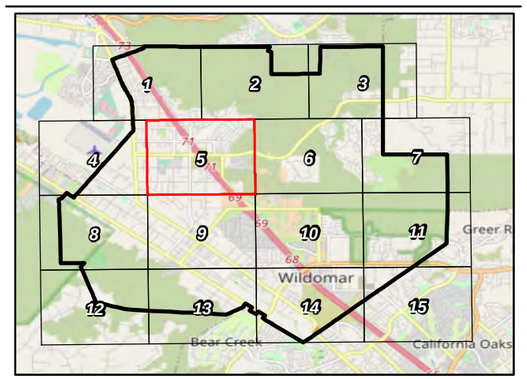
Map Features

- Wildomar City Limits

NWI Features

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

Sources: NAIP (2020), NWI (2020)
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Scale in Feet
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Figure 5. National Wetlands Inventory
Sheet 5 of 15
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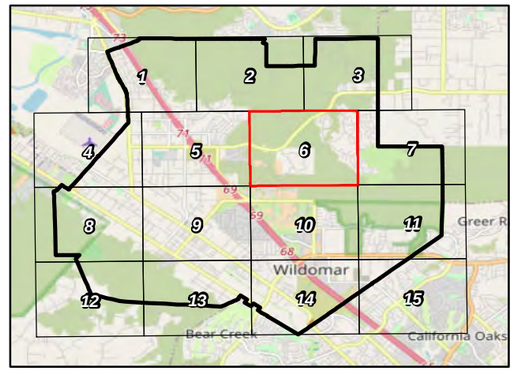
Map Features

Wildomar City Limits

NWI Features

Riverine

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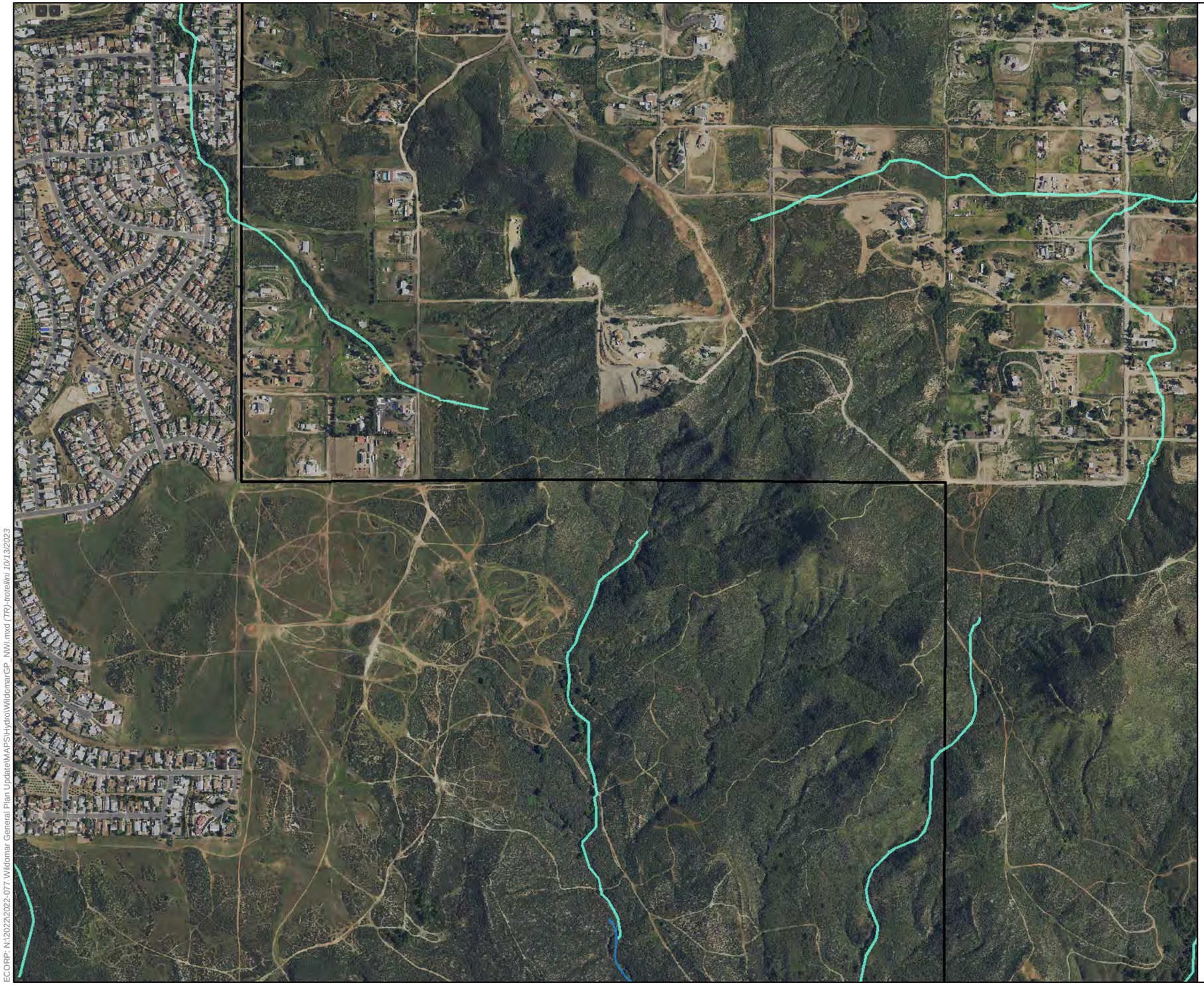
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Scale in Feet
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Figure 5. National Wetlands Inventory
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Map Features

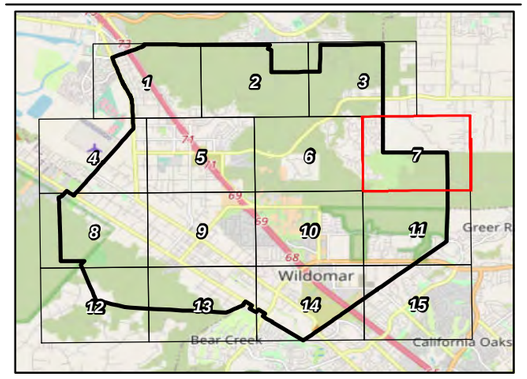
Wildomar City Limits

NWI Features

Freshwater Forested/Shrub Wetland

Riverine

Sources: NAIP (2020), NWI (2020)
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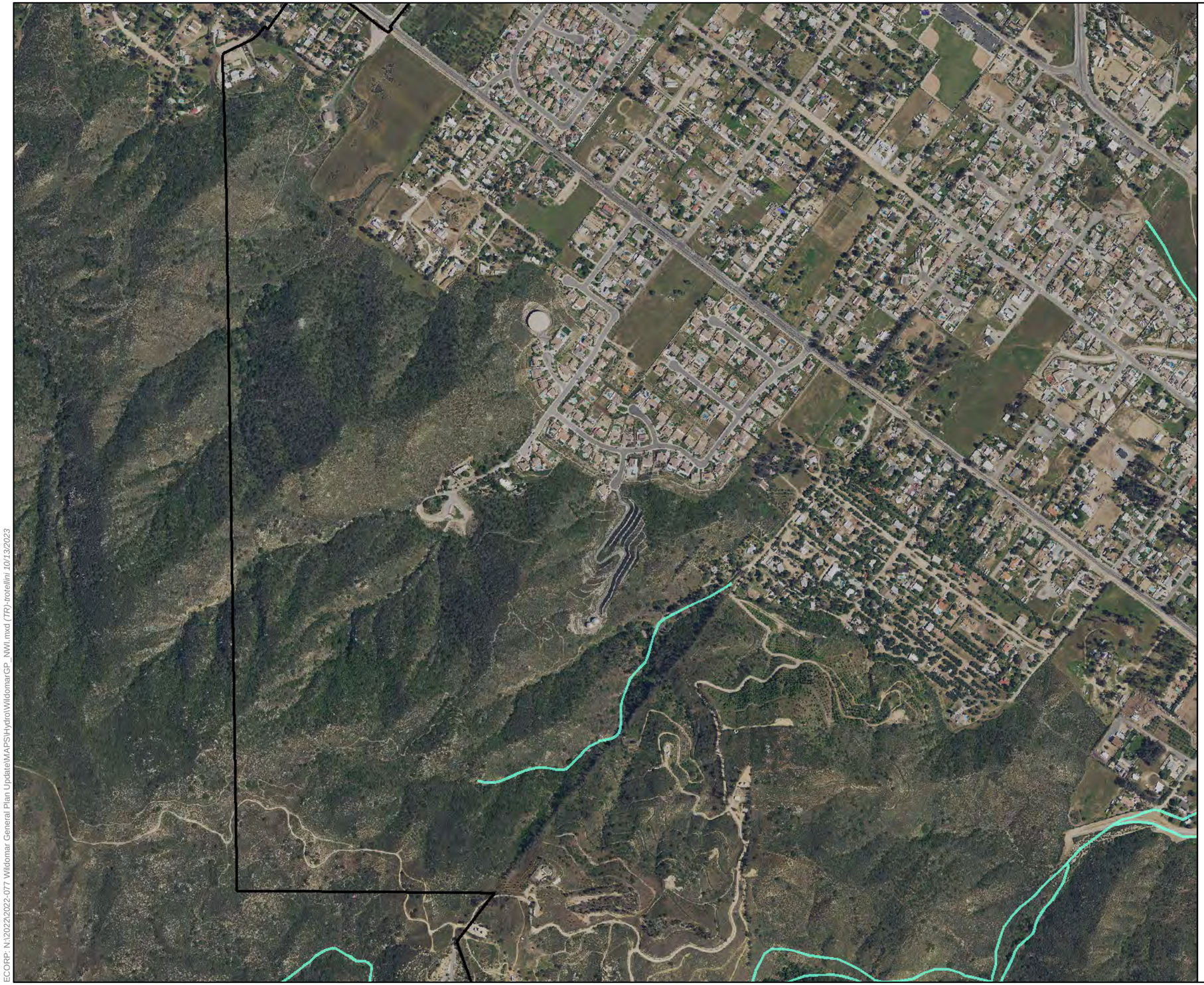
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Figure 5. National Wetlands Inventory
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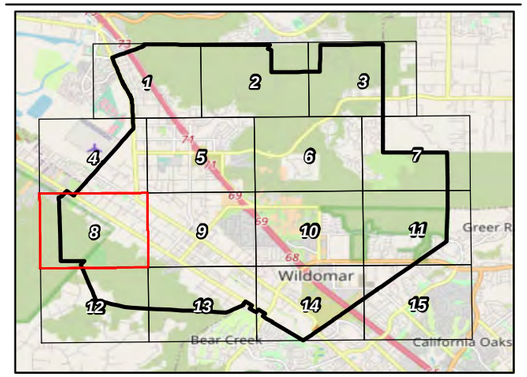
Map Features

Wildomar City Limits

NWI Features

Riverine

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Scale in Feet
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Figure 5. National Wetlands Inventory
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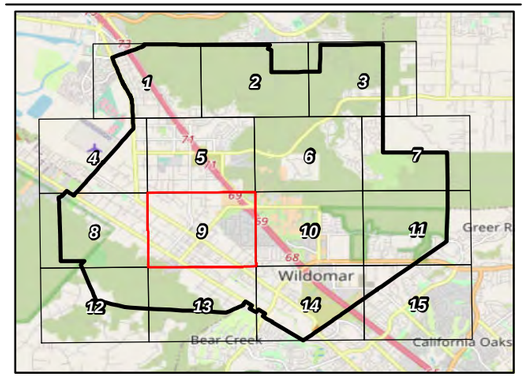
Map Features

- Wildomar City Limits

NWI Features

- Freshwater Emergent Wetland
- Freshwater Pond
- Riverine

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Figure 5. National Wetlands Inventory
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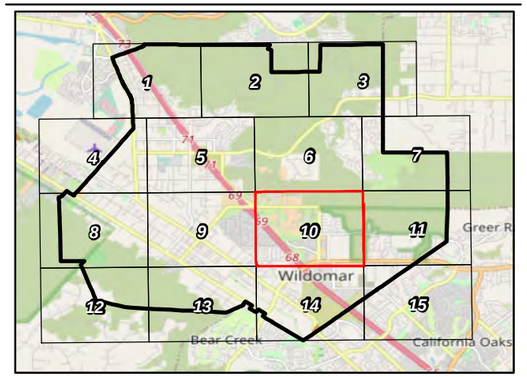
Map Features

- Wildomar City Limits

NWI Features

- Freshwater Pond
- Riverine

Sources: NAIP (2020), NWI (2020)
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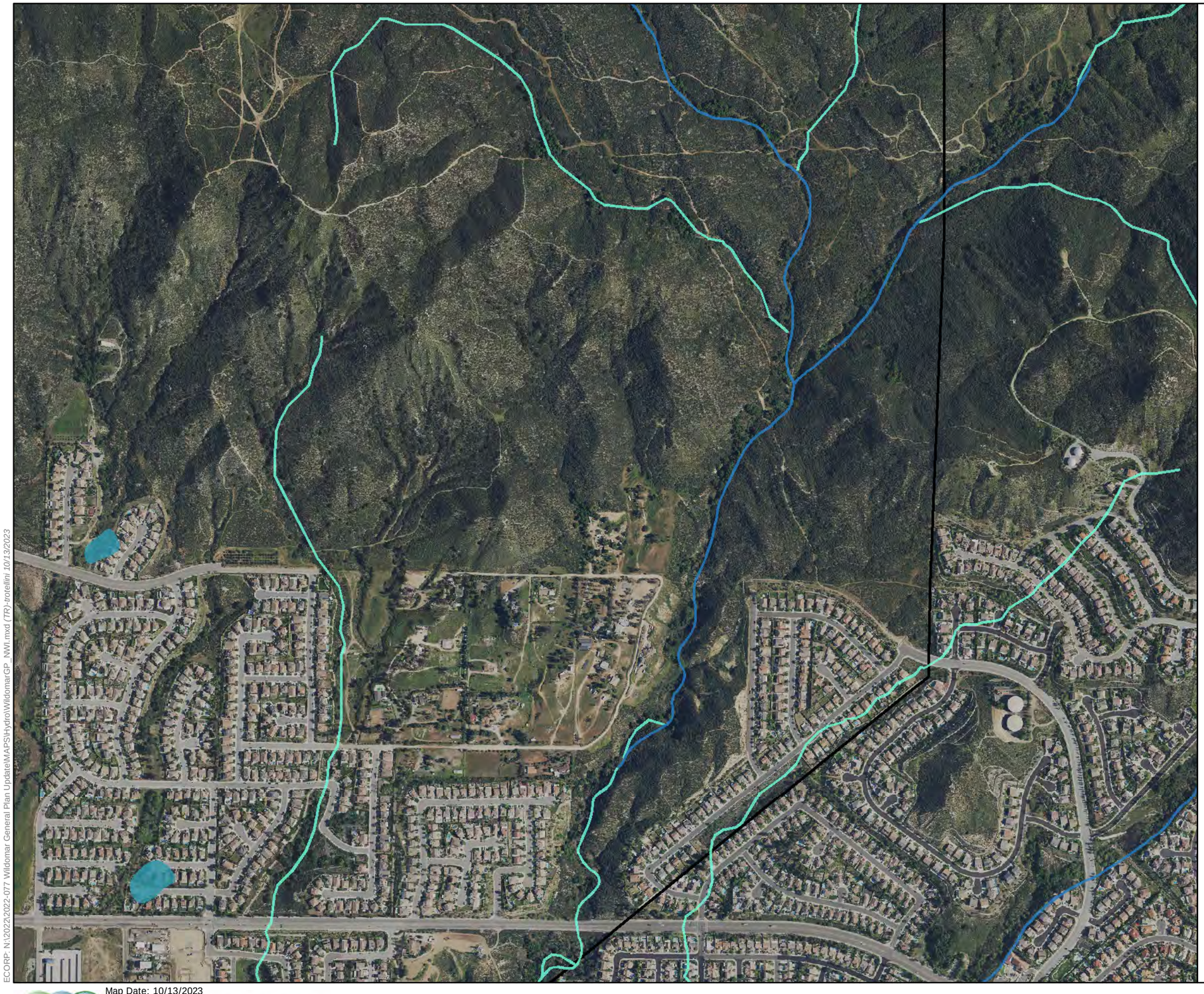
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Figure 5. National Wetlands Inventory
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Map Features

Wildomar City Limits

NWI Features

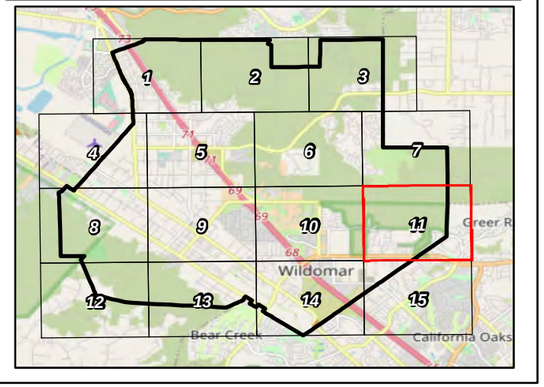
Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

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Figure 5. National Wetlands Inventory
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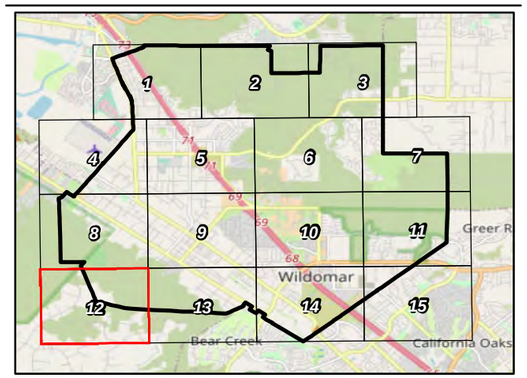
Map Features

Wildomar City Limits

NWI Features

Riverine

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0 750

Figure 5. National Wetlands Inventory
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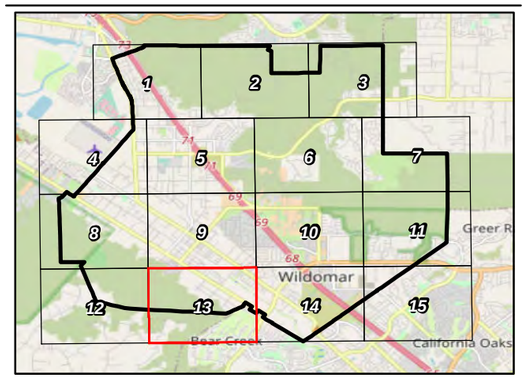
Map Features

- Wildomar City Limits

NWI Features

- Freshwater Emergent Wetland
- Freshwater Pond
- Riverine

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Scale in Feet
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Figure 5. National Wetlands Inventory
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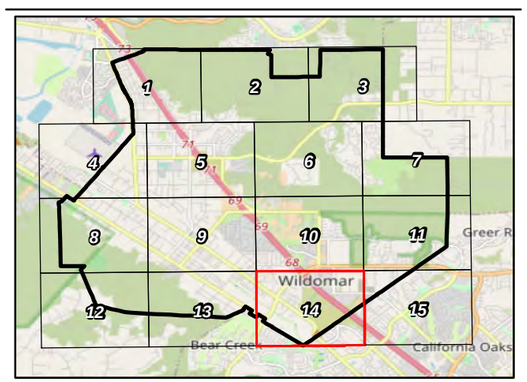
Map Features

- Wildomar City Limits

NWI Features

- Freshwater Emergent Wetland
- Freshwater Pond
- Riverine

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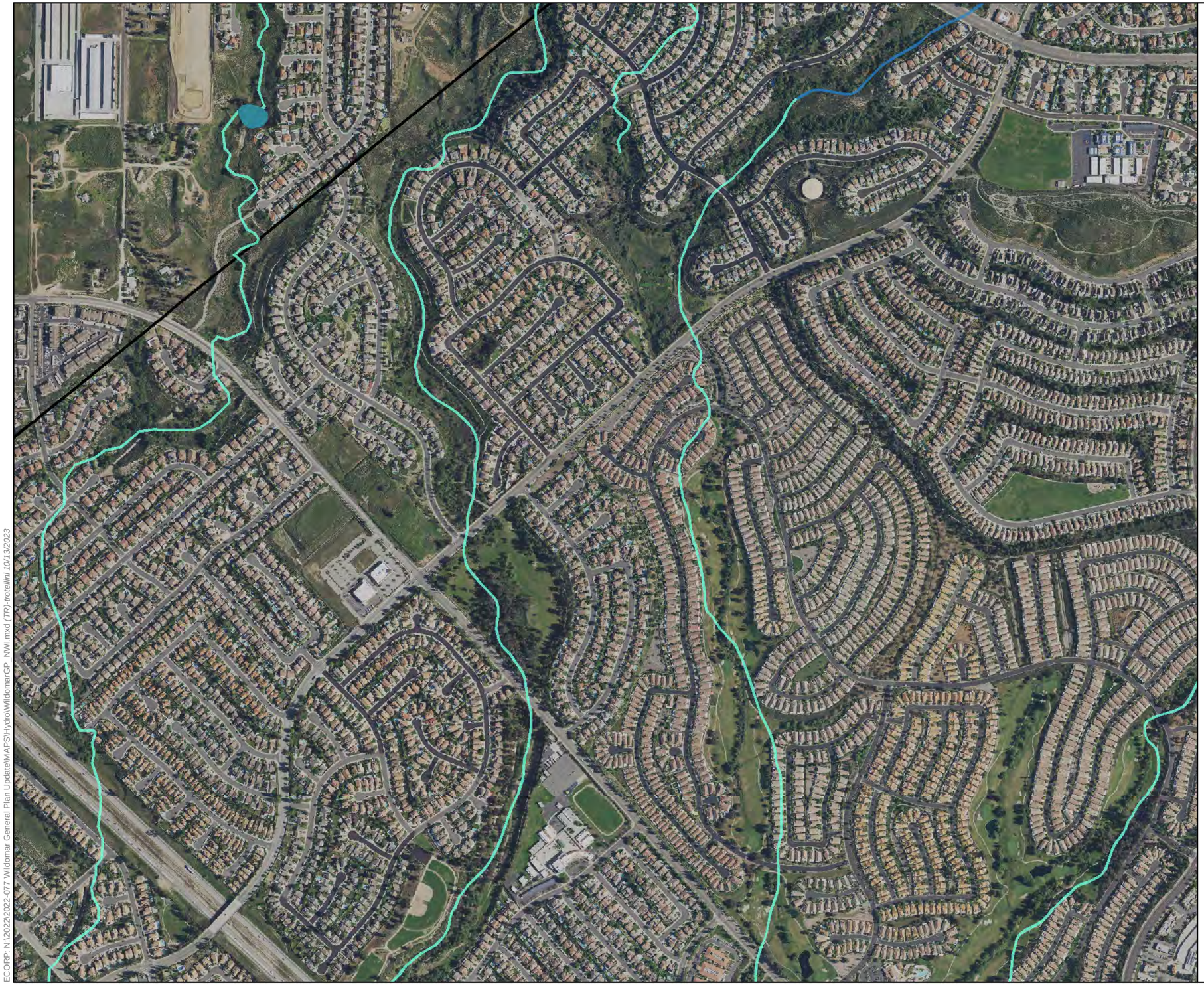
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Figure 5. National Wetlands Inventory
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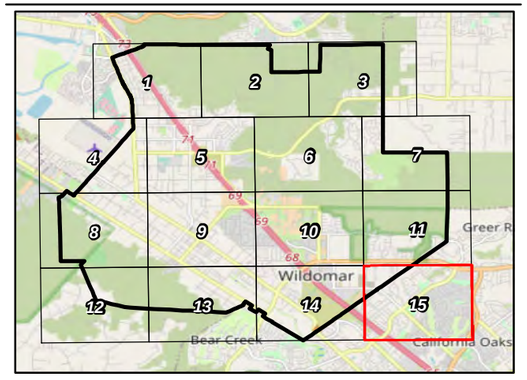
Map Features

- Wildomar City Limits

NWI Features

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

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Figure 5. National Wetlands Inventory
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4.4.1.4 Wetlands

Wetlands can be subclassified in a variety of ways. Three main categories of wetlands are described below: freshwater marsh, wet meadow, and vernal pool.

Freshwater Marsh

Freshwater marsh often occurs along the margins of drainages and open water habitats. They are non-tidal and are often continuously or frequently flooded. They often occur in nutrient-rich soils that are slow-draining and often saturated.

Wet Meadow

Wet meadow habitat often occurs at higher elevations in the eastern portion of the City. Dominant species in wet meadows include herbaceous wetland plants, such as sedges, rushes, spike rush, bent grass (*Agrostis* spp.), and oatgrass (*Danthonia* spp.). There are generally sparse or no shrubs or trees in wet meadows.

Vernal Pool

Vernal pools are seasonal depressional wetlands that are covered by shallow water throughout periods from winter to spring and then often dry completely by the summer and fall. This habitat can range in size from a small puddle to a shallow lake and they are often connected to drainages. Vernal pools are the home to fairy shrimp species including the endangered Riverside fairy shrimp (*Streptocephalus woottoni*) and other fairy shrimp species (*Branchinecta* sp.).

4.5 Special-Status Species Documented to Occur in the City

For the purpose of this assessment, special-status biological resources are defined as:

- vegetation communities that are unique, or relatively limited distribution, or of particular value to wildlife;
- plant and animal species that have been designated as either rare, threatened, or endangered by CDFW or the USFWS, and are protected under either the federal or California ESAs;
- plant and wildlife species that are considered Sensitive under the United States Forest Service (USFS);
- plant and wildlife species being considered or proposed for listing under the federal or California ESAs; and
- plant and wildlife species that are of expressed concern to resource and regulatory agencies or local jurisdictions.

Note: For the purposes of this report, special-status plant species with a CRPR of 3 or 4 were only included if they are included in the conservation criteria of the MSHCP and wildlife species that are watch list are only included if they are part of conservation criteria in the MSHCP.

4.5.1 Plants

Special-status plant species include those classified as endangered or threatened, proposed or candidate species for listing by the USFWS or CDFW, monitored by CNPS, and considered to be those of greatest conservation need.

A total of 36 special-status plant species were identified through the database searches and a review of pertinent literature and prior environmental documents. An additional four were recognized in the City's Criteria Area Species Survey Areas. Results of the CNDDB, IPaC, and CNPS database searches are included as Appendix D. Table 5 summarizes the special-status plant species, associated habitats, blooming period and elevation, and occurrence information.

The federal ESA establishes critical habitat as a means to contain essential features for threatened or endangered species. Critical habitat requires special management and protection. When designating critical habitat, areas are assessed for if the species occupies the area and if there is space for the individual or population to grow and exhibit normal behavior; the space provides shelter and food resources; the space is adequate for breeding and offspring rearing; and the space contains habitat that can be protected from disturbances and is representative of the species' geographical range and distribution. No critical habitat for plant species exists within the City.

Plant species listed under federal or California ESAs are discussed in more detail below. Table 5 lists all the special-status plant species (as defined in Section 2.2) that have been documented to occur within the City or may be potentially affected by activities in the City, as identified in the literature review. However, Table 5 should not be considered a complete list of special-status plant species that may occur within the City. Other species not identified in the literature review may occur in the City presently or in the future. This table includes the listing status for each species, typical habitat requirements, typical blooming period across the species' range in California, and general elevation range.

Munz's onion (*Allium munzii*) is a federally listed endangered species, state-listed threatened species, CRPR 1B.1 species, and MSHCP covered species. It is a perennial bulbiferous herb that blooms from March through May. It can be found in a variety of habitats such as chaparral, cismontane woodland, coastal scrub, and valley and foothill grasslands. It is often found in clay or mesic microhabitats.

San Diego ambrosia (*Ambrosia pumila*) is a federally listed endangered species and CRPR 1B.1 species. It is a perennial rhizomatous herb that blooms April through October. It prefers sandy loam or clay soils and is often found in disturbed areas.

San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*) is a federally listed endangered species, CRPR 1B.1 species, and MSHCP covered species. It is an annual herb that blooms from April through August. It can be found in playas, vernal pools, and valley and foothill grasslands. It is often found in alkaline micro habitats.

Thread-leaved brodiaea (*Brodiaea filifolia*) is a federally threatened, state-endangered species, CRPR 1B.1 species, and MSHCP covered species. It is a perennial bulbiferous herb that produces several blue to red-purple flowers on a leafless stalk. The blooming period is March through June. Habitat is in vernal pools

and wetlands, but it can also occur in non-wetlands. Urbanization is the most significant threat to the species.

Slender-horned spineflower (*Dodecahema leptoceras*) is a federally endangered, state endangered species, CRPR 1B.1 species, and MSHCP covered species. It is an annual herb that blooms April through June and is found in sandy soil within chaparral, cismontane woodland, and alluvial fan habitat.

San Diego button-celery (*Eryngium aristulatum* var. *parishii*) is a federally endangered, state-listed endangered species, CRPR 1B.1 species, and MSHCP covered species. It is an annual/perennial herb that blooms from April through June. It occurs in coastal scrub, vernal pools, and valley and foothill grasslands. It often occurs in mesic microhabitats.

Parish's meadowfoam (*Limnanthes alba* ssp. *parishii*) is a state-listed endangered species, CRPR 1B.2 species, and MSHCP covered species. It is an annual herb that blooms from April through June. It occurs in lower montane coniferous forests, meadows and seeps, and vernal pools. It often occurs in vernally mesic microhabitats.

Spreading navarretia (*Navarretia fossalis*) is a federally listed threatened species, CRPR 1B.1 species, and MSHCP covered species. It is an annual herb that blooms from April through June. It occurs in a variety of habitats including chenopod scrub, shallow freshwater marshes and swamps, playas, and vernal pools.

California Orcutt grass (*Orcuttia californica*) is a federally listed endangered, state-listed endangered species, CRPR 1B.1 species, and MSHCP covered species. It is an annual herb that blooms from April through August. It occurs in vernal pools.

Table 5. Special-Status Plant Species Potentially Occurring Within the Vicinity of the City

Common and Scientific Name	Status* Federal/State/ CRPR/USFS/MSHCP	Habitats	Blooming Period	Elevation Range (feet)
Chaparral sand-verbena *Abronia villosa* var. *aurita*	None/None/ 1B.1/S/None	Occurs in chaparral, coastal dune, and desert dunes.	(Jan) Mar–Sep	245–5250
Yucaipa onion *Allium marvinii*	None/None/ 1B.2/S/ Covered	Occurs in chaparral and generally in clay soils and openings.	Apr–May	2495–3495
Munz's onion *Allium munzii*	END/THR/ 1B.1/None/Covered	Occurs in chaparral, cismontane woodland, coastal scrub, pinyon and juniper woodland, and valley and foothill grasslands.	Mar–May	975–3510
Alkali marsh aster *Almutaster pauciflorus*	None/None/ 2B.2/None/Not Covered	Occurs in meadows and seeps.	Jun–Oct	785–2625

Table 5. Special-Status Plant Species Potentially Occurring Within the Vicinity of the City				
Common and Scientific Name	**Status* Federal/State/ CRPR/USFS/MSHCP**	**Habitats**	**Blooming Period**	**Elevation Range (feet)**
San Diego ambrosia *Ambrosia pumila*	END/None/ 1B.1/None/Covered	Occurs in chaparral, coastal scrub, valley and foothill grassland, and vernal pools.	Apr–Oct	65–1360
Rainbow manzanita *Arctostaphylos rainbowensis*	None/None/ 1B.1/S/ Covered	Occurs in chaparral.	Dec–Mar	675–2200
San Jacinto Valley crownscale *Atriplex coronata* var. *notatior*	END/None/ 1B.1/None/Covered	Occurs in playas, valley and foothill grassland, and vernal pools.	Apr–Aug	455–1640
Parish's brittlescale *Atriplex parishii*	None/None/ 1B.1/None/Covered	Occurs in chenopod scrub, playas, and vernal pools.	Jun–Oct	80–6235
California ayenia *Ayenia compacta*	None/None/ 2B.3/None/Not Covered	Occurs in Mojavean and Sonoran desert scrub.	Mar–Apr	490–3595
Thread-leaved brodiaea *Brodiaea filifolia*	THR/END/ 1B.1/None/Covered	Occurs in chaparral, cismontane woodland, coastal scrub, playas, valley and foothill grasslands, and vernal pools. Often found in clay soils.	Mar–Jun	80–3675
Santa Rosa Basalt brodiaea *Brodiaea santarosae*	None/None/ 1B.2/S/Not Covered	Occurs in valley and foothill grassland.	May–Jun	1855–3430
Intermediate mariposa-lily *Calochortus weedii* var. *intermedius*	None/None/ 1B.2/S/ Covered	Occurs in chaparral, coastal scrub, and valley and foothill grassland.	May–Jul	345–2805
Smooth tarplant *Centromadia pungens* ssp. *laevis*	None/None/ 1B.1/None/Covered	Occurs in chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grassland.	Apr–Sep	0–2100
Parry's spineflower *Chorizanthe parryi* var. *parryi*	None/None/ 1B.1/S/ Covered	Occurs in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland.	Apr–Jun	900–4005

Table 5. Special-Status Plant Species Potentially Occurring Within the Vicinity of the City				
Common and Scientific Name	**Status* Federal/State/ CRPR/USFS/MSHCP**	**Habitats**	**Blooming Period**	**Elevation Range (feet)**
Long-spined spineflower *Chorizanthe polygonoides* var. *longispina*	None/None/ 1B.2/None/Covered	Occurs in chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools.	Apr–Jul	100–5020
San Miguel savory *Clinopodium chandleri*	None/None/ 1B.2/S/ Covered	Occurs in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland.	Mar–Jul	395–3525
Slender-horned spineflower *Dodecahema leptoceras*	END/END/ 1B.1/None/Not Covered	Occurs in chaparral, cismontane woodland, and coastal scrub (alluvial fans).	Apr–Jun	655–2495
Many-stemmed dudleya *Dudleya multicaulis*	None/None/ 1B.2/S/ Covered	Occurs in chaparral, coastal scrub, and valley and foothill grassland.	Apr–Jul	50–2590
San Diego button-celery *Eryngium aristulatum* var. *parishii*	END/END/ 1B.1/None/Covered	Occurs in coastal scrub, valley and foothill grassland, and vernal pools.	Apr–Jun	65–2035
Campbell's liverwort *Geothallus tuberosus*	None/None/ 1B.1/None/Not Covered	Occurs in coastal scrub and vernal pools.	–	35–1970
Palmer's grapplinghook *Harpagonella palmeri*	None/None/ 4.2/None/Covered	Occurs in chaparral, coastal scrub, and valley and foothill grassland.	Mar–May	65–3135
Tecate cypress *Hesperocyparis forbesii*	None/None/ 1B.1/S/Not Covered	Occurs in closed-cone coniferous forest and chaparral.	–	360–4920
Santa Lucia dwarf rush *Juncus luciensis*	None/None/ 1B.2/S/Not Covered	Occurs in chaparral, Great Basin scrub, lower montane coniferous forest, meadows and seeps, and vernal pools.	Apr–Jul	985–6695
Coulter's goldfields *Lasthenia glabrata* ssp. *coulteri*	None/None/ 1B.1/None/Covered	Occurs in marshes and swamps, playas, and vernal pools.	Feb–Jun	5–4005

Table 5. Special-Status Plant Species Potentially Occurring Within the Vicinity of the City				
Common and Scientific Name	**Status* Federal/State/ CRPR/USFS/MSHCP**	**Habitats**	**Blooming Period**	**Elevation Range (feet)**
Lemon lily *Lilium parryi*	None/None/ 1B.2/S/ Covered	Occurs in lower and upper montane coniferous forest, meadows and seeps, and riparian forest.	Jul–Aug	4005–9005
Parish's meadowfoam *Limnanthes alba* ssp. *parishii*	None/END/ 1B.2/S/ Covered	Occurs in lower montane coniferous forest, meadows and seeps, and vernal pools.	Apr–Jun	1970–6560
Intermediate monardella *Monardella hypoleuca* ssp. *intermedia*	None/None/ 1B.3/None/Not Covered	Occurs in chaparral, cismontane woodland, and lower montane coniferous forest.	Apr–Sep	1310–4100
Little mousetail *Myosurus minimus* ssp. *apus*	None/None/ 3.1/None/Covered	Occurs in valley and foothill grassland and vernal pools.	Mar–Jun	65–2100
Spreading navarretia *Navarretia fossalis*	THR/None/ 1B.1/None/Covered	Occurs in chenopod scrub, marshes and swamps, playas, and vernal pools.	Apr–Jun	100–2150
Prostrate vernal pool navarretia *Navarretia prostrata*	None/None/ 1B.2/None/Covered	Occurs in coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools.	Apr–Jul	10–3970
California Orcutt grass *Orcuttia californica*	END/END/ 1B.1/None/Covered	Occurs in vernal pools.	Apr–Aug	50–2165
White rabbit-tobacco *Pseudognaphalium leucocephalum*	None/None/ 2B.2/None/Not Covered	Occurs in chaparral, cismontane woodland, coastal scrub, and riparian woodland.	(Jul) Aug–Nov (Dec)	0–6890
Southern mountains skullcap *Scutellaria bolanderi* ssp. *austromontana*	None/None/ 1B.2/S/Not Covered	Occurs in chaparral, cismontane woodland, and lower montane coniferous forest.	Jun–Aug	1395–6560
Hammitt's clay-cress *Sibaropsis hammittii*	None/None/ 1B.2/S/Covered	Occurs in chaparral openings and valley and foothill grasslands.	Mar–Apr	2360–3495

Table 5. Special-Status Plant Species Potentially Occurring Within the Vicinity of the City

Common and Scientific Name	Status* Federal/State/ CRPR/USFS/MSHCP	Habitats	Blooming Period	Elevation Range (feet)
Bottle liverwort *Sphaerocarpos drewiae*	None/None/ 1B.1/None/Not Covered	Occurs in chaparral and coastal scrub.	–	295–1970
San Bernardino aster *Symphyotrichum defoliatum*	None/None/ 1B.2/S/Not Covered	Occurs in cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, and valley and foothills grasslands.	Jul–Nov	5–6695

Notes: If a proposed project has the potential to adversely impact plants (e.g., a ground or vegetation-disturbing activity), determine if the proposed project occurs within a Section 6.1.3 NEPSSA and Section 6.3.2 CAPSSA. If the proposed project is not located within a NEPSSA or CAPSSA, no further action is required. If a proposed project is located within a NEPSSA and/or CAPSSA, the project will comply with the MSHCP requirements.
CAPSSA = Criteria Area Plant Species Survey Area; CNPS = California Native Plant Society; CRPR = California Rare Plant Rank; MSHCP = Multiple Species Habitat Conservation Plan; NEPSSA = Narrow Endemic Plant Species Survey Area; USFS = United States Forest Service

*Status Codes:

Federal
END = Listed as endangered under the federal Endangered Species Act
THR = Listed as threatened under the federal Endangered Species Act
CAN = Candidate for threatened or endangered status
None = No listing under the Federal Endangered Species Act

State
END = Listed as endangered under the California Endangered Species Act
THR = Listed as threatened under the California Endangered Species Act
FP = Fully protected under the California Fish and Game Code
SSC = Species of special concern in California
None = No listing under the California Endangered Species Act

CNPS CRPR Status Designations
1A = Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
1B = Plants Rare, Threatened, or Endangered in California and Elsewhere
2A = Plants Presumed Extirpated in California, But Common Elsewhere
2B = Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
3 = Plants about which more information is needed; a review list
4 = Plants of limited distribution; a watch list

CRPR List .1, .2, and .3 Extension Meanings:
.1 = Seriously threatened in California (over 80 percent of occurrences threatened / high degree and immediacy of threat)
.2 = Moderately threatened in California (20 to 80 percent occurrences threatened / moderate degree and immediacy of threat)
.3 = Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known)

USFS
S = Listed as sensitive under the USFS
None = No listing under the USFS

Western Riverside County MSHCP
Covered = Covered Species
Not Covered = Not covered species

4.5.2 Wildlife

Special-status wildlife species include those classified as endangered or threatened, proposed or candidate species for listing by the USFWS or CDFW, USFS Sensitive, or considered a CDFW fully protected species or SSC.

A total of 43 special-status wildlife species were identified through the database searches and a review of pertinent literature and prior environmental documents. Table 6 summarizes the special-status wildlife, associated habitats, and any designated critical habitat within the City.

The federal ESA establishes critical habitat as a means to contain essential features for threatened or endangered species. Critical habitat requires special management and protection. When designating critical habitat, areas are assessed for if the species occupies the area and if there is space for the individual or population to grow and exhibit normal behavior; the space provides shelter and food resources; the space is adequate for breeding and offspring rearing; and the space contains habitat that can be protected from disturbances and is representative of the species' geographical range and distribution. Within the City, critical habitat for coastal California gnatcatcher exists (Figure 2B). Wildlife species listed or proposed for listing under the federal or California ESAs are discussed in more detail below.

Table 6 lists all the special-status wildlife species that have been documented to occur within the City or may be potentially affected by activities in the City, as identified in the literature review. However, Table 6 should not be considered a complete list of special-status wildlife species that may occur within the City. Other species not identified in the literature review may occur in the City presently or in the future.

Included in this table are the listing status for each species and preferred habitats.

- Crotch bumble bee (*Bombus crotchii*) is a candidate for state listing. This species occurs in open grassland and scrub habitats ranging from coastal California, east to the Sierra-Cascade crest, and south into Mexico. The flight period for queens in California is from late February to late October, peaking in early April with a second pulse in July. The flight period for workers and males in California is from late March through September, peaking in early July. The species prefers a diet consisting of certain plant species including milkweeds (*Asclepias* sp.), dusty maidens (*Chaenactis* sp.), lupines (*Lupinus* sp.), medics (*Medicago* sp.), phacelias (*Phacelia* sp.), sages (*Salvia* sp.), clarkias (*Clarkia* sp.), poppies (*Papaver* sp. or *Eschscholzia* sp.), and wild buckwheat (*Eriogonum* sp.).
- Vernal pool fairy shrimp (*Branchinecta lynchi*) is a federally threatened species and MSHCP covered species. This species is a small, freshwater crustacean found in vernal pools throughout California. They have slender bodies with 11 pairs of legs that function as gills and aid in swimming. They are opportunistic filter feeders. Females carry fertilized eggs in a sac on the underside of their body. Resting fairy shrimp eggs are known as cysts and can remain viable for multiple years within dry pools. The average lifespan is 91 days. They generally begin their lifecycle in November and complete their entire life cycle by early May; this depends on the presence of suitable water conditions within vernal pools.

- San Diego fairy shrimp (*Branchinecta sandiegonensis*) is a federally endangered species and MSHCP covered species. This species is usually observed from January to March if seasonal rainfall creates vernal pools and initiates cysts hatching. This species has compound eyes similar to the vernal pool fairy shrimp. They are distinguished from other Branchinecta fairy shrimp by the shape of the second antenna in the males or the shape and length of the ventral ovisac in females. They are also distinguished by a pair of dorsolateral spines. Cysts hatch and mature within 7 to 14 days of vernal pools arising.
- Monarch butterfly- California overwintering population (*Danaus plexippus* pop. 1) is a federally candidate species. They are found primarily in prairies, meadows, grasslands, and along roadsides. Adult butterflies drink nectar from a variety of flowers; however, milkweed is an essential food for growing larvae.
- Quino checkerspot butterfly (*Euphydryas editha quino*) is a federally endangered species and MSHCP covered species. Orange, black, and white arranged in a checkerboard pattern is characteristic of this species. It has a black body with orange antennae. This species requires specific host plants. Host plants include dwarf plantain (*Plantago erecta*), white snapdragon (*Antirrhinum coluterianum*), woolly plantain (*Plantago patagonica*), and Chinese houses (*Collinsia concolor*).
- Riverside fairy shrimp (*Streptocephalus woottoni*) is a federally endangered species and MSHCP covered species. They typically occur in vernal pools and other basins that hold water for sufficient periods (i.e., 7 to 8 weeks) to allow for completion of its lifecycle. This species is observed from January through March.
- Arroyo toad (*Anaxyrus californicus*) is a federally endangered species, CDFW SSC species, and MSHCP covered species. It is found in low-gradient streams and rivers that have intermittent and perennial flows. This toad is small, stocky, and warty; it is 2 to 3 inches in length. Color is a light olive green, gray, or light brown with a light "V" shaped stripe across the head, eyelids, and spots. Belly is white or buff colored and generally without spots.
- California red-legged frog (*Rana draytonii*) is a federally threatened species, CDFW SSC species, and MSHCP covered species. It is also listed as an SSC under CDFW. It is the largest native frog in the western U.S. ranging from 1.75 to 5.25 inches (snout to vent). Color, from above, can range from brown, gray, olive, red, to orange. Dark specks of spots are along the back. From the eye to the hip, on both sides of the back, is a dorsolateral fold or ridge.
- Swainson's hawk (*Buteo swainsoni*) is a state-listed threatened species and MSHCP covered species. It is also a BCC under USFWS and a sensitive species under the Bureau of Land Management. This hawk is medium sized with longer, pointed wings that curve upward in flight. This species has three morphs that vary in coloration: light, intermediate, and dark. They can be found around the riparian systems but also can be found in agricultural fields and pastures.
- Western snowy plover (*Danaus plexippus* pop. 1) is a federally threatened species and CDFW SSC species. They are primarily found in open, sandy areas adjacent to water. Breeding season occurs

from March through September. Nests are made on the ground and made of various materials. Nonbreeding adults and immatures have a brown-gray back with white belly. Breeding adults develop stronger black coloration around the face near the shoulders, eyes, and forehead.

- Southwestern willow flycatcher (*Empidonax traillii extimus*) is a federally and state-listed endangered species and MSHCP covered species. This flycatcher has a grayish-green back and wings, white throat, gray olive breast and pale yellow belly. During its breeding season, it can be found near riparian forests.
- Coastal California gnatcatcher (*Polioptila californica californica*) is a federally listed threatened species and MSHCP covered species. It is also an SSC under CDFW. It is a small blue-gray songbird that has dark blue gray feathers on its back and grayish white on its underside. The wings are brown in color, and the tail is mostly black with white outer tail feathers. They have a white ring around the eyes. They prefer coastal sage scrub and desert scrub.
- Least bell's vireo (*Vireo bellii pusillus*) is a state and federally listed endangered species and MSHCP covered species. This species prefers dense shrub habitats including scrub oak, riverine scrub, saltcedar stands, and coastal chaparral. The least bell's vireo is gray/brown above and white below. It has a faint outline around the eyes.
- San Bernardino kangaroo rat (*Dipodomys merriami parvus*) is a state and federally listed endangered species and a CDFW SSC. This species is also an MSHCP covered species. This species' preferred habitat is alluvial fan sage scrub. It is one of three recognized subspecies of *Dipodomys merriami* and the only one with four toes.
- SKR is a federally endangered, state threatened species, and MSHCP covered species. It can be found in arid and semi-arid habitats. SKRs have tails that can be twice as long as the body. They have light brown fur that is lighter on the legs and along the ventral surface.
- Mountain lion (*Puma concolor)* is a candidate for state listing as either threatened or endangered and MSHCP covered species. It can be found in a diverse range of habitat including temperate redwood forest, coniferous and deciduous forest, coastal chaparral, foothills, and mountains.

Table 6. Special-Status Wildlife Species Potentially Occurring Within the Vicinity of the City

Common and Scientific Name	Status* Federal/State/ USFS/MSHCP	Habitats
Invertebrates		
Crotch bumble bee *Bombus crotchii*	None/CAN/ None/Not Covered	Found in coastal California east to the Sierra-Cascade crest and south into Mexico. Occurs in open grassland and scrub habitats. Prefers a diet consisting of certain plant species including milkweeds, dusty maidens, lupines, medics, phacelias, sages, clarkias, poppies, and wild buckwheats. Nests are often located underground in abandoned rodent nests or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees.

Table 6. Special-Status Wildlife Species Potentially Occurring Within the Vicinity of the City		
Common and Scientific Name	**Status* Federal/State/ USFS/MSHCP**	**Habitats**
Vernal pool fairy shrimp Branchinecta lynchi	THR/None/ None/Not Covered	Occurs in vernal pools and ephemeral wetlands. Typically occurs in small and shallow pools with mud or grassy bottoms.
San Diego fairy shrimp *Branchinecta sandiegonensis*	END/None/ None/Not Covered	Occurs in vernal pools and non-vegetated ephemeral basins.
Monarch butterfly *Danaus plexippus plexippus* pop. 1	CAN/None/ S/Not Covered	Roosts in wind-protected tree groves (coastal California conifer and eucalyptus species) from Northern Mendocino to Baja California. Milkweed is essential for the larvae of this species.
Quino checkerspot butterfly *Euphydryas editha quino*	END/None/ None/ Covered	Occurs in chaparral and coastal sage scrublands, containing the proper host plant and abundant nectar resources. Primary host plants include dwarf plantain (*Plantago erecta*), white snapdragon (*Anterrhinum coulterianum*), woolly plantain (*Plantago patagonica*), and Chinese houses (*Collinsia concolor*)
Santa Rosa Plateau fairy shrimp *Linderiella santarosae*	None/None/ None/Covered	Occurs in cool-water vernal pools that are formed from Southern Basalt Flows.
Riverside fairy shrimp *Streptocephalus woottoni*	END/None/ None/Covered	Occurs in vernal pools, tectonic swales, and earth slump basins in Riverside County.
Fish		
Arroyo chub *Gila orcuttii*	None/SSC/ S/Covered	Occurs in creeks, streams, and rivers with areas of slow-moving water with sand or mud bottoms. Ranges from San Diego to San Luis Obispo county.
Amphibians		
Arroyo toad *Anaxyrus californicus*	END/SSC/ None/ Covered	Occurs along the sandy banks of rivers, arroyos, and streams with shallow sandy pools. Also found in riparian woodlands or uplands adjacent to arroyos.

Table 6. Special-Status Wildlife Species Potentially Occurring Within the Vicinity of the City		
Common and Scientific Name	**Status* Federal/State/ USFS/MSHCP**	**Habitats**
California red-legged frog *Rana draytonii*	THR/SSC/ None/Covered	Occurs near water features such as ponds or streams in humid forests, grasslands, coastal scrub, and woodlands.
Western spadefoot *Spea hammondii*	None/SSC/ None/Covered	Occurs in open areas with sandy soils in a wide range of habitats including lowlands to foothills, coastal sage scrub, chaparral, mixed woodlands, alluvial fans, and grasslands.
Coast Range newt *Taricha torosa*	None/SSC/ None/Covered	Occurs in wet forests, oak forests, chaparral, and rolling grasslands. In southern California, it will occur in drier chaparral, oak woodland, and grasslands. Eggs are laid or attached by the female to submerged vegetation, logs, or rocks.
Reptiles		
Southern California legless lizard *Anniella stebbinsi*	None/SSC/ S/Not Covered	Occurs in coastal sand dunes, scrubs, chaparral, and a variety of interior habitats, including sandy washes and alluvial fans.
California glossy snake *Arizona elegans occidentalis*	None/SSC/ None/Not Covered	Occurs in arid scrub, rocky washes, grasslands, chaparral. Typically in open areas and areas with loose soil for burrowing.
Orange-throated whiptail *Aspidoscelis hyperythra*	None/None/ S/Covered	Occurs in semi-arid open areas with coarse soils including coastal sage scrub, chaparral, and dry riparian areas and washes.
Coastal whiptail *Aspidoscelis tigris stejnegeri*	None/SSC/ None/Covered	Occurs in arid habitats including chaparral, woodlands, and dry riparian areas.
Red-diamond rattlesnake *Crotalus ruber*	None/SSC/ S/Covered	Occurs in coastal chaparral, arid scrub, rocky grassland, oak and pine woodlands, desert mountain slopes, and rocky desert flats.
Western pond turtle *Emys marmorata*	None/SSC/ S/Covered	Occurs in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with abundant vegetation. Also occurs in either rocky or muddy bottoms of these aquatic environments. Can also occur in woodland, forest, and grassland habitats.

Table 6. Special-Status Wildlife Species Potentially Occurring Within the Vicinity of the City		
Common and Scientific Name	**Status* Federal/State/ USFS/MSHCP**	**Habitats**
Blainsville's horned lizard *Phrynosoma blainvillii*	None/SSC/ None/Covered	Occurs in open areas of valleys, foothills, and semiarid mountains with sandy soil and low vegetation including chaparral, woodlands, and grasslands.
Coast patch-nosed snake *Salvadora hexalepsis virgultea*	None/SSC/ None/Not Covered	Occurs in open arid and semi-arid areas such as deserts, brushland, grassland, and in scrub along canyons, rocky hillsides, sandy plains.
Two-striped gartersnake *Thamnophis hammondii*	None/SSC/ S/Not Covered	Occurs along aquatic habitats such as creeks and pools with rocky areas in chaparral, brushland, oak woodlands, and conifer forests. Requires water for foraging.
Birds		
Cooper's hawk *Accipiter cooperii*	None/None/ None/Covered	Occurs within forests and woodlands. Also occurs in neighborhoods and parks. Nests are typically built in pines, oaks, Douglas-fir, birches, spruces, and other taller trees that occur on flat ground and in dense woods.
Southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	None/None/ None/Covered	Occurs on dry, open hillsides covered with grasses, rocks, and scattered shrubs. Chaparral, coastal sagebrush, scrub oaks, and pinyon pine are common habitats. Not associated with dense, woody vegetation. Nests are built on the ground near the base of a shrub.
Golden eagle *Aquila chrysaetos*	None/FP/ None/Covered	Occurs in open and semi-open habitats. Found alongside canyonlands, rimrock terrain, and riverside cliffs and bluffs. They avoid developed areas and uninterrupted stretches of forest. Nesting occurs on cliffs but can occur in trees, on the ground, or in artificial structures. Nesting can also occur in grassland, chaparral, shrubland, forest, and other vegetated areas.
Bell's sparrow *Artemisiospiza belli belli*	None/None/ None/Covered	Breeding occurs in coastal sagebrush, chaparral, and open, scrubby habitats. Within chaparral, they are often found in young, less dense stands. Nesting occurs within shrubs, bunchgrasses and occasionally California sagebrush, brittlebush, white sage, black sage, California buckwheat, bush mallow, chamise, cholla, and willow. During winter they will utilize saltbush-dominated desert scrub and creosote.

Table 6. Special-Status Wildlife Species Potentially Occurring Within the Vicinity of the City		
Common and Scientific Name	**Status* Federal/State/ USFS/MSHCP**	**Habitats**
Burrowing owl *Athene cunicularia*	None/SSC/ None/Covered	Occurs in a variety of habitats characterized by dry annual or perennial low-growing vegetation. Occurs in grasslands, scrublands, agricultural fields, vacant lots, and other disturbed areas. Nests in abandoned burrows and requires an abundance of prey (e.g., ground squirrels and insects).
Swainson's hawk *Buteo swainsoni*	None/THR/ None/Covered	Occurs in great basin grassland, great basin scrub, pinyon and juniper woodlands and valley and foothill grasslands.
Western snowy plover *Charadrius nivosus nivosus*	THR/SSC/ None/Not Covered	Occurs in sand spits and dune-backed beaches.
White-tailed kite *Elanus leucurus*	None/FP/ None/Not Covered	Occurs in low elevation, open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands. Typically use riparian scrub, forest and woodland, and oak woodland and forest for breeding and use a wide variety of more open grassland/agricultural land and scrub lands for foraging. Nesting occurs in the upper third of trees; trees can be isolated or at the edge of or within a forest.
Southwestern willow flycatcher *Empidonax traillii extimus*	END/END/ None/ Covered	Occurs within riparian woodlands, particularly those with willow thickets. Nests in areas of shrubs and trees with low-density canopies.
California horned lark *Eremophila alpestris actia*	None/None/ None/ Covered	Occurs in areas with bare, dry ground or with sparse vegetation. Common habitats include beaches, heavily grazed pastures, and deserts. They are common in areas with signs of human disturbance. Nests are placed on bare ground.
Yellow-breasted chat *Icteria virens*	None/SSC/ None/Covered	Occurs in riparian and upland thickets as well as dry overgrown pastures. Prefers to nest in dense scrub along streams or at the edges of ponds or swamps.
Loggerhead shrike *Lanius ludovicianus*	None/SSC/ None/Covered	Occurs in open country, with scattered shrubs and trees or other perches for hunting. Common habitats include agricultural fields, deserts, grasslands, savanna, and chaparral.
White-faced ibis *Plegadis chihi*	None/None/ None/Covered	Occurs in freshwater habitats such as ponds, rivers, marshes, and swamps. Nests in low trees or on the ground within reeds in marshes.

Table 6. Special-Status Wildlife Species Potentially Occurring Within the Vicinity of the City		
Common and Scientific Name	**Status* Federal/State/ USFS/MSHCP**	**Habitats**
Coastal California gnatcatcher *Polioptila californica californica*	THR/SSC/ None/Covered	Occurs in dry coastal slopes, washes, and mesas with areas of low vegetation and coastal sage scrub. USFWS-designated critical habitat for this species is located within the City.
Least Bell's vireo *Vireo bellii pusillus*	END/END/ None/Covered	Occurs within willows and riparian forest, scrub, and woodlands. Breeds in low dense growth, especially in second-growth scrub or brushy fields.
Mammals		
San Bernardino kangaroo rat *Dipodomys merriami parvus*	END/END and SSC/ None/Covered	Occurs in alluvial sage scrub, flood plains, washes, and upland areas adjacent to desert habitat.
Stephens' kangaroo rat *Dipodomys stephensi*	THR/THR/ None/Covered	Occurs in coastal scrub and valley and vegetated temperate foothill grasslands. Endemic to southern California, primarily in western Riverside County.
Western mastiff bat *Eumops perotis californicus*	None/SSC/ None/Not Covered	Occurs in a variety of habitats including dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, montane meadows, and agricultural areas.
Western yellow bat *Lasiurus xanthinus*	None/SSC/ None/Not Covered	Occurs in valley foothill riparian, desert riparian, desert wash, and palm oasis habitat.
Southern grasshopper mouse *Onychomys torridus ramona*	None/SSC/ None/Not Covered	Occurs in arid Mojavean desert habitats, alkali desert scrub, succulent shrub, wash, and riparian areas. Also occurs in coastal scrub, mixed chaparral, sagebrush, and bitterbrush habitats.
Los Angeles pocket mouse *Perognathus longimembris brevinasus*	None/SSC/ None/Covered	Occurs in arid and semi-arid habitats such as coastal sage scrub, grasslands, and washes.

Table 6. Special-Status Wildlife Species Potentially Occurring Within the Vicinity of the City		
Common and Scientific Name	**Status* Federal/State/ USFS/MSHCP**	**Habitats**
Mountain lion *Puma concolor*	None/Candidate/ None/Covered	Occurs in a diverse range of habitat including temperate redwood forest, coniferous and deciduous forest, coastal chaparral, foothills, and mountains. In California, the petition to list the Southern California/Central Coast ESU, which includes mountain lions found within the Santa Ana Mountains, was accepted by the California Fish and Game Commission in 2020 and the ESU is considered a Candidate species.

Notes: ESU = Evolutionarily Significant Unit; MSHCP = Multiple Species Habitat Conservation Plan; USFS = United States Forest Service

*Status Codes:

Federal
END = Listed as endangered under the federal Endangered Species Act
THR = Listed as threatened under the federal Endangered Species Act
CAN = Candidate for threatened or endangered status
None = No listing under the Federal Endangered Species Act

State
END = Listed as endangered under the California Endangered Species Act
THR = Listed as threatened under the California Endangered Species Act
FP = Fully protected under the California Fish and Game Code
SSC = Species of special concern in California
None = No listing under the California Endangered Species Act
USFS
S = Listed as sensitive under the USFS
None = No listing under the USFS

Western Riverside County MSHCP
Covered = Covered Species
Not Covered = Not covered species

4.5.2.1 Critical Habitat

The USFWS designated Critical Habitat for coastal California gnatcatcher in 2000 and revised the designated Critical Habitat in 2007. Critical habitat exists within Riverside County and within the City for the coastal California gnatcatcher (Figure 2B). Critical habitat is located south and southeast of Bundy Canyon within the City. Furthermore, critical habitat is located immediate north of the City and just east of Lake Elsinore. Unit 10 exists within both San Bernardino and Riverside Counties. The 2007 revision of the critical habitat reduced the original 199,940 acres designated in 2000 to 27,529 acres. Of the total acres in this Unit, 21,776 acres are within the MSHCP plan area.

4.6 Critical Habitat and Essential Fish Habitat

The City does not include EFH; however, it does include USFWS-designated Critical Habitat for coastal California gnatcatcher (USFWS 2023c; Figure 2B).

4.7 Riparian Habitats and Sensitive Natural Communities

Sensitive habitat types exist throughout the City. These are considered sensitive by resource agencies such as USFWS and CDFW due to their scarcity or ability to support state or federally endangered or threatened species of plants and wildlife. A CNDDB search was conducted and recorded five sensitive natural vegetation communities within or near the City (Appendix D). Individual project surveys would be required to conduct project-level mapping to determine the extent of sensitive vegetation communities within the City. A description of each sensitive natural community is included below with the natural community's name identified through CNDDB followed by the comparable vegetation alliance name found in *Manual of California Vegetation* (CNPS 2023b), when applicable. It is important to note that the vegetation communities and land cover types shown on Figure 4 were mapped by Western Riverside County RCA and may not include these five sensitive natural vegetation communities that were identified in the CNDDB.

Southern Coast Live Oak Riparian Forest/*Quercus agrifolia* Forest & Woodland Alliance ranges from open to dense and is dominated by coast live oak. It is located in outer floodplains and along streams. Vegetation tends to be herbaceous with little to no understory. Common plants include mugwort (*Artemisia douglasiana*), California wild rose (*Rosa californica*), Mexican elderberry (*Sambucus mexicana*), and poison oak (*Toxicodendron diversilobum*).

Southern Cottonwood Willow Riparian Forest/ *Populus fremontii- Fraxinus velutina- Salix gooddingii* Forest & Woodland Alliance consists of tall, open, deciduous riparian forest species with Fremont cottonwood (*Populus fremontii*), western sycamore, and willows (*Salix* spp.) as the predominant tree species. Commonly occurs near perennial drainages such as canyon bottoms and along streams.

Southern Interior Basalt Flow Vernal Pool does not have a comparable alliance in CNPS due to the location of the City. However, NatureServe Explorer (2022) does have a Group called California Vernal Pool that may most closely describe the Southern Interior Basalt Flow Vernal Pool. This group consists of wet meadows throughout southern California that form concentric rings around shallow ephemeral pools. These pools fill and dry out seasonally or semi-annually. Plant species common to this group include Jepson's button celery (*Eryngium aristulatum*), southern tarplant (*Centromadia parryi* ssp. *australis*), Coulter goldfields (*Lasthenia glabrata* ssp. *coulteri*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), San Diego mesa mint (*Pogogyne abramsii*), Otay mesa mint (*Pogogyne nudiuscula*), and San Jacinto bluecurls (*Trichostema austromontanum*).

Southern Sycamore Alder Riparian Woodland/*Platanus racemosa- Quercus agrifolia* Woodland Alliance consists of trees less than 35 meters with an intermittent or open canopy. The shrub layer is also open to intermittent while the herbaceous layer is sparse or grassy. Western sycamore makes up about 30 percent of the tree canopy; coast live oak, willows (*Salix* spp.), and Fremont cottonwood are co-dominant species. Along riparian areas, coast live oak is the dominant cover along with willows and poison oak.

Valley Needlegrass Grassland/*Nassella* spp.- *Melica* spp. Herbaceous Alliance consists of herbs that are less than one meter in height and that provide open to continuous coverage. Dominant species include California melic (*Melica californica*), Torrey's melic grass (*Melica torreyana*), nodding needlegrass (*Nassella*

cernua), small flowered needlegrass (*Nassella lepida*), and purple needlegrass (*Nassella pulchra*). Soils are high in clay, loam, sand, or silt.

As described in Section 4.3, the general vegetation communities and land cover types within the City include agricultural lands, chaparral, coastal sage scrub, grassland, meadows and marshes, riparian scrub, woodland, and forests, water, woodland and forests, and developed/disturbed areas. These general vegetation communities and land cover types can be more finely classified into vegetation alliances. Further, these general communities have the potential to be composed of vegetation alliances, which may be considered sensitive natural communities by CDFW. The City likely includes vegetation communities other than those described in this assessment that may also be considered sensitive natural communities by CDFW.

4.8 Wildlife Movement/Corridors and Nursery Sites

The continued protection and establishment of wildlife corridors is highly important to the City. As development continues and habitat fragments, it becomes harder for wildlife to travel between these fragments of their habitat. Wildlife corridors are linear landscape elements that provide for wildlife species movement and dispersal between two or more habitats. Wildlife corridors contribute to population viability by assuring continual exchange of genes between populations, providing access to adjacent habitat areas for foraging and mating, and providing routes for recolonization of habitat after local displacement or ecological catastrophes (e.g., fires). Wildlife corridors could be bound by development or areas unsuitable for wildlife, but could contain enough food, cover, and/or water to facilitate wildlife movement between habitat patches and prevent isolation of populations. Travel routes are landscape features (i.e., ridgelines, drainages, canyons, or riparian areas) that are used by wildlife to gain access to essential resources. Areas adjoining two habitats are also often referred to as habitat linkages.

Wildlife corridors can exist throughout the City and projects should include an analysis of wildlife corridors and nursey sites. A large expanse of natural habitat within the City exists at the foothills of the Cleveland National Forest. However, due to development within the City, movement from the City into the Cleveland National Forest and vice versa, is limited. The City is highly developed, and I-15 bisects the City as it runs generally north-south and further limits the success of wildlife dispersal.

An additional movement corridor exists in the form of Murrieta Creek. Creeks and drainages often provide wildlife with ways to move throughout developed landscapes. Additionally, the San Andreas Rift Zone is within and adjacent to the City and provides unique topographical characteristics, microclimates, and habitats that allow for linkage of habitats and can facilitate movement.

The development of the MSHCP included an assessment of core habitat areas and linkages within the MSHCP plan area; these core habitats and linkages provide suitable habitat for Covered Species and allow movement throughout the plan area. Areas of core habitat generally consists of blocks of habitat of sufficient size to support the life history requirements of Covered Species or reduce edge effects. Linkages primarily facilitate movement and provide a connection to core habitat. Within the City, Criteria Cells reference the preservation or contribution to the assembly of Proposed Linkage 8 and Proposed Extension of Existing Core 3. A summary of these as they relate to the City and facilitate wildlife movement is provided below:

- Proposed Linkage 8 consists primarily of upland habitat and is a major component of one of the two main east-west connections between Lake Mathews/Estelle Mountain, Alberhill, and the Cleveland National Forest in the west and French Valley, Johnson Ranch, Diamond Valley Lake, and San Jacinto Mountains in the east. This linkage begins on the west side of the I-15 near Lake Elsinore which is north of the City. It then continues south, parallel to the I-15, through the City until moving east toward Diamond Valley Lake. This linkage provides movement corridors and habitat for sensitive wildlife species such as coastal California gnatcatcher, Quino checkerspot butterfly, and SKR. A total of 5,470 acres are included in this linkage.
- Proposed Extension of Existing Core 3 consists of two blocks of land that extend from the southern border of Lake Elsinore. This Extension occurs in the northeastern portion of the City. This Extension conserves soils of the Traver series and therefore protects habitat for Narrow Endemic Plants including Munz's onion, San Diego ambrosia, and smooth tarplant. Sensitive wildlife species are also associated with this Extension and include Riverside fairy shrimp, Quino checkerspot butterfly, western pond turtle, and shorebirds. A total of 1,290 acres are included in this Extension.

The City likely provides wildlife movement opportunities because it consists of open land and preserved areas. Although the City's value as a corridor is lessened by the high amount of development, the City still offers ways for wildlife to move through the landscape. Lastly, bird rookeries, bat maternity roost sites, and other nursery sites have the potential to exist within the City.

The mountain lion is known from the Santa Ana Mountains, San Bernardino Mountains, San Jacinto Mountains, Santa Rosa Mountains and inhabits a wide range of ecosystems, including mountains, forests, riparian and oak woodlands, streams, deserts and wetlands. Mountain lions require large areas of relatively undisturbed habitats with adequate connectivity to allow for dispersal and gene flow. They have large home ranges that include heterogenous habitats. The MSHCP identifies mountain lion as a planning species in the following Cores and Linkages:

- Existing Cores A, B, C, F, G, I, J, K, L and M,
- Proposed Cores 3, 4, 6 and 7,
- Existing Linkage A,
- Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18, and
- Proposed Constrained Linkage 1, 2, 5, 10, 11, 14.

The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,

- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek
- Proposed Core 3 – Badlands/ Potrero

Linkages considered critical for mountain lion movement include Proposed Constrained Linkage 1 and 2 (connection between Cleveland National Forest and Chino Hills State Park under Highway 91), Proposed Linkage 1 and Constrained Linkage 5 (connection between Cleveland National Forest and Lake Matthews/Estelle Mountain under I-15), Proposed Linkage 9 (connection between Cleveland and the Santa Rosa Plateau), and Proposed Constrained Linkage 14 (connection between Santa ana Mountains and the Palomar Mountains). To date, there have been no mountain lion occurrences in the vicinity of the City with respect to mountain lion nor any new or revised linkages been included in the MSHCP. None of the Cores and Linkages for the mountain lion identified above occur within the City limits. The proposed project is outside of any designated linkages for the mountain lion.

5.0 RECOMMENDATIONS

This section provides general recommendations to avoid, minimize, and/or mitigate potential impacts to biological resources that may be associated with future development and implementation of the General Plan within the City. These recommendations are consistent with requirements under the MSHCP. Appendix A includes flow charts that generally summarize the main steps for biological resources recommendations.

This section refers to project-related activities as *actions* and provides general recommendations to ensure compliance with the local policies, ordinances, and other relevant plans.

5.1 General Biological Measures

BIO-1: If an action may adversely impact biological resources, a qualified biologist or their trained designee should conduct mandatory worker environmental awareness training for all parties involved with implementation of the action (e.g., contractors and work crews) to aid the parties in recognizing special-status species and other sensitive biological resources that may occur within the action area. The training shall include identification of the special-status species with potential to occur and their habitats, a description of the regulatory status of sensitive resources, and review of the impact limits, location of environmentally sensitive areas, and measures required to reduce impacts to avoided onsite and offsite biological resources.

BIO-2: If an action has potential to inadvertently impact avoided onsite or offsite biological resources, develop and implement appropriate measures to ensure all impacts occur only in the action area. Appropriate measures may include control of sediment, erosion, and hazardous materials; demarcation of action area prior to implementation and maintenance of demarcation through the duration of implementation; and measures to ensure all actions that have potential to impact biological resources stay within the demarcated limits.

5.2 Special-Status Species

Multiple special-status species are documented to occur or have the potential to occur within the City and/or may be potentially affected by activities in the City, as described in Tables 5 and 6. However, these tables should not be considered a complete list of special-status species that may occur within the City. New occurrences of special-status species, not yet recorded in the City Area, may be documented in the future. Recommendations to avoid, minimize, or mitigate potential impacts to special-status species from future project-related actions within the City are included in the following sections.

5.2.1 Wildlife

WLD-1: If an action has potential to adversely impact amphibian species (e.g., may impact potential habitat for amphibians or may otherwise result in disturbance to amphibians from noise, light, or some other potentially disturbing activity), determine if the proposed project falls within the mapped survey area for amphibian species (arroyo toad, California red-legged frog, and mountain yellow-legged frog [*Rana muscosa*]) and if suitable habitat is present, then focused surveys will be required. Focused surveys should be conducted in accordance with accepted survey protocols for the arroyo toad, California red-legged frog, and mountain yellow-legged frog. If the proposed project is not located within an amphibian survey area, include a statement to this effect and no further action is required. If it is determined after the habitat assessment that there is no potential habitat for amphibian species to occur within the proposed project, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended. If conditions or circumstances change after the environmental analysis is conducted and prior to implementation of the action, then the validity of the results should be confirmed, or an updated environmental analysis should be conducted prior to impacting the project site.

If amphibian species are identified within the project site and the proposed project cannot avoid (permanent or temporary) at least 90% of the occupied portion of the property that contributes to the long-term conservation value of the species, a Determination of Biologically Equivalent or Superior Preservation (DBESP) is required. A solid justification regarding how the 90% and 10% determinations were made is required.

WLD-2: If an action has potential to adversely impact the burrowing owl (*Athene cunicularia*) (e.g., may impact potential habitat or may otherwise result in disturbance to burrowing owls from noise, light, or some other potentially disturbing activity), determine if the proposed project falls within the mapped (designated) survey area for the burrowing owl and if suitable habitat is present, then focused surveys will be required. Focused surveys should be conducted in accordance with the MSHCP Burrowing Owl Survey Instructions and during the breeding season (survey window is March 1-August 31). If the proposed project is not located within the burrowing owl survey area, include a statement to this effect and no further action is required. If it is determined after the habitat assessment that there is no potential habitat for burrowing owls to occur within the project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended.

If conditions or circumstances change after the environmental analysis is conducted and prior to implementation of the action, then the validity of the results should be confirmed, or an updated environmental analysis should be conducted prior to impacting the project site.

If burrowing owls are not found during focused surveys, documentation should include a written commitment to conduct pre-construction surveys for the burrowing owl in areas of suitable habitat no more than 30 days prior to the initiation of ground disturbance (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the RCA and the Wildlife Agencies and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will be required again to ensure burrowing owl has not colonized the site since it was last disturbed. If the burrowing owl is found, the same coordination described above will be necessary.

If burrowing owls are identified within the project site and the proposed project cannot avoid (permanent or temporary) at least 90% of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required and a Burrowing Owl Protection and Relocation Plan. A solid justification regarding how the 90% and 10% determinations were made is required.

WLD-3: If the proposed project falls within an area with Delhi soils mapped using the MSHCP baseline data, an assessment of habitat for the Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*; DSFLF) is required. If an action has potential to adversely impact DSFLF and if suitable habitat is present, then 2 years of focused surveys will be required. Focused surveys should be conducted in accordance with the accepted USFWS protocol and surveys are conducted 2 times per week from July 1 to September 20 for 2 consecutive years under suitable conditions. If the proposed project is not located within a Delhi soil mapped area, include a statement to this effect and no further action is required. If it is determined after the habitat assessment that there is no potential habitat for DSFLF to occur within the project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended. If conditions or circumstances change after the environmental analysis is conducted and prior to implementation of the action, then the validity of the results should be confirmed, or an updated environmental analysis should be conducted prior to impacting the proposed project.

- If DSFLF are identified within the project site and the proposed project cannot avoid DSFLF (permanent or temporary) then 75% of mapped Delhi soils on the site must be conserved and a DBESP is required. A solid justification regarding how the 75% determination was made is required and must be conducted in coordination with USFWS.

WLD-4: If an action has potential to adversely impact vernal pools or other suitable fairy shrimp habitats, then focused surveys will be required. Focused surveys should be conducted pursuant to the USFWS Survey Guidelines for the Listed Large Branchiopods, which includes six listed fairy shrimp species, including those species covered under the MSHCP Section 6.1.2. Two seasons of fairy shrimp surveys are required. If it is determined after the habitat assessment that there is no potential habitat for vernal pools or fairy shrimp species to occur within the project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended. If conditions or circumstances change after the environmental analysis is conducted and prior to implementation of the action, then the validity of the results should be confirmed, or an updated environmental analysis should be conducted prior to impacting the proposed project.

- If fairy shrimp species are identified within the project site and the proposed project cannot avoid (permanent or temporary) at least 90% of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A solid justification regarding how the 90% and 10% determinations were made is required.

WLD-5: If an action has potential to adversely impact riparian bird species (least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo [*Coccyzus americanus*]), if suitable habitat (nesting and/or foraging) is present, then protocol-level focused surveys will be required. Focused surveys should be conducted in accordance with accepted USFWS survey protocols for the least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo. If it is determined after the habitat assessment that there is no potential habitat for riparian bird species to occur within the project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended. If conditions or circumstances change after the environmental analysis is conducted and prior to implementation of the action, then the validity of the results should be confirmed, or an updated environmental analysis should be conducted prior to impacting the proposed project.

- If least Bell's vireo are identified within the project site and the proposed project cannot demonstrate 90% avoidance of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. This includes 100 meters of undeveloped landscape on the property adjacent to the habitat conserved. A solid justification regarding how the 90% and 10% determinations were made is required.
- If southwestern willow flycatcher or yellow-billed cuckoo are identified within the project site, if the proposed project cannot avoid and demonstrate 100% conservation of the property that contributes to the long-term conservation value of the species, a DBESP is required. This includes 100 meters of undeveloped landscape on the property adjacent to the habitat conserved.

WLD-6: If suitable habitat is present (i.e., coastal sage scrub, Riversidean sage scrub) and an action has potential to adversely impact the coastal California gnatcatcher, avoid clearing, grubbing, grading, and associated construction actions in gnatcatcher occupied habitat within the Criteria Cells and/or PQP lands between March 1 and August 15. If this species is detected and the project could be potentially occupied and the habitat cannot be avoided, this habitat cannot be removed from March 1 to August 15 without conducting focused protocol-level surveys to prove absence. The MSHCP does not allow take of any nesting birds , regardless of the time of year, pursuant to the MBTA and applicable Fish and Game Codes.

BRD-1: If an action that may adversely impact birds or nests (e.g., ground or vegetation disturbance, noise near nesting habitat) and is expected is to occur during the nesting season (generally February 1 through September 15), a pre-construction nesting-bird survey should be conducted for all suitable nesting habitat within 3 days prior to implementation of the action. The survey should be conducted by a qualified biologist within the project site plus a buffer for the project as determined by the qualified biologist (based on the action and what bird species may be impacted). If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential Project-related impacts. Measures may include seasonal work restrictions or establishment of a non-disturbance buffer around each active nest until nesting has been completed as determined through periodic nest monitoring by the biologist. The size of the non-disturbance buffer will be determined by the Project biologist. Typically, this is 300-feet from the nest site in all directions (500-feet is typically recommended by CDFW for listed species and raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. Once nesting is deemed complete by the Project biologist, work may resume within the buffer.

5.3 Riparian Habitat/Riverine Areas, and Vernal Pools

VEG-1: If sensitive natural communities (riparian habitat, riverine areas, vernal pools) are identified within the impact area (permanent and temporary, direct and indirect), appropriate measures to avoid, minimize, or mitigate for impacts to sensitive natural communities should be implemented. If riparian/riverine resources and vernal pools are proposed for avoidance, the report should include a commitment to place a conservation easement or deed restriction over the area in order to demonstrate that the area will be protected in perpetuity. If the proposed project cannot avoid riparian/riverine habitat and/or vernal pools in perpetuity (both permanent and temporarily), a DBESP would be required that would propose mitigation that demonstrates equivalent or superior function and value.

RIP-1: If an action will impact riparian habitat, a Lake or SAA, pursuant to Section 1602 of the California Department of Fish and Game Code should be obtained. Minimization measures will be developed during consultation with CDFW as part of the Lake or SAA process to ensure protection for affected fish and wildlife resources.

5.4 Aquatic Resources, Including Waters of the U.S. and State

WTR-1: If an action has the potential to impact aquatic resources, an environmental analysis (i.e., a preliminary aquatic resources delineation) should be conducted to determine if potentially regulated aquatic resources occur within the proposed project. A qualified wetland delineator should conduct the environmental analysis and it should include review of the best available hydrological information, a reconnaissance-level site visit, and an evaluation of aquatic resources to determine the potential for regulated aquatic resources to occur within the project site. If it is determined that there are no potentially regulated aquatic resources, no other measures are recommended. If conditions or circumstances change after the environmental analysis is conducted and prior to implementation of the action, the validity of the results should be confirmed or an updated environmental analysis should be conducted prior to impacting the proposed project.

WTR-2: If an action may impact potentially regulated aquatic resources, an aquatic resources delineation should be conducted for the project consistent with the methods detailed within the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008), State Wetlands Definitions and Procedures for Discharges of Dredged and Fill Material to Waters of the State, and local policies by the CDFW regarding their jurisdiction, following the definitions contained within the California Fish and Game Code pertaining to regulated resources (lakes, streams, and associated hydrophytic vegetation). If it is determined that potentially regulated aquatic resources are absent from the project site or will not be impacted by the action, no other measures are recommended. If it is determined that potentially regulated aquatic resources may be impacted by the action, the delineation should be submitted to the USACE, and a Preliminary Jurisdictional Determination or Approved Jurisdictional Determination should be obtained.

5.5 Wildlife Movement/Corridors and Nursery Sites

WLD-7: If an action requiring a discretionary approval is within or adjacent to a Core Area, Linkage, or wildlife movement corridor identified in the Western Riverside MSHCP or a project-specific biological analysis, a qualified biologist shall, prior to any ground disturbance, prepare and submit to the City a wildlife movement evaluation for the proposed project to assess whether the project has the potential to substantially interfere 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 City shall review the evaluation and in doing so may confer with any/all applicable resource agencies (e.g. CDFW, USFWS, NMFS) to assess the extent of any such impacts and impose conditions requiring the implementation of appropriate and feasible measures such as avoidance, design alteration, overcrossings, or other measures to reduce any such potentially significant impacts to the greatest extent feasible.

5.6 Local Policies, Ordinances, and Other Plans

Local policies and ordinances that are applicable to the City are discussed earlier in Section 2.3 of this document. Projects should ensure that these local policies and ordinances are included in the assessment of impacts to biological resources and any required mitigation to reduce impacts.

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LIST OF APPENDICES

Appendix A – Biological Resources Recommendations Flow Charts

Appendix B – 2023 Multiple Species Habitat Conservation Plan Fee Schedule

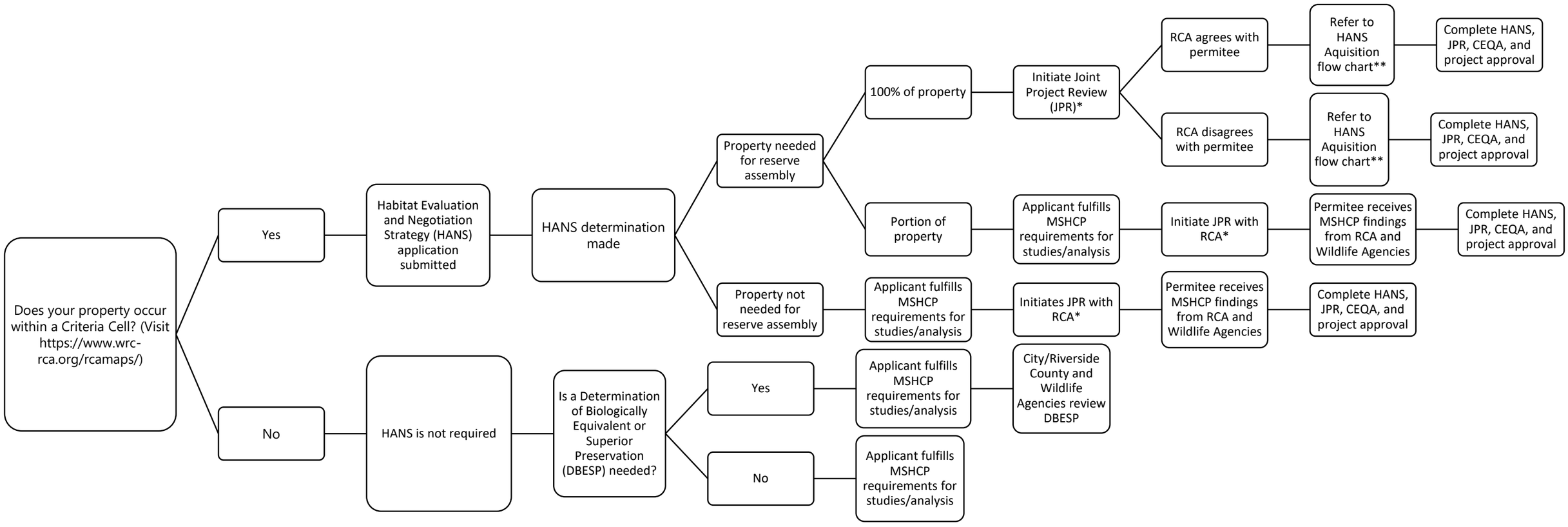
Appendix C – Stephen's Kangaroo Rat Plan Area

Appendix D – Literature Review and Database Results

APPENDIX A

Biological Resources Recommendations Flow Charts

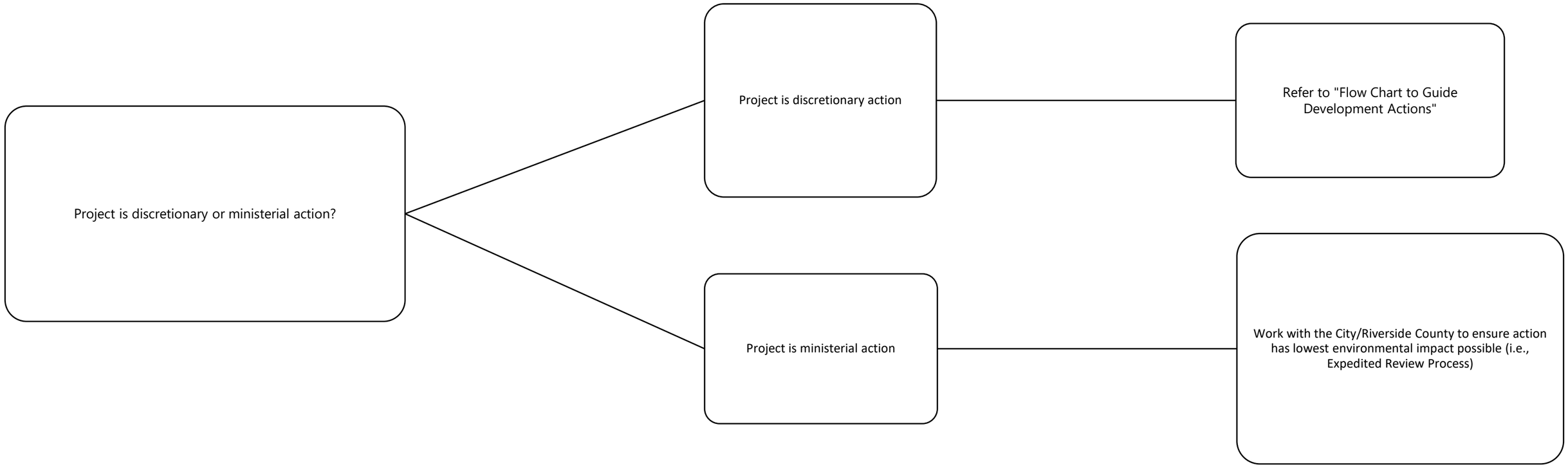
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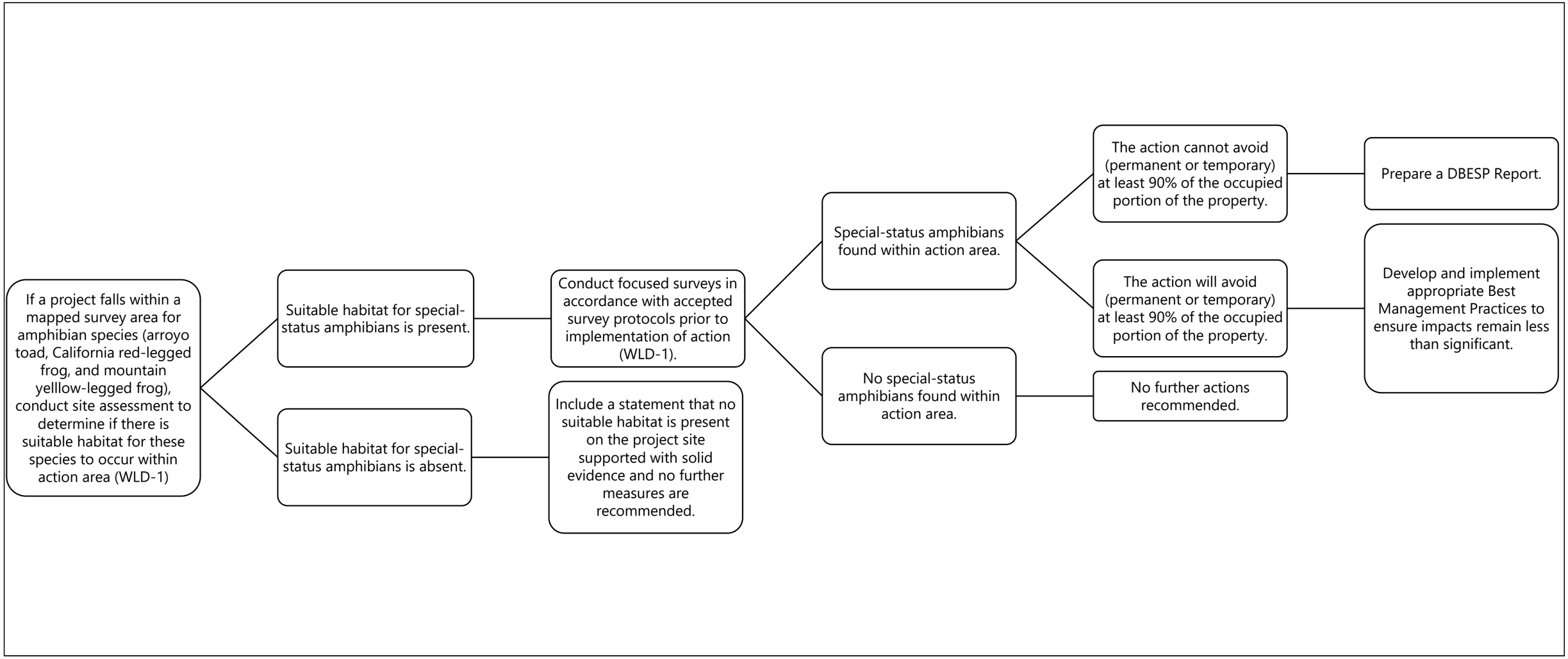
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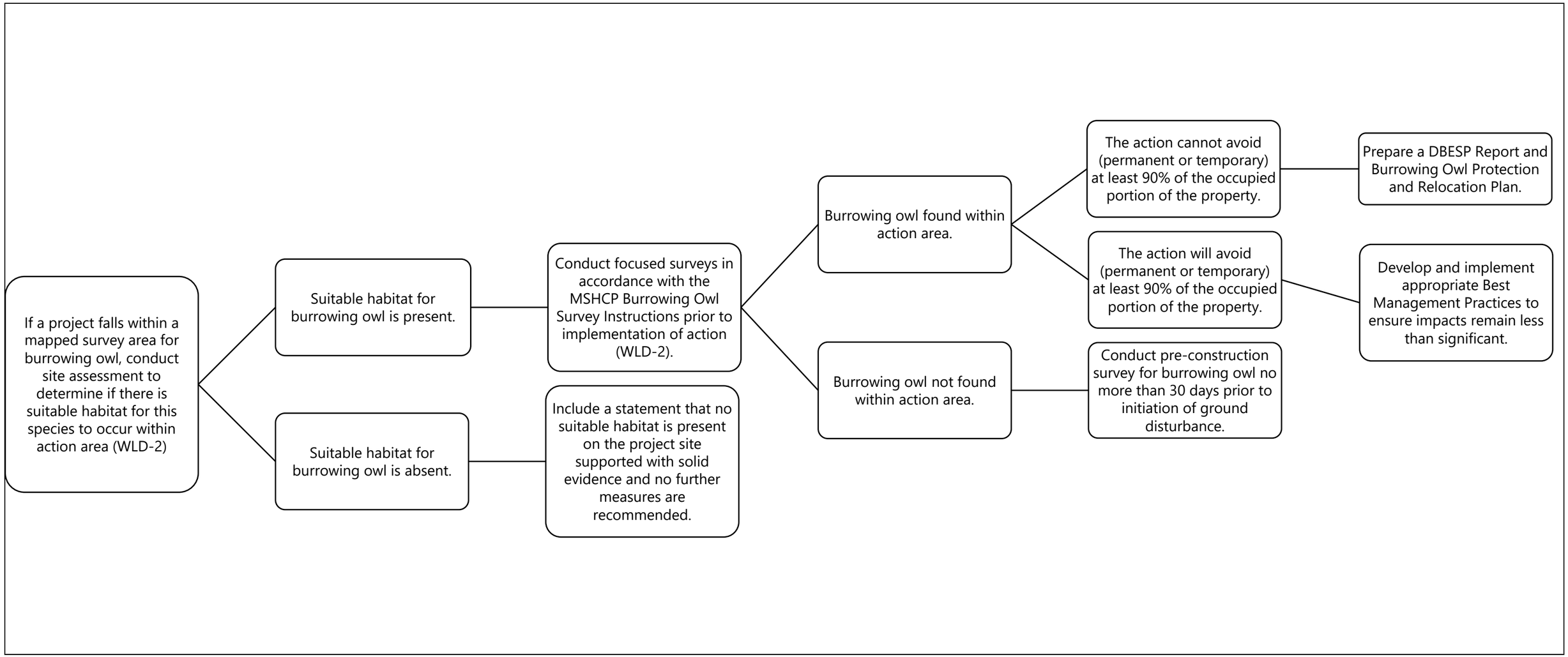
FLOW CHART BASED ON PROJECT ACTION



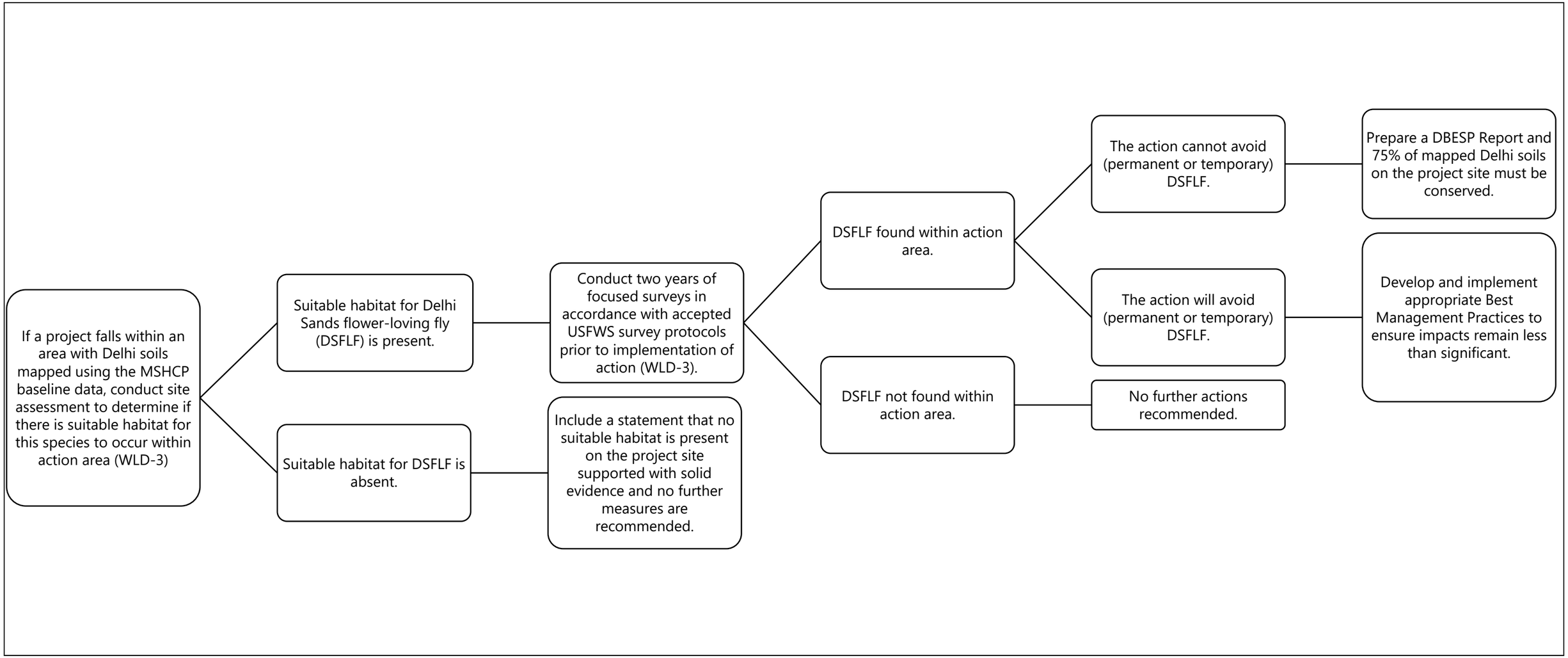
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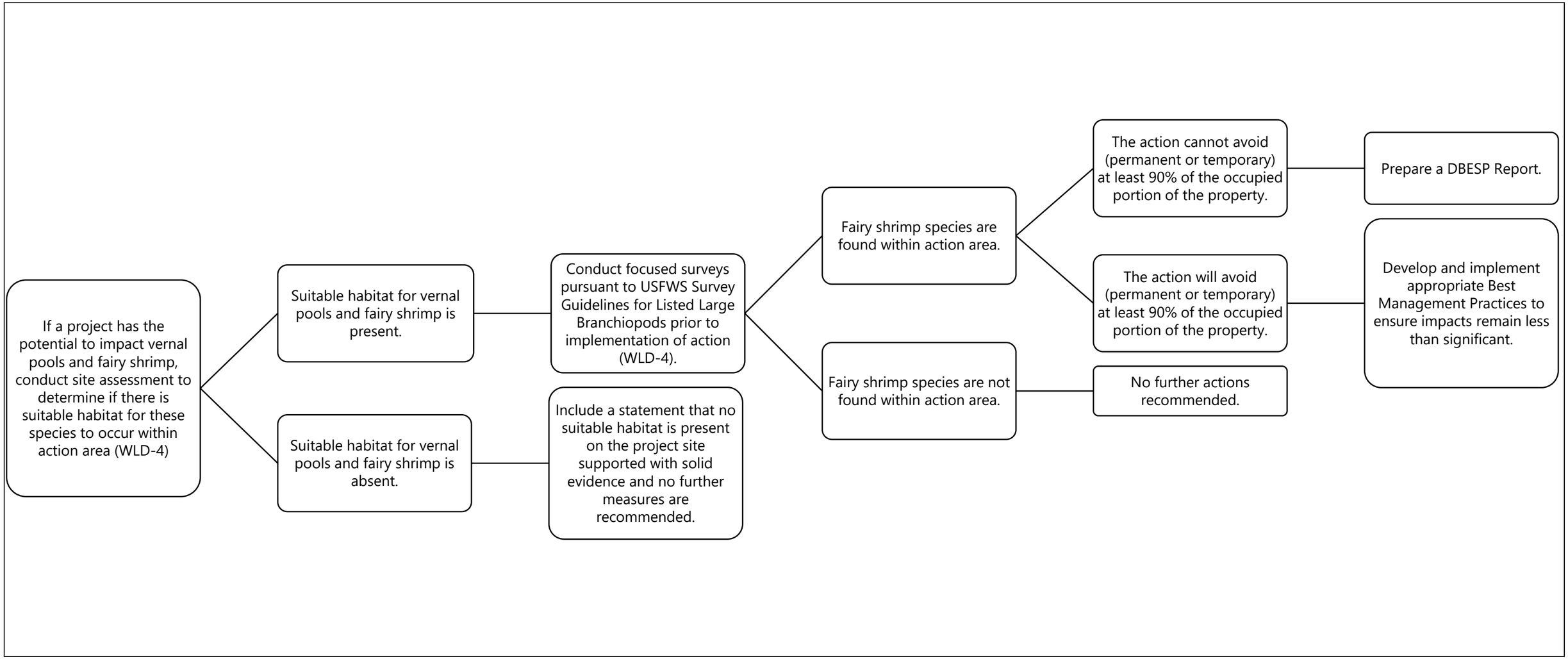
FLOW CHART TO GUIDE BURROWING OWL RECOMMENDATIONS



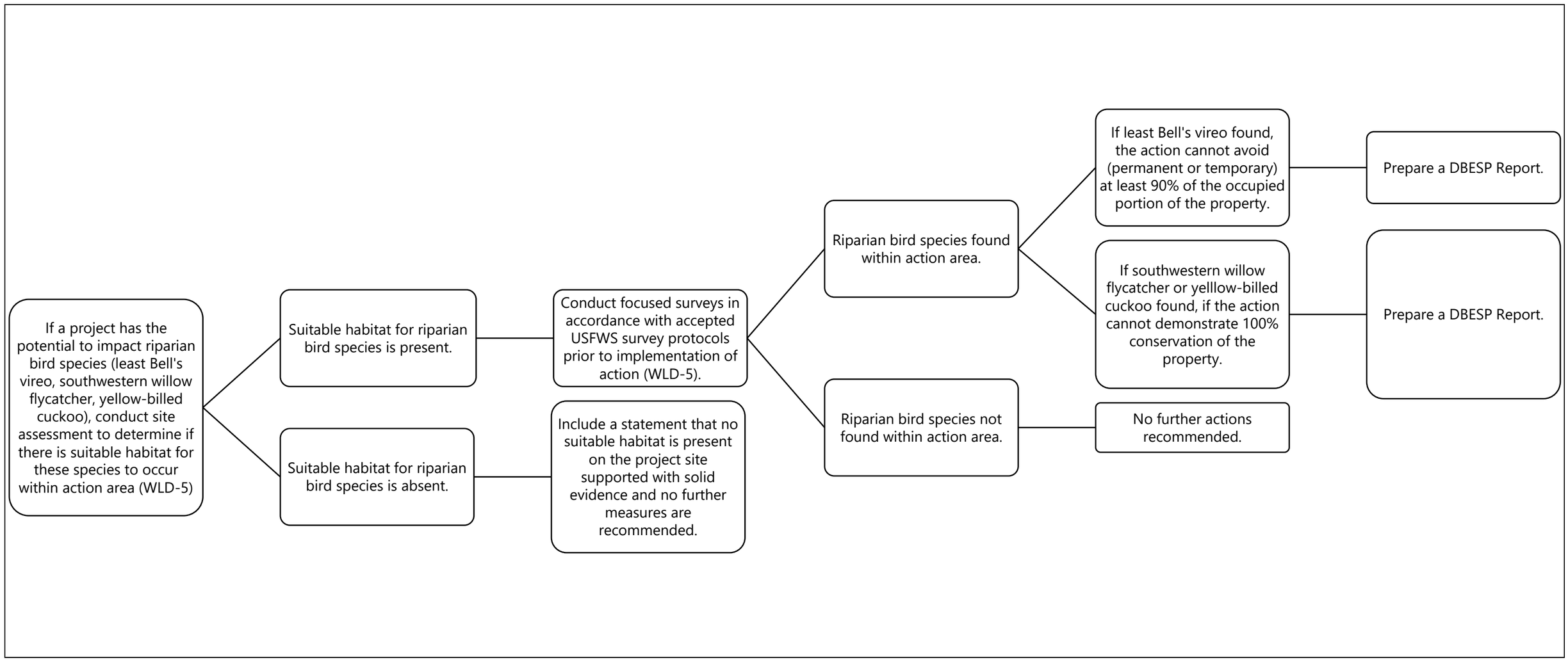
FLOW CHART TO GUIDE DELHI SANDS FLOWER-LOVING FLY RECOMMENDATIONS



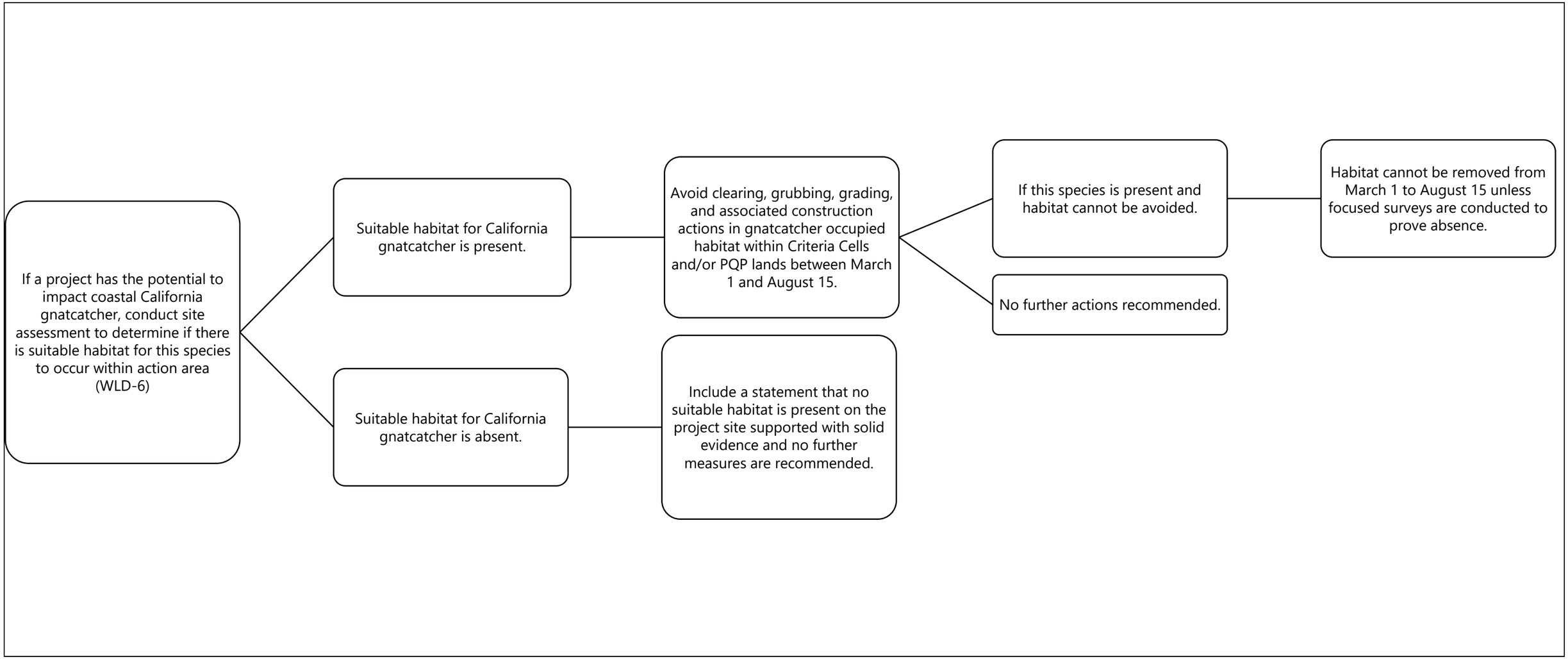
FLOW CHART TO GUIDE VERNAL POOLS AND FAIRY SHRIMP RECOMMENDATIONS



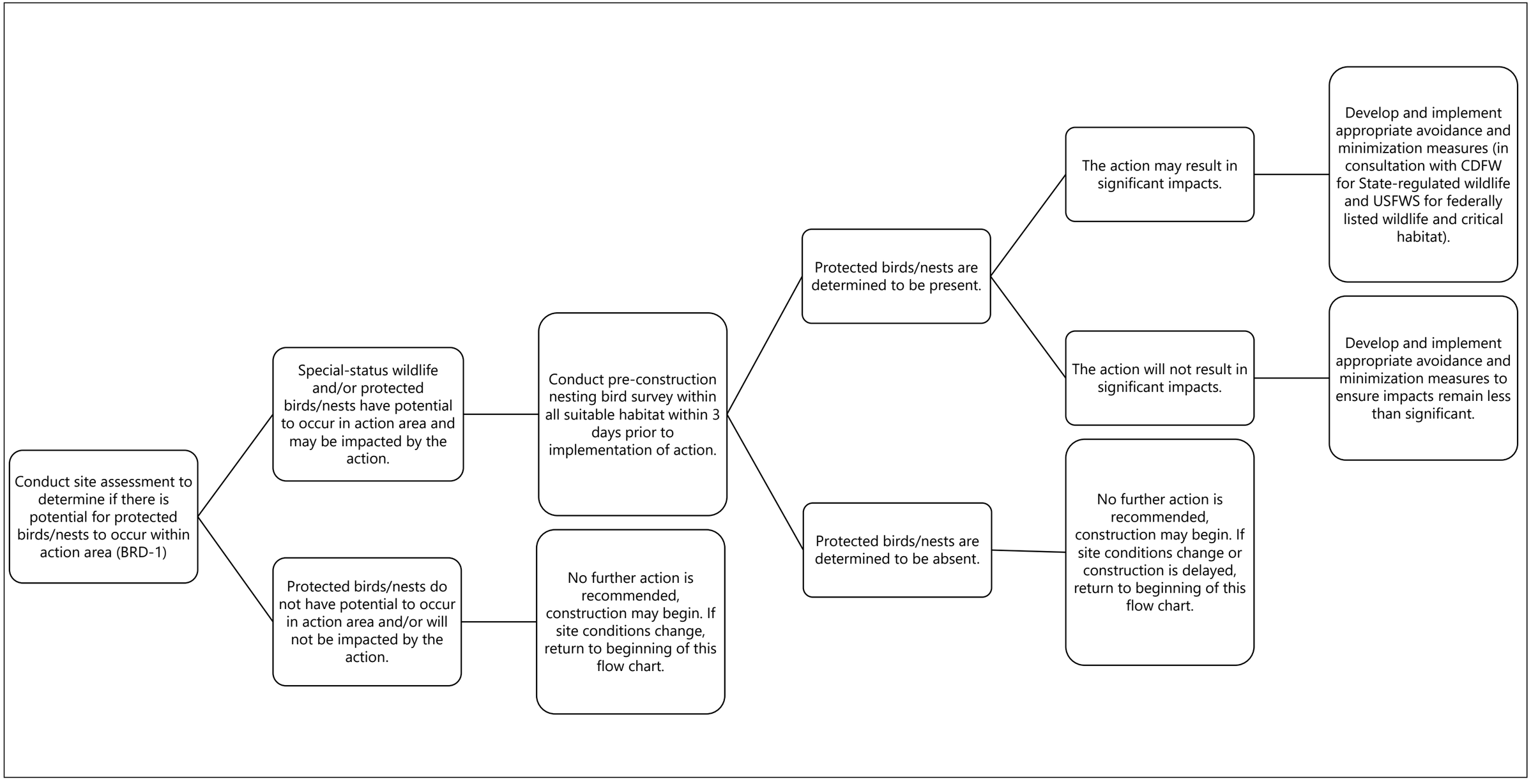
FLOW CHART TO GUIDE RIPARIAN BIRD SPECIES RECOMMENDATIONS



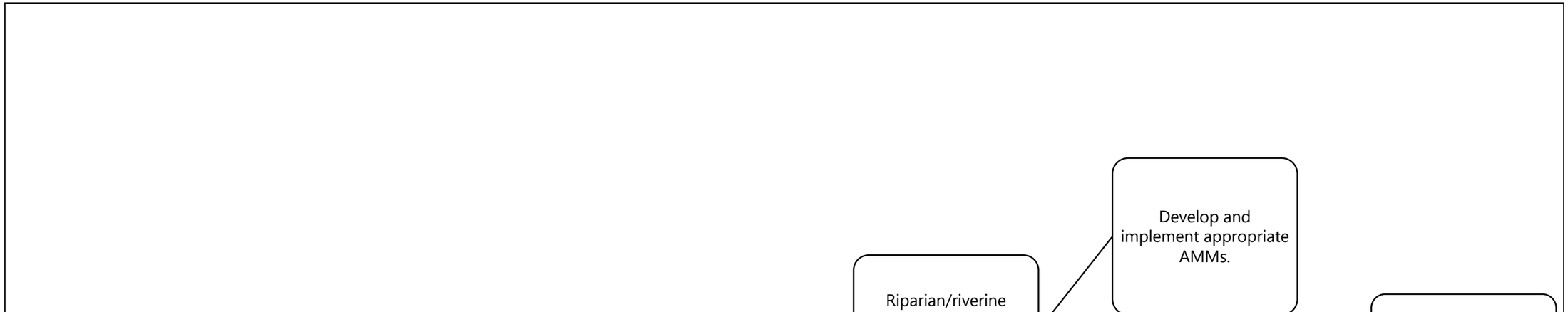
FLOW CHART TO GUIDE COASTAL CALIFORNIA GNATCATCHER RECOMMENDATIONS



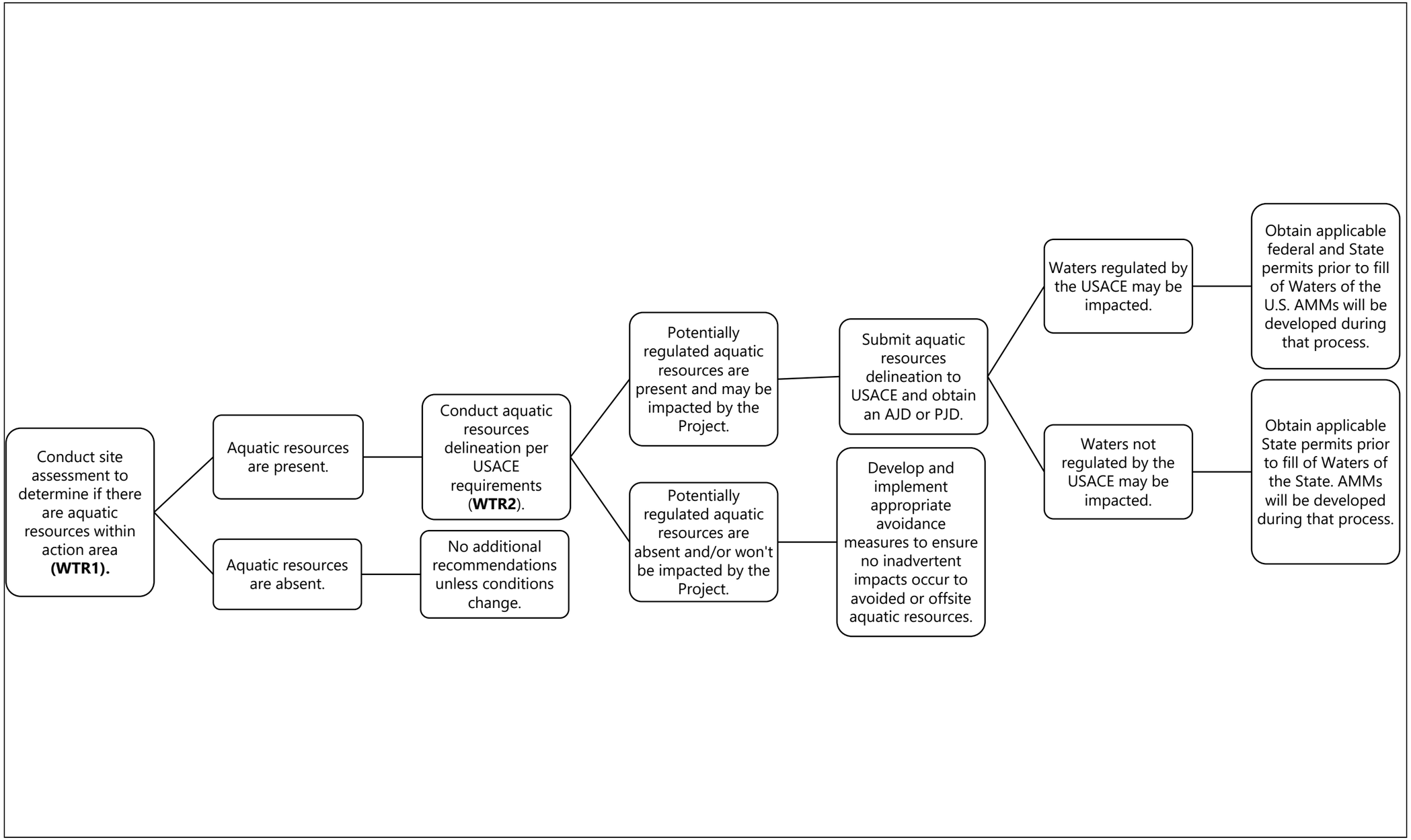
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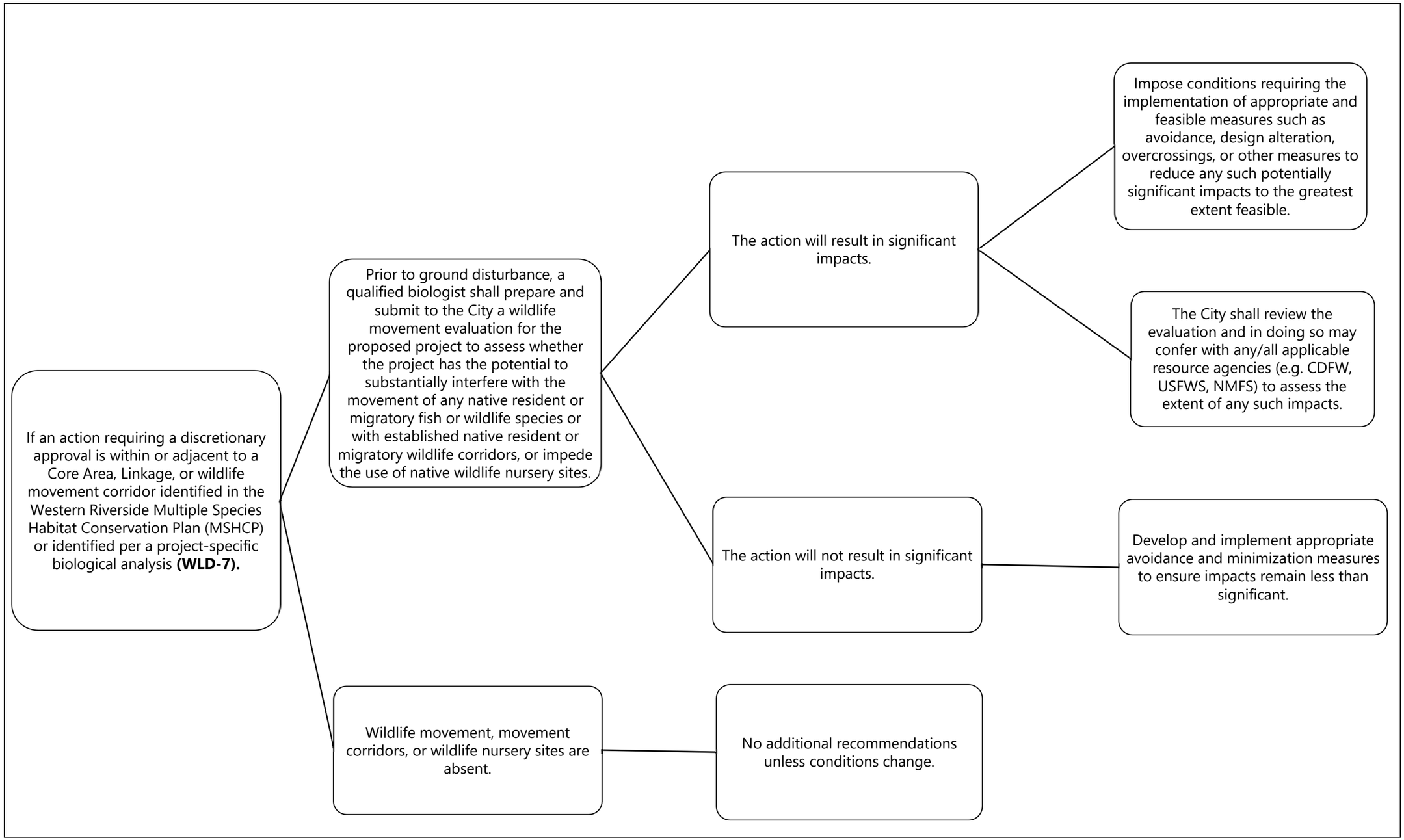
FLOW CHART TO GUIDE RIPARIAN HABITAT/RIVERINE AREAS AND VERNAL POOLS



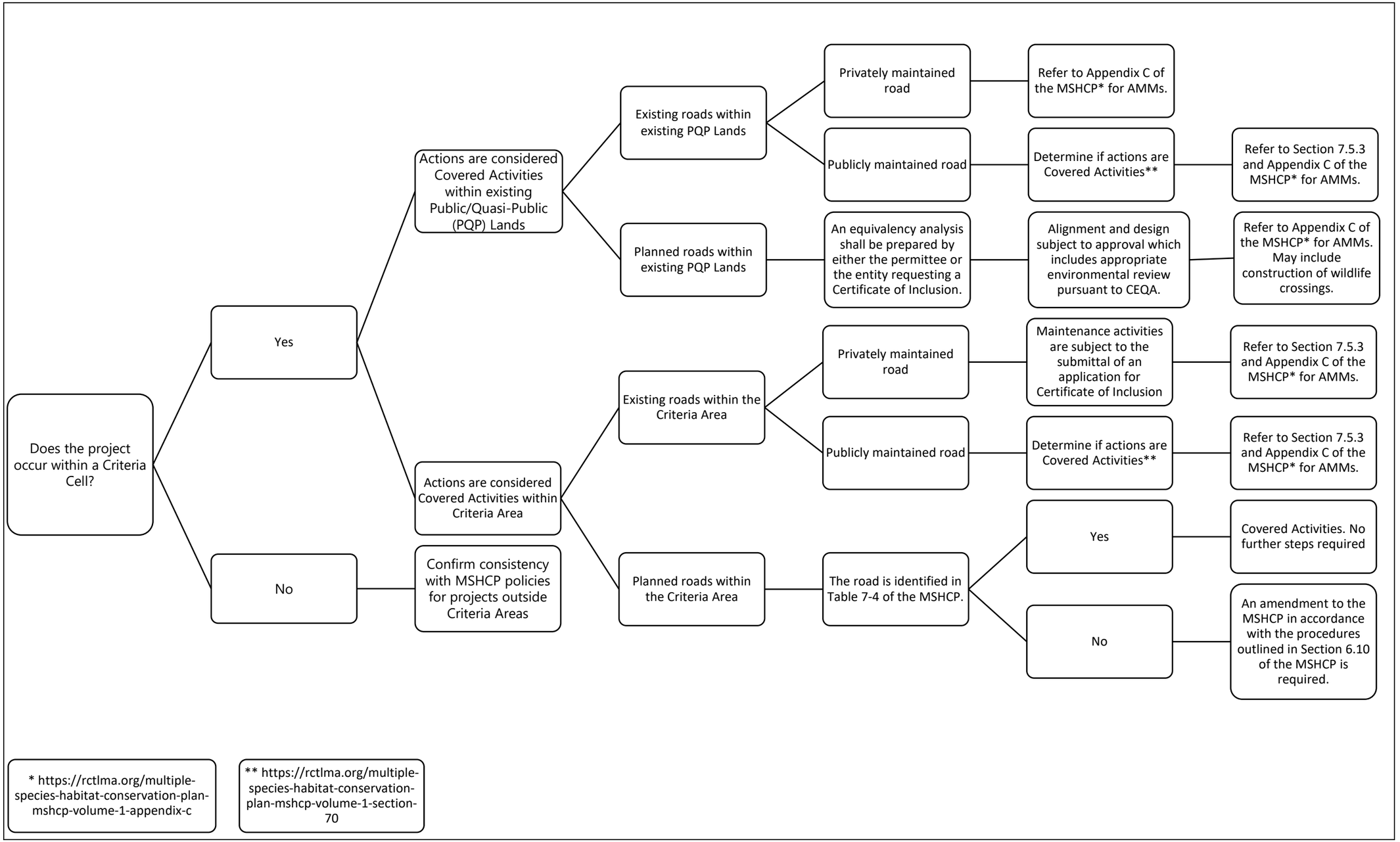
FLOW CHART TO GUIDE AQUATIC RESOURCES RECOMMENDATIONS



FLOW CHART TO GUIDE WILDLIFE CORRIDOR AND MOVEMENT PROTECTION RECOMMENDATIONS



FLOW CHART TO GUIDE COVERED ROADS RECOMMENDATIONS



LIST OF ACRONYMS AND ABBREVIATIONS

Term	Definition
AJD	Approved Jurisdictional Delineation
AMMs	Avoidance, Minimization, and Mitigation Measures
CDFW	California Department of Fish and Wildlife
EFH	Essential Fish Habitat
NMFS	National Marine Fisheries Service
PJD	Preliminary Jurisdictional Delineation
RWQCB	Regional Water Quality Control Board
USACE	U.S. Army Corps of Engineers
USFWS	United States Fish and Wildlife Service

APPENDIX B

2024 Multiple Species Habitat Conservation Plan Fee Schedule

Regional Conservation Authority
Western Riverside County

4080 Lemon St. 3rd Fl. Riverside, CA 92501
Mailing Address: P.O. Box 12008 Riverside, CA 92502-2208
951.787.7141 • wrc-rca.org

WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

LOCAL DEVELOPMENT MITIGATION FEE SCHEDULE FOR FISCAL YEAR 2024
(Effective July 1, 2023 – June 30, 2024)

Fee Category	Fee
Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit)	$4,236
Residential, density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	$1,766
Residential, density greater than 14.0 dwelling units per acre (fee per dwelling unit)	$781
Commercial (fee per acre)	$19,066
Industrial (fee per acre)	$19,066

APPENDIX C

Stephens' Kangaroo Rat Plan Area

RCHCA

RIVERSIDE COUNTY HABITAT CONSERVATION AGENCY



SKR CORE RESERVES

1. LAKE MATHEWS / ESTELLE MOUNTAIN
2. SYCAMORE CANYON
3. STEELE PEAK
4. MOTTE / RIMROCK
5. SAN JACINTO/LAKE PERRIS
6. POTRERO ACEC
7. SOUTHWEST RIVERSIDE COUNTY MULTI-SPECIES RESERVE
8. POTRERO RESERVE

- Major Roads
- Highways
- SKR Plan Area
- County of Riverside
- Cities
- Waterbodies Excluded From Core Reserve

N

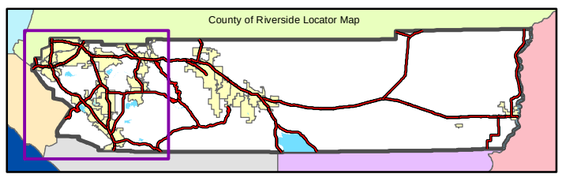
0 1.5 3 6 9 12

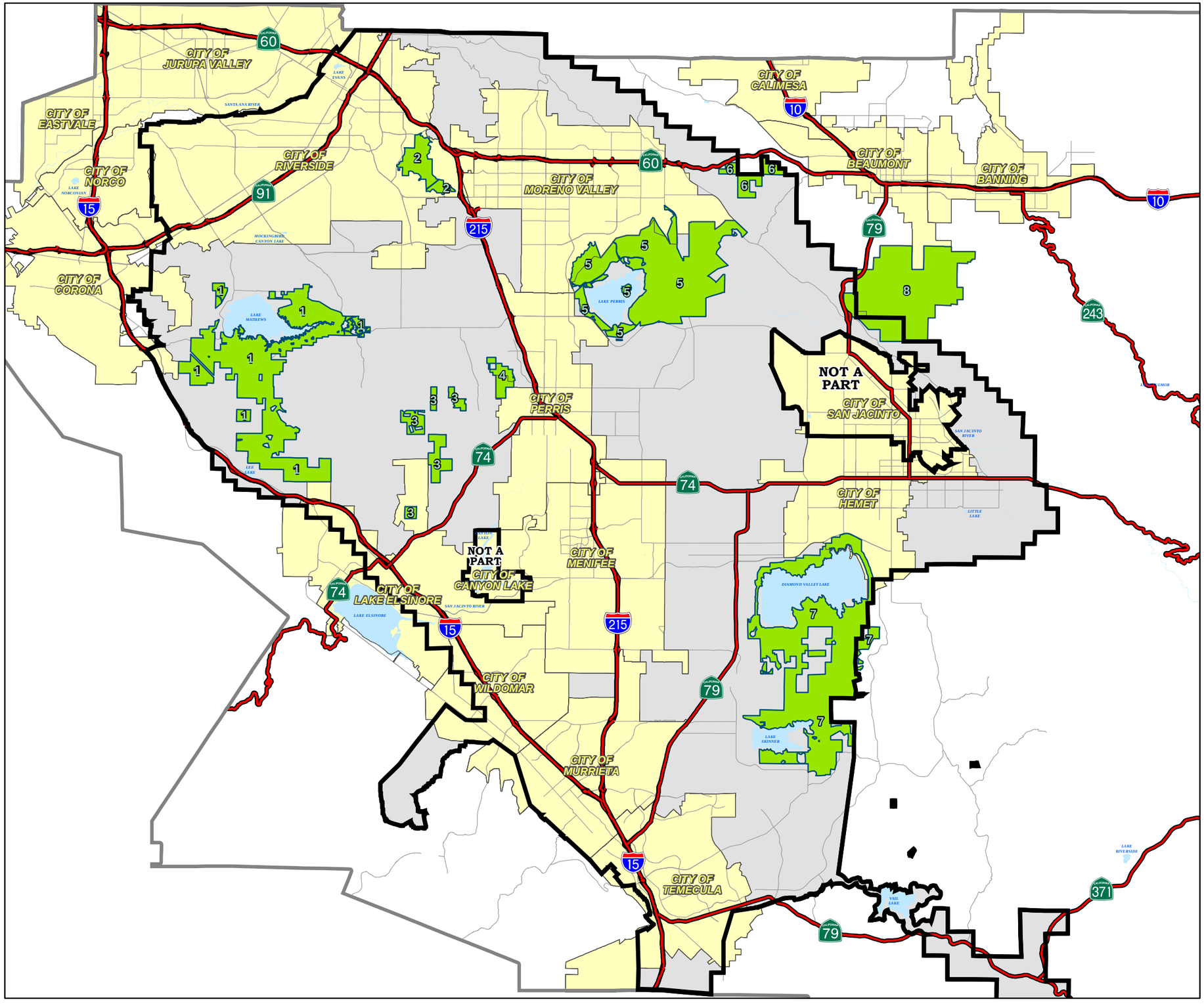
Miles

Map Source - County of Riverside, TLMA/GIS
Map Created By Vinnie Nguyen
\Projects\RCHCA\CRB_Project\mxds\SKR Plan Area (All)\SKRPlanArea_UpdatedVinnieNov142018.mxd

Coordinate System: NAD83 State Plane VI FIPS0406 (Feet)

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.





SKR HCP Map Modification By Vinnie - 12/12/2018
SKR HCP Boundary Modification - 06/2007

APPENDIX D

Literature Review and Database Results

CALIFORNIA DEPARTMENT OF FISH and WILDLIFE **RareFind**

Query Summary:
Quad IS (Wildomar (3311753) OR Murrieta (3311752) OR Romoland (3311762) OR Lake Elsinore (3311763))

Print Close

CNDDB Element Query Results

Scientific Name	Common Name	Taxonomic Group	Element Code	Total Occs	Returned Occs	Federal Status	State Status	Global Rank	State Rank	CA Rare Plant Rank	Other Status	Habitats
Abronia villosa var. aurita	chaparral sand-verbena	Dicots	PDNYC010P1	98	1	None	None	G5T2?	S2	1B.1	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Coastal scrub, Desert dunes
Accipiter cooperii	Cooper's hawk	Birds	ABNKC12040	118	4	None	None	G5	S4	null	CDFW_WL-Watch List, IUCN_LC-Least Concern	Cismontane woodland, Riparian forest, Riparian woodland, Upper montane coniferous forest
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	ABPBX91091	235	20	None	None	G5T3	S4	null	CDFW_WL-Watch List	Chaparral, Coastal scrub
Allium marvinii	Yucaipa onion	Monocots	PMLIL02330	47	2	None	None	G1	S1	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral
Allium munzii	Munz's onion	Monocots	PMLIL022Z0	21	8	Endangered	Threatened	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, Cismontane woodland, Coastal scrub, Pinon & juniper woodlands, Valley & foothill grassland
Almutaster pauciflorus	alkali marsh aster	Dicots	PDASTEL010	7	1	None	None	G4	S1S2	2B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Meadow & seep
Ambrosia pumila	San Diego ambrosia	Dicots	PDAST0C0M0	61	3	Endangered	None	G1	S1	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Valley & foothill grassland
Anaxyrus californicus	arroyo toad	Amphibians	AAABB01230	139	1	Endangered	None	G2G3	S2	null	CDFW_SSC-Species of Special Concern, IUCN_EN-Endangered	Desert wash, Riparian scrub, Riparian woodland, South coast flowing waters, South coast standing waters
Anniella stebbinsi	Southern California legless lizard	Reptiles	ARACC01060	426	3	None	None	G3	S3	null	CDFW_SSC-Species of Special Concern, USFS_S-Sensitive	Broadleaved upland forest, Chaparral, Coastal dunes, Coastal scrub
Aquila chrysaetos	golden eagle	Birds	ABNKC22010	325	2	None	None	G5	S3	null	BLM_S-Sensitive, CDF_S-Sensitive, CDFW_FP-Fully Protected, CDFW_WL-Watch List, IUCN_LC-Least Concern	Broadleaved upland forest, Cismontane woodland, Coastal prairie, Great Basin grassland, Great Basin scrub, Lower montane coniferous forest, Pinon & juniper woodlands, Upper montane coniferous forest, Valley & foothill grassland

Arctostaphylos rainbowensis	Rainbow manzanita	Dicots	PDERI042T0	89	15	None	None	G2	S2	1B.1	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Ultramafic
Arizona elegans occidentalis	California glossy snake	Reptiles	ARADB01017	260	6	None	None	G5T2	S2	null	CDFW_SSC-Species of Special Concern	null
Artemisiospiza belli belli	Bell's sparrow	Birds	ABPBX97021	61	13	None	None	G5T2T3	S3	null	CDFW_WL-Watch List	Chaparral, Coastal scrub
Aspidoscelis hyperythra	orange-throated whiptail	Reptiles	ARACJ02060	369	26	None	None	G5	S2S3	null	CDFW_WL-Watch List, IUCN_LC-Least Concern, USFS_S-Sensitive	Chaparral, Cismontane woodland, Coastal scrub
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	ARACJ02143	148	1	None	None	G5T5	S3	null	CDFW_SSC-Species of Special Concern	null
Athene cunicularia	burrowing owl	Birds	ABNSB10010	2011	35	None	None	G4	S2	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFWS_BCC-Birds of Conservation Concern	Coastal prairie, Coastal scrub, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, Valley & foothill grassland
Atriplex coronata var. notatior	San Jacinto Valley crownscale	Dicots	PDCHE040C2	16	1	Endangered	None	G4T1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Alkali playa, Valley & foothill grassland, Vernal pool, Wetland
Ayenia compacta	California ayenia	Dicots	PDSTE01020	74	1	None	None	G4	S3	2B.3	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Desert wash, Mojavean desert scrub, Sonoran desert scrub
Bombus crotchii	Crotch bumble bee	Insects	IIHYM24480	437	4	None	Candidate Endangered	G2	S2	null	IUCN_EN-Endangered	null
Bombus pensylvanicus	American bumble bee	Insects	IIHYM24260	225	3	None	None	G3G4	S2	null	IUCN_VU-Vulnerable	Coastal prairie, Great Basin grassland, Valley & foothill grassland
Branchinecta lynchi	vernal pool fairy shrimp	Crustaceans	ICBRA03030	796	2	Threatened	None	G3	S3	null	IUCN_VU-Vulnerable	Valley & foothill grassland, Vernal pool, Wetland
Branchinecta sandiegonensis	San Diego fairy shrimp	Crustaceans	ICBRA03060	122	1	Endangered	None	G2	S1	null	IUCN_EN-Endangered	Chaparral, Coastal scrub, Vernal pool, Wetland
Brodiaea filifolia	thread-leaved brodiaea	Monocots	PMLIL0C050	141	6	Threatened	Endangered	G2	S2	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Cismontane woodland, Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Brodiaea santarosae	Santa Rosa Basalt brodiaea	Monocots	PMLIL0C0G0	12	8	None	None	G1	S1	1B.2	USFS_S-Sensitive	Valley & foothill grassland
Buteo regalis	ferruginous hawk	Birds	ABNKC19120	107	2	None	None	G4	S3S4	null	CDFW_WL-Watch List, IUCN_LC-Least Concern	Great Basin grassland, Great Basin scrub, Pinon & juniper woodlands, Valley & foothill grassland
Buteo swainsoni	Swainson's hawk	Birds	ABNKC19070	2561	1	None	Threatened	G5	S4	null	BLM_S-Sensitive, IUCN_LC-Least Concern	Great Basin grassland, Riparian forest, Riparian woodland, Valley & foothill grassland
Calochortus weedii var. intermedius	intermediate mariposa-lily	Monocots	PMLIL0D1J1	197	3	None	None	G3G4T3	S3	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Coastal scrub, Valley & foothill grassland
Centromadia pungens ssp. laevis	smooth tarplant	Dicots	PDAST4R0R4	137	33	None	None	G3G4T2	S2	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Alkali playa, Chenopod scrub, Meadow & seep, Riparian woodland,

												Valley & foothill grassland, Wetland
Chaetodipus californicus femoralis	Dulzura pocket mouse	Mammals	AMAFD05021	50	2	None	None	G5T3	S3	null	null	Chaparral, Coastal scrub, Valley & foothill grassland
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	Mammals	AMAFD05031	101	3	None	None	G5T3T4	S3S4	null	null	Chaparral, Coastal scrub
Charadrius nivosus nivosus	western snowy plover	Birds	ABNNB03031	138	1	Threatened	None	G3T3	S3	null	CDFW_SSC-Species of Special Concern	Great Basin standing waters, Sand shore, Wetland
Chorizanthe parryi var. parryi	Parry's spineflower	Dicots	PDPGN040J2	150	26	None	None	G3T2	S2	1B.1	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Cismontane woodland, Coastal scrub, Valley & foothill grassland
Chorizanthe polygonoides var. longispina	long-spined spineflower	Dicots	PDPGN040K1	166	37	None	None	G5T3	S3	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Meadow & seep, Ultramafic, Valley & foothill grassland, Vernal pool
Cicindela senilis frosti	senile tiger beetle	Insects	IICOL02121	9	1	None	None	G2G3T1T3	S1	null	null	Mud shore/flats, Wetland
Clinopodium chandleri	San Miguel savory	Dicots	PDLAM08030	37	6	None	None	G2G3	S2	1B.2	BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland, Ultramafic, Valley & foothill grassland
Crotalus ruber	red-diamond rattlesnake	Reptiles	ARADE02090	192	8	None	None	G4	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive	Chaparral, Mojavean desert scrub, Sonoran desert scrub
Dipodomys merriami parvus	San Bernardino kangaroo rat	Mammals	AMAFD03143	81	3	Endangered	Candidate Endangered	G5T1	S1	null	CDFW_SSC-Species of Special Concern	Coastal scrub
Dipodomys stephensi	Stephens' kangaroo rat	Mammals	AMAFD03100	226	44	Threatened	Threatened	G2	S3	null	IUCN_VU-Vulnerable	Coastal scrub, Valley & foothill grassland
Dodecahema leptoceras	slender-horned spineflower	Dicots	PDPGN0V010	42	1	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, Cismontane woodland, Coastal scrub
Dudleya multicaulis	many-stemmed dudleya	Dicots	PDCRA040H0	154	1	None	None	G2	S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Coastal scrub, Valley & foothill grassland
Elanus leucurus	white-tailed kite	Birds	ABNKC06010	184	6	None	None	G5	S3S4	null	BLM_S-Sensitive, CDFW_FP-Fully Protected, IUCN_LC-Least Concern	Cismontane woodland, Marsh & swamp, Riparian woodland, Valley & foothill grassland, Wetland
Emys marmorata	western pond turtle	Reptiles	ARAAD02030	1518	7	None	None	G3G4	S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable, USFS_S-Sensitive	Aquatic, Artificial flowing waters, Klamath/North coast flowing waters, Klamath/North coast standing waters, Marsh & swamp, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, South coast flowing waters, South coast standing waters, Wetland
Eremophila alpestris actia	California horned lark	Birds	ABPAT02011	94	11	None	None	G5T4Q	S4	null	CDFW_WL-Watch List, IUCN_LC-	Marine intertidal & splash zone

											Least Concern	communities, Meadow & seep
Eryngium aristulatum var. parishii	San Diego button-celery	Dicots	PDAPI0Z042	83	3	Endangered	Endangered	G5T1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Eumops perotis californicus	western mastiff bat	Mammals	AMACD02011	296	3	None	None	G4G5T4	S3S4	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern	Chaparral, Cismontane woodland, Coastal scrub, Valley & foothill grassland
Euphydryas editha quino	quino checkerspot butterfly	Insects	IILEPK405L	186	10	Endangered	None	G5T1T2	S1S2	null	null	Chaparral, Coastal scrub
Geothallus tuberosus	Campbell's liverwort	Bryophytes	NBHEP1C010	12	1	None	None	G2	S2	1B.1	IUCN_CR-Critically Endangered	Coastal scrub, Vernal pool, Wetland
Gila orcuttii	arroyo chub	Fish	AFCJB13120	49	1	None	None	G2	S2	null	AFS_VU-Vulnerable, CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable, USFS_S-Sensitive	Aquatic, South coast flowing waters
Harpagonella palmeri	Palmer's grapplinghook	Dicots	PDBOR0H010	57	3	None	None	G4	S3	4.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, Coastal scrub, Valley & foothill grassland
Hesperocyparis forbesii	Tecate cypress	Gymnosperms	PGCUP040C0	27	1	None	None	G2	S2	1B.1	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, SB_UCSC-UC Santa Cruz, SB_USDA-US Dept of Agriculture, USFS_S-Sensitive	Chaparral, Closed-cone coniferous forest
Icteria virens	yellow-breasted chat	Birds	ABPBX24010	101	1	None	None	G5	S4	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Riparian forest, Riparian scrub, Riparian woodland
Juncus luciensis	Santa Lucia dwarf rush	Monocots	PMJUN013J0	37	2	None	None	G3	S3	1B.2	BLM_S-Sensitive, USFS_S-Sensitive	Chaparral, Great Basin scrub, Lower montane coniferous forest, Meadow & seep, Vernal pool, Wetland
Lanius ludovicianus	loggerhead shrike	Birds	ABPBR01030	110	2	None	None	G4	S4	null	CDFW_SSC-Species of Special Concern, IUCN_NT-Near Threatened	Broadleaved upland forest, Desert wash, Joshua tree woodland, Mojavean desert scrub, Pinon & juniper woodlands, Riparian woodland, Sonoran desert scrub
Lasiurus xanthinus	western yellow bat	Mammals	AMACC05070	58	2	None	None	G4G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Desert wash
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	PDAST5L0A1	111	7	None	None	G4T2	S2	1B.1	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_SBBG-Santa Barbara Botanic Garden	Alkali playa, Marsh & swamp, Salt marsh, Vernal pool, Wetland
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	PDBRA1M114	142	2	None	None	G5T3	S3	4.3	null	Chaparral, Coastal scrub
Lepus californicus bennettii	San Diego black-tailed	Mammals	AMAEB03051	103	16	None	None	G5T3T4	S3S4	null	null	Coastal scrub

	~~jackrabbit~~											
Lilium parryi	lemon lily	Monocots	PMLIL1A0J0	160	1	None	None	G3	S3	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Lower montane coniferous forest, Meadow & seep, Riparian forest, Upper montane coniferous forest, Wetland
Limnanthes alba ssp. parishii	Parish's meadowfoam	Dicots	PDLIM02052	33	1	None	Endangered	G4T2	S2	1B.2	BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_USDA-US Dept of Agriculture, USFS_S-Sensitive	Lower montane coniferous forest, Meadow & seep, Vernal pool, Wetland
Linderiella occidentalis	California linderiella	Crustaceans	ICBRA06010	508	2	None	None	G2G3	S2S3	null	IUCN_NT-Near Threatened	Vernal pool
Linderiella santarosae	Santa Rosa Plateau fairy shrimp	Crustaceans	ICBRA06020	2	2	None	None	G1G2	S1	null	null	Vernal pool
Monardella hypoleuca ssp. intermedia	intermediate monardella	Dicots	PDLAM180A4	38	1	None	None	G4T2?	S2?	1B.3	null	Chaparral, Cismontane woodland, Lower montane coniferous forest
Myosurus minimus ssp. apus	little mousetail	Dicots	PDRAN0H031	24	3	None	None	G5T2Q	S2	3.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Valley & foothill grassland, Vernal pool, Wetland
Navarretia fossalis	spreading navarretia	Dicots	PDPLM0C080	82	11	Threatened	None	G2	S2	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Alkali playa, Chenopod scrub, Marsh & swamp, Vernal pool, Wetland
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	PDPLM0C0Q0	61	3	None	None	G2	S2	1B.2	null	Coastal scrub, Meadow & seep, Valley & foothill grassland, Vernal pool, Wetland
Onychomys torridus ramona	southern grasshopper mouse	Mammals	AMAFF06022	28	1	None	None	G5T3	S3	null	CDFW_SSC-Species of Special Concern	Chenopod scrub
Orcuttia californica	California Orcutt grass	Monocots	PMPOA4G010	39	9	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pool, Wetland
Perognathus longimembris brevinasus	Los Angeles pocket mouse	Mammals	AMAFD01041	70	2	None	None	G5T2	S1S2	null	CDFW_SSC-Species of Special Concern	Coastal scrub
Phrynosoma blainvillii	coast horned lizard	Reptiles	ARACF12100	784	21	None	None	G4	S4	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub, Desert wash, Pinon & juniper woodlands, Riparian scrub, Riparian woodland, Valley & foothill grassland
Plegadis chihi	white-faced ibis	Birds	ABNGE02020	20	1	None	None	G5	S3S4	null	CDFW_WL-Watch List, IUCN_LC-Least Concern	Marsh & swamp, Wetland
Polioptila californica californica	coastal California gnatcatcher	Birds	ABPBJ08081	1087	55	Threatened	None	G4G5T3Q	S2	null	CDFW_SSC-Species of Special Concern	Coastal bluff scrub, Coastal scrub
Pseudognaphalium leucocephalum	white rabbit-tobacco	Dicots	PDAST440C0	62	1	None	None	G4	S2	2B.2	null	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland
Rana draytonii	California red-legged frog	Amphibians	AAABH01022	1692	1	Threatened	None	G2G3	S2S3	null	CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable	Aquatic, Artificial flowing waters, Artificial standing waters, Freshwater

												marsh, Marsh & swamp, Riparian forest, Riparian scrub, Riparian woodland, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, South coast flowing waters, South coast standing waters, Wetland
Salvadora hexalepis virgultea	coast patch-nosed snake	Reptiles	ARADB30033	34	1	None	None	G5T4	S3	null	CDFW_SSC-Species of Special Concern	Coastal scrub
Scutellaria bolanderi ssp. austromontana	southern mountains skullcap	Dicots	PDLAM1U0A1	43	1	None	None	G4T3	S3	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Cismontane woodland, Lower montane coniferous forest
Sibaropsis hammittii	Hammitt's clay-cress	Dicots	PDBRA32010	7	2	None	None	G2	S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Valley & foothill grassland
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Riparian	CTT61310CA	246	5	None	None	G4	S4	null	null	Riparian forest
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	Riparian	CTT61330CA	111	6	None	None	G3	S3.2	null	null	Riparian forest
Southern Interior Basalt Flow Vernal Pool	Southern Interior Basalt Flow Vernal Pool	Herbaceous	CTT44310CA	9	9	None	None	G1	S1.2	null	null	Vernal pool, Wetland
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	CTT62400CA	230	8	None	None	G4	S4	null	null	Riparian woodland
Spea hammondii	western spadefoot	Amphibians	AAABF02020	1444	41	None	None	G2G3	S3S4	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_NT-Near Threatened	Cismontane woodland, Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Sphaerocarpos drewiae	bottle liverwort	Bryophytes	NBHEP35030	23	3	None	None	G1	S1	1B.1	IUCN_EN-Endangered	Chaparral, Coastal scrub
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	ICBRA07010	83	11	Endangered	None	G1G2	S2	null	IUCN_EN-Endangered	Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Symphyotrichum defoliatum	San Bernardino aster	Dicots	PDASTE80C0	102	2	None	None	G2	S2	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank, USFS_S-Sensitive	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marsh & swamp, Meadow & seep, Valley & foothill grassland
Taricha torosa	Coast Range newt	Amphibians	AAAAF02032	88	3	None	None	G4	S4	null	CDFW_SSC-Species of Special Concern	null
Thamnophis hammondii	two-striped gartersnake	Reptiles	ARADB36160	184	1	None	None	G4	S3S4	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive	Marsh & swamp, Riparian scrub, Riparian woodland, Wetland
Valley Needlegrass Grassland	Valley Needlegrass Grassland	Herbaceous	CTT42110CA	45	1	None	None	G3	S3.1	null	null	Valley & foothill grassland
Vireo bellii pusillus	least Bell's vireo	Birds	ABPBW01114	505	21	Endangered	Endangered	G5T2	S3	null	null	Riparian forest, Riparian scrub, Riparian woodland

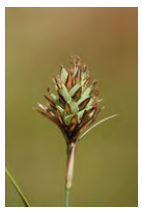
CNPS Rare Plant Inventory

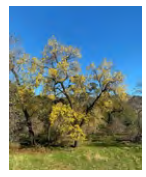
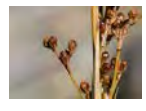
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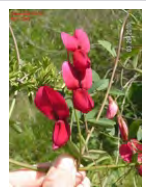
56 matches found. Click on scientific name for details

Search Criteria: Quad is one of [**3311753:3311762:3311752:3311763**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Abronia villosa var. *aurita*	chaparral sand-verbena	Nyctaginaceae	annual herb	(Jan)Mar-Sep	None	None	G5T2?	S2	1B.1		2001-01-01	 © 2011 Aaron E. Sims
Allium marvinii	Yucaipa onion	Alliaceae	perennial bulbiferous herb	Apr-May	None	None	G1	S1	1B.2	Yes	2001-01-01	 © 2013 Keir Morse
Allium munzii	Munz's onion	Alliaceae	perennial bulbiferous herb	Mar-May	FE	CT	G1	S1	1B.1	Yes	1980-01-01	 © 2003 Guy Bruyea
Almutaster pauciflorus	alkali marsh aster	Asteraceae	perennial herb	Jun-Oct	None	None	G4	S1S2	2B.2		2017-03-14	 © 2014 Richard Spellenberg
Ambrosia pumila	San Diego ambrosia	Asteraceae	perennial rhizomatous herb	Apr-Oct	FE	None	G1	S1	1B.1		1974-01-01	 © 2010 Benjamin Smith
Amsinckia douglasiana	Douglas' fiddleneck	Boraginaceae	annual herb	Mar-May	None	None	G4	S4	4.2	Yes	2007-08-20	 © 2013 Chris Winchell
Arctostaphylos rainbowensis	Rainbow manzanita	Ericaceae	perennial evergreen shrub	Dec-Mar	None	None	G2	S2	1B.1	Yes	1994-01-01	No Photo Available
Atriplex coronata var. *notatior*	San Jacinto Valley crownscale	Chenopodiaceae	annual herb	Apr-Aug	FE	None	G4T1	S1	1B.1	Yes	1988-01-01	 © 2008 Larry Sward
Atriplex parishii	Parish's brittlescale	Chenopodiaceae	annual herb	Jun-Oct	None	None	G1G2	S1	1B.1		1988-01-01	No Photo Available

Ayenia compacta	California ayenia	Malvaceae	perennial herb	Mar-Apr	None	None	G4	S3	2B.3		1974-01-01	No Photo Available
Brodiaea filifolia	thread-leaved brodiaea	Themidaceae	perennial bulbiferous herb	Mar-Jun	FT	CE	G2	S2	1B.1	Yes	1974-01-01	 © 2016 Keir Morse
Brodiaea santarosae	Santa Rosa Basalt brodiaea	Themidaceae	perennial bulbiferous herb	May-Jun	None	None	G1	S1	1B.2	Yes	2008-02-05	 © 2021 W. Juergen Schrenk
Calochortus catalinae	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	None	None	G3G4	S3S4	4.2	Yes	1974-01-01	No Photo Available
Calochortus weedii var. *intermedius*	intermediate mariposa-lily	Liliaceae	perennial bulbiferous herb	May-Jul	None	None	G3G4T3	S3	1B.2	Yes	1994-01-01	No Photo Available
Carex buxbaumii	Buxbaum's sedge	Cyperaceae	perennial rhizomatous herb	Mar-Aug	None	None	G5	S3	4.2		2001-01-01	 © 2008 Dean Wm. Taylor, Ph.D.
Caulanthus simulans	Payson's jewelflower	Brassicaceae	annual herb	(Feb)Mar-May(Jun)	None	None	G4	S4	4.2	Yes	1974-01-01	No Photo Available
Centromadia pungens ssp. *laevis*	smooth tarplant	Asteraceae	annual herb	Apr-Sep	None	None	G3G4T2	S2	1B.1	Yes	1994-01-01	No Photo Available
Chorizanthe leptotheca	Peninsular spineflower	Polygonaceae	annual herb	May-Aug	None	None	G3	S3	4.2		1994-01-01	No Photo Available
Chorizanthe parryi var. *parryi*	Parry's spineflower	Polygonaceae	annual herb	Apr-Jun	None	None	G3T2	S2	1B.1	Yes	1994-01-01	 © 2012 Keir Morse
Chorizanthe polygonoides var. *longispina*	long-spined spineflower	Polygonaceae	annual herb	Apr-Jul	None	None	G5T3	S3	1B.2		1994-01-01	No Photo Available
Clinopodium chandleri	San Miguel savory	Lamiaceae	perennial shrub	Mar-Jul	None	None	G2G3	S2	1B.2		1974-01-01	No Photo Available
Convolvulus simulans	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	None	None	G4	S4	4.2		1994-01-01	No Photo Available

Deinandra paniculata	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	G4	S4	4.2		2001-01-01	No Photo Available
Dodecahema leptoceras	slender-horned spineflower	Polygonaceae	annual herb	Apr-Jun	FE	CE	G1	S1	1B.1	Yes	1980-01-01	No Photo Available
Dudleya multicaulis	many-stemmed dudleya	Crassulaceae	perennial herb	Apr-Jul	None	None	G2	S2	1B.2	Yes	1974-01-01	No Photo Available
Eryngium aristulatum var. *parishii*	San Diego button-celery	Apiaceae	annual/perennial herb	Apr-Jun	FE	CE	G5T1	S1	1B.1		1974-01-01	No Photo Available
Erythranthe diffusa	Palomar monkeyflower	Phrymaceae	annual herb	Apr-Jun	None	None	G4	S3	4.3		1974-01-01	 Ron Vanderhoff, 2019
Geothallus tuberosus	Campbell's liverwort	Sphaerocarpaceae	ephemeral liverwort		None	None	G2	S2	1B.1	Yes	2001-01-01	 © 2023 Nathan Taylor
Harpagonella palmeri	Palmer's grapplinghook	Boraginaceae	annual herb	Mar-May	None	None	G4	S3	4.2		1980-01-01	 © 2015 Keir Morse
Hesperocyparis forbesii	Tecate cypress	Cupressaceae	perennial evergreen tree		None	None	G2	S2	1B.1		1974-01-01	 © 2011 Joey Malone
Holocarpha virgata ssp. *elongata*	graceful tarplant	Asteraceae	annual herb	May-Nov	None	None	G5T3	S3	4.2	Yes	1994-01-01	 © 2013 Anna Bennett
Hordeum intercedens	vernal barley	Poaceae	annual herb	Mar-Jun	None	None	G3G4	S3S4	3.2		1994-01-01	No Photo Available
Juglans californica	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None	None	G4	S4	4.2	Yes	1994-01-01	 © 2020 Zoya Akulova
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May-Jun	None	None	G5T5	S4	4.2		1988-01-01	 © 2019 Belinda Lo

Juncus luciensis	Santa Lucia dwarf rush	Juncaceae	annual herb	Apr-Jul	None	None	G3	S3	1B.2	Yes	2009-04-30	 © 2009 Keir Morse
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None	None	G4T2	S2	1B.1		1994-01-01	 © 2013 Keir Morse
Lathyrus splendens	pride-of-California	Fabaceae	perennial herb	Mar-Jun	None	None	G4	S4	4.3		1974-01-01	 © 2012 Ron Clark
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	Brassicaceae	annual herb	Jan-Jul	None	None	G5T3	S3	4.3		1994-01-01	 © 2015 Keir Morse
Lilium humboldtii ssp. *ocellatum*	ocellated Humboldt lily	Liliaceae	perennial bulbiferous herb	Mar-Jul(Aug)	None	None	G4T4?	S4?	4.2	Yes	1980-01-01	 © 2008 Thomas Stoughton
Lilium parryi	lemon lily	Liliaceae	perennial bulbiferous herb	Jul-Aug	None	None	G3	S3	1B.2		1974-01-01	 © 2009 Thomas Stoughton
Limnanthes alba ssp. *parishii*	Parish's meadowfoam	Limnanthaceae	annual herb	Apr-Jun	None	CE	G4T2	S2	1B.2	Yes	1974-01-01	 © 2005 Christopher L. Christie
Microseris douglasii ssp. *platycarpha*	small-flowered microseris	Asteraceae	annual herb	Mar-May	None	None	G4T4	S4	4.2		2001-01-01	 © 2015 Richard Spellenberg
Monardella hypoleuca ssp. *intermedia*	intermediate monardella	Lamiaceae	perennial rhizomatous herb	Apr-Sep	None	None	G4T2?	S2?	1B.3	Yes	2012-10-16	 © 2016 Ron Vanderhoff
Myosurus minimus ssp. *apus*	little mousetail	Ranunculaceae	annual herb	Mar-Jun	None	None	G5T2Q	S2	3.1		1980-01-01	No Photo Available
Navarretia fossalis	spreading navarretia	Polemoniaceae	annual herb	Apr-Jun	FT	None	G2	S2	1B.1		1980-01-01	No Photo Available

Navarretia prostrata	prostrate vernal pool navarretia	Polemoniaceae	annual herb	Apr-Jul	None	None	G2	S2	1B.2	Yes	2001-01-01	No Photo Available
Orcuttia californica	California Orcutt grass	Poaceae	annual herb	Apr-Aug	FE	CE	G1	S1	1B.1		1974-01-01	No Photo Available
Pseudognaphalium leucocephalum	white rabbit-tobacco	Asteraceae	perennial herb	(Jul)Aug-Nov(Dec)	None	None	G4	S2	2B.2		2006-11-03	No Photo Available
Quercus engelmannii	Engelmann oak	Fagaceae	perennial deciduous tree	Mar-Jun	None	None	G3	S3	4.2		1988-01-01	No Photo Available
Rhinotropis cornuta var. *fishiae*	Fish's milkwort	Polygalaceae	perennial deciduous shrub	May-Aug	None	None	G5T4	S4	4.3		1974-01-01	No Photo Available
Romneya coulteri	Coulter's matilija poppy	Papaveraceae	perennial rhizomatous herb	Mar-Jul(Aug)	None	None	G4	S4	4.2		1974-01-01	No Photo Available
Scutellaria bolanderi ssp. *austromontana*	southern mountains skullcap	Lamiaceae	perennial rhizomatous herb	Jun-Aug	None	None	G4T3	S3	1B.2	Yes	1994-01-01	No Photo Available
Sibaropsis hammittii	Hammitt's clay-cress	Brassicaceae	annual herb	Mar-Apr	None	None	G2	S2	1B.2	Yes	2001-01-01	No Photo Available
Sphaerocarpos drewiae	bottle liverwort	Sphaerocarpaceae	ephemeral liverwort		None	None	G1	S1	1B.1	Yes	2001-01-01	No Photo Available
Symphyotrichum defoliatum	San Bernardino aster	Asteraceae	perennial rhizomatous herb	Jul-Nov	None	None	G2	S2	1B.2	Yes	2004-01-01	No Photo Available
Viguiera laciniata	San Diego County viguiera	Asteraceae	perennial shrub	Feb-Jun(Aug)	None	None	G4	S4	4.3		1974-01-01	No Photo Available

Showing 1 to 56 of 56 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2023. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 4 October 2023].

Appendix C Table 9-2 of the MSHCP

Appendices

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TABLE 9-2. SPECIES CONSERVATION SUMMARY

COMMON NAME/ *SCIENTIFIC NAME*	GROUP DESIGNATION	RATIONALE FOR GROUP DESIGNATION	SPECIES OBJECTIVES	CONSERVATION ANALYSIS SUMMARY	INCIDENTAL TAKE	SURVEY REQUIREMENTS	MONITORING		MANAGEMENT ACTIVITIES SUMMARY
							Survey Distribution At Least Every "X" Years	Survey Reproduction Every "X" Years	
		pocket mouse localities found as a result of survey efforts shall be conserved in accordance with the procedures described within *Section 6.3.2, MSHCP, Volume 1.*	Objective 3: Surveys for Los Angeles pocket mouse will be conducted as part of the project review process for public and private projects within the mammal species survey area where suitable Habitat is present (see *Mammal Species Survey Area Map, Figure 6-5 of the MSHCP, Volume I*). Los Angeles pocket mice located as a result of survey efforts shall be conserved in accordance with the procedures described in *Section 6.3.2 of the MSHCP, Volume 1.* Survey and site-specific Conservation efforts will continue until there is a minimum of seven Core Areas with at least 2,000 acres of suitable Habitat within each core area, for a total of 14,000 acres of suitable Habitat. Objective 4: Within the MSHCP Conservation Area, Reserve Managers shall demonstrate that each of the seven Core Areas supports a stable or increasing population that occupies at least 30 percent of the suitable Habitat (at least 4,200 acres) as measured over any 8-consecutive year period (*i.e.*, the approximate length of the weather cycle).	of the MSHCP Conservation Area that potentially support pocket mouse populations or suitable Habitat tend to be already fragmented and would have poor suitability for long-term Conservation.					
mountain lion *(Puma concolor)*	2	The mountain lion is known from the Santa Ana Mountains, San Bernardino Mountains, San Jacinto Mountains, Santa Rosa Mountains and brushy foothills and riparian areas that may serve as Habitat connections between core mountainous areas. The mountain lion also has been seen in the 1990s in "lowland" areas such as Lake Mathews-Estelle Mountain, Lake Skinner-Diamond Valley Lake, the Badlands and the San Jacinto Wildlife Area. Maintaining this species throughout the Plan Area will require Conservation of specific core and Linkage Habitats and implementation of specific monitoring and management actions. This species requires large expanses of relatively undisturbed brushy and rocky Habitats where its main prey--the mule deer--also occurs. In addition to needing large Habitat blocks, a key factor for Conservation of the mountain lion in the Plan Area is the provision of adequate dispersal and movement Habitat, especially at potential bottleneck areas. Wildlife crossings of major roadways will need to be designed to	Objective 1: Include within the MSHCP Conservation Area 319,843 acres (71 percent) of suitable Habitat in the Plan Area. The majority of Habitat Conservation will occur in large blocks throughout the Plan Area, including the Santa Rosa Plateau-Santa Ana Mountains (79,850 acres), Agua Tibia Wilderness-Palomar Mountains (35,210 acres), Badlands-San Jacinto Mountains-Santa Rosa Mountains (174,670 acres), and San Bernardino Mountains (9,610 acres). Additional areas likely to be used by the mountain lion include Lake Mathews-Estelle Mountain (31,200 acres), Lake Skinner-Diamond Valley Lake (27,600 acres), and Vail Lake-Sage-Wilson Valley (61,900 acres). Objective 2: Include within the MSHCP Conservation Area Habitat Linkages and movement corridors between large Habitat blocks that allow dispersal and movement of mountain lions throughout the Plan Area and to	Conservation for the mountain lion will be achieved by inclusion of at least 320,000 acres (71 percent) of the suitable Conserved Habitat and Conservation of Linkages between large Habitat areas. Implementation of the MSHCP would provide large Habitat blocks and ensure that movement areas are adequate to support the life history needs of the mountain lion, including foraging, reproduction, and dispersal activities. The main Habitat areas for mountain lions in the MSHCP Conservation Area include the Santa Rosa Plateau-Santa Ana Mountains, Agua Tibia Wilderness-Palomar Mountains, Badlands-San Jacinto Mountains-Santa Rosa Mountains, and San Bernardino Mountains. Additional MSHCP Conservation Areas likely to be	About 132,000 acres (29 percent) of suitable Habitat would be outside the MSHCP Conservation Area and individuals within these areas will be subject to Incidental Take consistent with the Plan. Of this, approximately 52,000 acres (11 percent) are in Rural/ Mountainous designation areas. The Habitat outside of the MSHCP Conservation Area tends to be in areas that currently are more fragmented by urban and agricultural development, and thus, less suitable for Conservation of the mountain lion.	None	8		Reserve Managers will maintain or improve functionality of dispersal routes. Reserve Managers will evaluate existing undercrossings in key areas for their adequacy and will improve as necessary to convey mountain lions. Key crossings that will be evaluated include, but are not limited to, the following: the crossing of State Highway 91 that connects the Santa Ana Mountains with the Chino Hills via Fresno Canyon-Green River, the crossings of Interstate 15 that connect the Santa Ana Mountains with Lake Mathews-Estelle Mountain via Indian Canyon and Horsethief Canyon, the crossing(s) of Interstate 15 that connect the Santa Ana Mountains with the Agua Tibia Wilderness-Palomar Mountains via Pechanga Creek or the possible "Rainbow" overpass, and undercrossings of State Highway 60 in the Badlands.

TABLE 9-2. SPECIES CONSERVATION SUMMARY

COMMON NAME/ *SCIENTIFIC NAME*	GROUP DESIGNATION	RATIONALE FOR GROUP DESIGNATION	SPECIES OBJECTIVES	CONSERVATION ANALYSIS SUMMARY	INCIDENTAL TAKE	SURVEY REQUIREMENTS	MONITORING		MANAGEMENT ACTIVITIES SUMMARY
							Survey Distribution At Least Every "X" Years	Survey Reproduction Every "X" Years	
		accommodate mountain lions.	areas outside of the Plan Area. Conserved Habitat connections and corridors will include the following: ● Santa Ana Mountains to Chino Hills via Fresno Canyon-Green River ● Santa Ana Mountains to Lake Mathews-Estelle Mountain via Indian Canyon and Horsethief Canyon ● Santa Ana Mountains to Agua Tibia Wilderness-Palomar Mountains via Pechanga Creek or future wildlife overpass over I-15 north of Rainbow (possibly in San Diego County) ● Lake Skinner-Diamond Valley Lake to Sage-Wilson Valley-San Jacinto Mountains via Tucalota Creek and adjacent uplands in the MSHCP Conservation Area ● Badlands to San Jacinto Mountains and Santa Rosa Mountains ● San Jacinto Mountains to San Bernardino Mountains via San Gorgonio Wash Objective 3: Within the MSHCP Conservation Area, maintain or improve functionality of dispersal routes. Existing undercrossings in key areas will be evaluated for their adequacy to convey mountain lions. Key crossings that will be evaluated include, but are not limited to, the following: ● The crossing of State Highway 91 that connects the Santa Ana Mountains with the Chino Hills via Fresno Canyon-Green River. ● The crossings of Interstate 15 that connect the Santa Ana Mountains with Lake Mathews-Estelle Mountain via Indian Canyon and Horsethief Canyon. ● The crossing(s) of Interstate 15 that connect the Santa Ana Mountains with the Agua Tibia Wilderness-Palomar Mountains via Pechanga Creek or the possible "Rainbow" overpass. ● Undercrossings of State Highway 60 in the Badlands.	used by the mountain lion include Lake Mathews-Estelle Mountain, Lake Skinner-Diamond Valley Lake, and Vail Lake-Sage-Wilson Valley.				

Appendix D Revised Cultural Resources Assessment

Appendices

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October 27, 2023

PlaceWorks, Inc.
750 B Street, Suite 1620
San Diego, CA 92101

RE: Cultural Resources Assessment for City of Wildomar General Plan Update, Riverside County, California

Greetings:

At the request of PlaceWorks, Inc., ECORP Consulting, Inc. conducted a cultural resources assessment to provide a summary of known cultural resources and provide potential mitigation measure recommendations as part of the City of Wildomar General Plan Update. The planning area consists of approximately 15,165 acres (hereinafter, referred to as the *Study Area*). ECORP conducted a records search to determine the number, type, and significance of recorded cultural resources and potential cultural resources that future development within the planning area could potentially impact.

REGULATORY SETTING

National Historic Preservation Act

The federal law that covers cultural resources that could be affected by federal undertakings is the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA requires that federal agencies take into account the effects of a federal undertaking on properties listed in or eligible for the National Register of Historic Places (NRHP). The agencies must afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on the undertaking. A federal undertaking is defined in 36 Code of Federal Regulations (CFR) 800.16(y) as:

> A federal undertaking means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by or on behalf of a federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license, or approval.

The regulations that stipulate the procedures for complying with Section 106 are in 36 CFR 800. The Section 106 regulations require:

- definition of an Area of Potential Effect (APE);
- identification of cultural resources within the APE;
- evaluation of the identified resources in the APE using NRHP eligibility criteria;
- determination of whether the effects of the undertaking or project on eligible resources will be adverse; and
- agreement on and implementation of efforts to resolve adverse effects, if necessary.

The federal agency must seek comment from the State Historic Preservation Officer (SHPO) and, in some cases, the ACHP, for its determinations of eligibility, effects, and proposed mitigation measures. Section 106 procedures for a specific project can be modified by negotiation of a Memorandum of Agreement or Programmatic Agreement between the federal agency, the SHPO, and, in some cases, the project proponent.

Effects to a cultural resource are potentially adverse if the lead federal agency, with the SHPO's concurrence, determines the resource eligible for the NRHP, making it a Historic Property, and if application of the Criteria of Adverse Effects (36 CFR 800.5[a][2] et seq.) results in the conclusion that the effects will be adverse. The NRHP eligibility criteria, contained in 36 CFR 63, are as follows:

> The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and
>
> a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> b) that are associated with the lives of persons significant in our past; or
>
> c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> d) that have yielded, or may be likely to yield, information important in prehistory or history.

In addition, the resource must be at least 50 years old, barring exceptional circumstances (36 CFR 60.4). Resources that are eligible for, or listed on, the NRHP are *historic properties*.

Regulations implementing Section 106 of the NHPA (36 CFR 800.5) require that the federal agency, in consultation with the SHPO, apply the Criteria of Adverse Effect to historic properties within the APE. According to 36 CFR 800.5(a)(1):

> An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association.

California Environmental Quality Act

The California Environmental Quality Act is the state law that applies to a project's impacts on cultural resources. A project is an activity that may cause a direct or indirect physical change in the environment and that is undertaken or funded by a state or local agency, or requires a permit, license, or lease from a

state or local agency. CEQA requires that impacts to Historical Resources be identified and, if the impacts will be significant, then apply mitigation measures to reduce the impacts.

A Historical Resource is a resource that 1) is listed in or has been determined eligible for listing in the California Register of Historical Resources (CRHR) by the State Historical Resources Commission, or has been determined historically significant by the CEQA lead agency because it meets the eligibility criteria for the CRHR; 2) is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k); or 3), and has been identified as significant in a historical resources survey, as defined in PRC 5024.1(g) (California Code of Regulations [CCR] Title 14, Section 15064.5(a)).

The eligibility criteria for the CRHR are as follows (CCR Title 14, Section 4852(b)):

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain integrity, which is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, Section 4852(c)). Resources that have been determined eligible for the NRHP are automatically eligible for the CRHR.

Impacts to a Historical Resource, as defined by CEQA (listed in an official historic inventory or survey or eligible for the CRHR), are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, Section 15064.5(b)). Demolition or alteration of eligible buildings, structures, and features that they would no longer be eligible would result in a significant impact. Whole or partial destruction of eligible archaeological sites would result in a significant impact. In addition to impacts from construction resulting in destruction or physical alteration of an eligible resource, impacts to the integrity of setting (sometimes termed *visual impacts*) of physical features in the project area could also result in significant impacts.

Riverside County Landmarks

The City of Wildomar is within the County of Riverside. To be eligible for consideration as a Riverside County Historic Landmark, a historic resource must be nominated through the following application and approval process:

A. Historical resources that may be considered by nomination include:

- Historical resources found as eligible for local, state, or national landmark status during CEQA cultural review.
- Historical resources found as eligible for local, state, or national landmark status during a historic resource survey.

- A historic resource or district already so designated under a municipal or county preservation or landmark ordinance. (Riverside County Historic Preservation Districts are established by a different set of criteria under Riverside County Ordinance 578 and are not established under the criteria and procedures contained in this document.)
- Nominations for historic resources not already having some level of landmark designation, or found to be eligible for such, will be reviewed under criteria established below in Section VI, Types of Historical Resources and Criteria for Listing.

The typology and criteria listed below are consistent with those developed by the California Office of Historic Preservation but have been modified for local application at the county level.

Types of resources eligible for nomination:

- Building: A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity.
- Site: A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possessed historical, cultural, or archaeological value. A site need not be marked by physical remains if it is the location of a prehistoric or historic event. Nor is it required that a building, structure, or object marked the site at the time of it is historic significance, occupation, or activity. Examples: trails, landscapes features, battlefields, habitation sites, Native American ceremonial areas, and rock art.
- Structure: The term "structure" is used to describe a construction made for a functional purpose rather than creating human shelter. Examples: mines, flumes, roads, bridges, and tunnels.
- Object: The term "object" is used to describe those constructions that are primarily artistic or commemorative in nature, relatively small in scale, and associated with a specific setting or environment. Objects that are located in museums are not eligible for landmark listing. Examples: fountains, monuments, maritime resources, sculptures, and boundary markers.
- Historic Districts: A geographic area designated as containing multiple historic resources that collectively have a special character or value—historical, cultural, architectural, archaeological, community, or aesthetic. A district must meet at least one of the criteria discussed below.

To be considered a historic resource eligible for landmark listing, the resource must be at least 45 years of age at the time of nomination.

- A historical resource must be significant under one or more of the following criteria in order to qualify for listing as a Riverside County Historical Landmark.
    - Is associated with events that have made a significant contribution to the broad patterns of Riverside County's history and cultural heritage.
    - Is associated with the lives of persons important to the history of Riverside County or its communities.
    - Embodies the distinctive characteristics of a type, period, Riverside County region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.
    - Has yielded or may be likely to yield, information important in Riverside County, state of California, or national prehistory or history.
- Integrity—historical resources that have been preserved, rehabilitated, or restored according to the U. S. Secretary of Interiors Standards for integrity will be given the highest consideration in the approval process.
- Reconstructed buildings will not be considered for landmark status unless they are more than 45 years old and embody traditional building methods and techniques or they exhibit high artistic values in the execution of the reconstruction.

Public Resource Code 21073 and 21074

Public Resource Codes 21073 and 21074 define California Native American tribe and tribal cultural resources, respectively. PRC 21073 defines a "California Native American tribe" as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission (NAHC).

Tribal cultural resources (TCRs) are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either included in or determined to be eligible for inclusion in the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are 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 Section 5024.1.

California State Assembly Bill 52

Assembly Bill 52, Section 1(b)(4) established that a project that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment. A lead agency

must begin consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project if the tribe requests to be informed of projects prior to the determination of a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report ,or if the tribe responds within 30 days of formal notification. Only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of TCRs and impacts thereto. If the lead agency determines that a tribal cultural resource is present in a project area and mitigation measures are not otherwise specified by the tribe, the lead agency may use the following to avoid impacts to the TCR:

- Avoid damaging effects to any tribal cultural resource;
- Protect the cultural character and integrity of the resource;
- Protect the traditional use of the resource;
- Protect the confidentiality of the resource; and
- Development of permanent conservation easements or other cultural appropriate management plans.

California Senate Bill 18

California Senate Bill (SB) 18 requires any local agency to consult with California Native American tribes for the preservation of or mitigation of impacts to specified Native American places, prior to the adoption or amendment of a city or county general plan. It also specifies that consultation with California Native American tribes is required for the purposes of preserving specified places, features, and objects that are located within a cities or counties jurisdiction.

The goal of SB 18 is to recognize that pre-contact, archaeological, cultural, spiritual, and ceremonial places are essential elements of Native American culture and to establish meaningful government-to-government consultations early in the planning process to identify, consider, and preserve these places. The legislation enables California Native American tribes to manage and act as caretakers of California Native American prehistoric, archaeological, cultural, spiritual, and ceremonial places. Local governments are encouraged to consider the preservation and cultural aspects of these places.

Laws Pertaining to Human Remains

Native American Graves Protection and Repatriation Act

The Native American Graves Protection and Repatriation Act of 1990 is a federal law that mandates museums and federal agencies to return certain Native American cultural items—such as human remains, funerary objects, sacred objects, or objects of cultural patrimony—to lineal descendants or culturally affiliated Native American tribes.

California Health and Safety Codde

Section 7050.5 of the California Health and Safety Code requires that all work in the vicinity of the find stop until the county coroner determines if the remains are Native American and not the result of a crime scene. If the remains are determined to be Native American, the coroner must notify the NAHC within 24 hours. The NAHC will designate a Most Likely Descendent. Section 5097.94 provides additional guidance if human remains are identified during the course of a project.

CONTEXT

Regional Pre-Contact History, Southern California Non-Desert Regions

Paleo-Indian Period/Terminal Pleistocene (12,000 to 10,000 BP)

The first inhabitants of Southern California were big game hunters and gatherers exploiting extinct species of Pleistocene megafauna (e.g., mammoth and other Rancholabrean fauna). Local "fluted point" assemblages composed of large spear points or knives are stylistically and technologically similar to the Clovis Paleo-Indian cultural tradition dated to this period elsewhere in North America (Moratto 1984). Archaeological evidence for this period in southern California is limited to a few small temporary camps with fluted points found around late Pleistocene Lake margins in the Mojave Desert and around Tulare Lake in the southern San Joaquin Valley. Single points are reported from Ocotillo Wells and Cuyamaca Pass in eastern San Diego County and from the Yuha Desert in Imperial County (Rondeau et al. 2007).

Early Archaic Period/Early Holocene (10,000 to 8,500 BP)

Approximately 10,000 years ago, at the beginning of the Holocene, warming temperatures, and the extinction of the megafauna resulted in changing subsistence strategies with an emphasis hunting smaller game and increasing reliance on plant gathering. Previously, Early Holocene sites were represented by only a few sites and isolates from the Lake Mojave and San Dieguito complexes found along former lakebeds and grasslands of the Mojave Desert and in inland San Diego County. More recently, southern California Early Holocene sites have been found along the Santa Barbara Channel (Erlandson 1994), in western Riverside County (Goldberg 2001; Grenda 1997), and along the San Diego County coast (Gallegos 1991; Koerper et al. 1991; Warren 1967).

The San Dieguito Complex was defined based on material found at the Harris site (CA-SDI-149) on the San Dieguito River near Lake Hodges in San Diego County. San Dieguito artifacts include large leaf-shaped points; leaf-shaped knives; large ovoid, domed, and rectangular end and side scrapers; engraving tools; and crescentics (Koerper et al. 1991). The San Dieguito Complex at the Harris site dates to 9,000 to 7,500 BP (Gallegos 1991). However, sites from this time period in coastal San Diego County have yielded artifacts and subsistence remains characteristic of the succeeding Encinitas Tradition, including manos, metates, core-cobble tools, and marine shell (Gallegos 1991; Koerper et al. 1991).

Encinitas Tradition or Milling Stone Period/Middle Holocene (8,500 to 1,250 BP)

The Encinitas Tradition (Warren 1968) and the Milling Stone Period (Wallace 1955) refer to a long period of time during which small mobile bands of people who spoke an early Hokan language foraged for a wide variety of resources including hard seeds, berries, and roots/tubers (yucca in inland areas), rabbits and other small animals, and shellfish and fish in coastal areas. Sites from the Encinitas Tradition consist of residential bases and resource acquisition locations with no evidence for overnight stays. Residential bases have hearths and fire-affected rock indicating overnight stays and food preparation. Residential bases along the coast have large amounts of shell and are often termed shell middens.

The Encinitas Tradition as originally defined (Warren 1968) applied to all of the non-desert areas of southern California. Recently, four patterns within the Encinitas Tradition have been proposed which apply to different regions of southern California (Sutton and Gardner 2010). The Topanga Pattern includes archaeological material from the Los Angeles Basin and Orange County. The Greven Knoll Pattern pertains to southwestern San Bernardino County and western Riverside County (Sutton and Gardner 2010). Each of the patterns is divided into temporal phases. The Topanga Pattern included the Los Angeles Basin and Orange County. The Topanga I phase extends from 8,500 to 5,000 BP and Topanga II runs from 5,000 to 3,500 BP. The Topanga Pattern ended about 3,500 BP with the arrival of Takic speakers, except in the Santa Monica Mountains where the Topanga III phase lasted until about 2,000 BP.

The Encinitas Tradition in inland areas east of the Topanga Pattern (southwestern San Bernardino County and western Riverside County) is the Greven Knoll Pattern (Sutton and Gardner 2010). Greven Knoll I (9,400 to 4,000 BP) has abundant manos and metates. Projectile points are few and are mostly Pinto points. Greven Knoll II (4,000 to 3,000 BP) has abundant manos and metates and core tools. Projectile points are mostly Elko points. The Elsinore site on the east shore of Lake Elsinore was occupied during Greven Knoll I and Greven Knoll II. During Greven Knoll I faunal processing (butchering) took place at the lakeshore and floral processing (seed grinding), cooking, and eating took place farther from the shore. The primary foods were rabbit meat and seeds from grasses, sage, and ragweed. A few deer, waterfowl, and reptiles were consumed. The recovered archaeological material suggests that a highly mobile population visited the site at a specific time each year. It is possible that their seasonal round included the ocean coast at other times of the year. These people had an unspecialized technology as exemplified by the numerous crescents, a multi-purpose tool. The few projectile points suggest that most of the small game was trapped using nets and snares (Grenda 1997). During Greven Knoll II, which included a warmer drier climatic episode known as the Altithermal, it is thought that populations in interior southern California concentrated at oases and that Lake Elsinore was one of them. The Elsinore site (CA-RIV-2798) is one of five known Middle Holocene residential sites around Lake Elsinore. Tools were mostly manos, metates, and hammerstones. Scraper planes were absent. Flaked-stone tools consisted mostly of utilized flakes used as scrapers. The Elsinore site during the Middle Holocene was a "recurrent extended encampment" which could have been occupied during much of the year.

The Encinitas Tradition lasted longer in inland areas because Takic speakers did not move east into these areas until circa 1,000 BP. Greven Knoll III (3,000 to 1,000 BP) is present at the Liberty Grove site in Cucamonga (Salls 1983) and at sites in Cajon Pass that were defined as part of the Sayles Complex (Kowta 1969). Greven Knoll III sites have a large proportion of manos and metates and core tools as well as

scraper planes. Kowta (1969) suggested the scraper planes may have been used to process yucca and agave. The faunal assemblage consists of large quantities of lagomorphs (rabbits and hares) and lesser quantities of deer, rodents, birds, carnivores, and reptiles.

Palomar Tradition (1,250 to 150 BP)

The native people of southern California (north of a line from Agua Hedionda to Lake Henshaw in San Diego County) spoke Takic languages which form a branch or subfamily of the Uto-Aztecan language family. The Takic languages are divided into the Gabrielino-Fernandeño language, the Serrano-Kitanemuk group (the Serrano [includes the Vanyume dialect] and Kitanemuk languages), the Tataviam language, and the Cupan group (the Luiseño-Juaneño language, the Cahuilla Language, and the Cupeño language) (Golla 2011). According to Sutton (2009), Takic speakers occupied the southern San Joaquin Valley before 3,500 BP. Perhaps because of the arrival of Yokutsan speakers (a language in the Penutian language family) from the north, Takic speakers moved southeast. The ancestors of the Kitanemuk moved into the Tehachapi Mountains and the ancestors of the Tataviam moved into the upper Santa Clara River drainage. The ancestors of the Gabrielino (Tongva) moved into the Los Angeles Basin about 3,500 BP, replacing the native Hokan speakers. Speakers of proto-Gabrielino reached the southern Channel Islands by 3,200 BP (Sutton 2009) and moved as far south as Aliso Creek in Orange County by 3,000 BP.

Takic people moved south into southern Orange County after 1,250 BP and became the ancestors of the Juaneño. Takic people moved inland from southern Orange County about 1,000 BP, becoming the ancestors of the Luiseño, Cupeño, and Cahuilla. Takic people from the Kitanemuk area moved east along the northern slopes of the San Gabriel Mountains and spread into the San Bernardino Mountains and along the Mojave River becoming the ancestors of the Serrano and the Vanyume.

The material culture of the inland areas where Takic languages were spoken at the time of Spanish contact is part of the Palomar Tradition (Sutton 2011). San Luis Rey I Phase (1,000 to 500 BP) and San Luis Rey II Phase (500 to 150 BP) pertain to the area occupied by the Luiseño at the time of Spanish contact. The Peninsular I (1,000 to 750 BP), II (750 to 300 BP), and III (300 to 150 BP) Phases are used in the areas occupied by the Cahuilla and Serrano (Sutton 2011).

San Luis Rey I is characterized by Cottonwood Triangular arrow points, use of bedrock mortars, stone pendants, shell beads, quartz crystals, and bone tools. San Luis Rey II sees the addition of ceramics, including ceramic cremation urns, red pictographs on boulders in village sites, and steatite arrow straighteners. San Luis Rey II represents the archaeological manifestation of the antecedents of the historically known Luiseño (Goldberg 2001). During San Luis Rey I there were a series of small permanent residential bases at water sources, each occupied by a kin group (probably a lineage). During San Luis Rey II people from several related residential bases moved into a large village located at the most reliable water source (Waugh 1986). Each village had a territory that included acorn harvesting camps at higher elevations. Villages have numerous bedrock mortars, large dense midden areas with a full range of flaked and ground stone tools, rock art, and a cemetery.

Ethnographic Context

The City of Wildomar falls within the territory of both the Luiseño and Juaneño. The Luiseño occupied most of the area drained by the San Luis Rey and Santa Margarita Rivers (Bean and Shipek 1978; Hodge 1907). The Luiseño lived in sedentary and autonomous village groups. Permanent villages were typically located in valley bottoms, along streams, or along coastal strands near mountain ranges where water was available and village defense was possible (Bean and Shipek 1978). The Luiseño speak a subfamily of the widespread Uto-Aztecan family of languages, which is vibrant and complex (Native Talk n.d.).

Villages had hereditary chiefs who controlled religious, economic, and territorial activities. An advisory council of ritual specialists and shamans was consulted for environmental and other knowledge. Large villages located along the coast or in inland valleys may have had more complex social and political structures than settlements controlling smaller territories (Bean and Shipek 1978; Strong 1929).

Luiseño subsistence centered on gathering acorns, seeds, greens, bulbs, roots, berries, and other vegetal foods. This was supplemented by hunting mammals such as deer, antelope, rabbit, woodrat, ground squirrels, and mice, as well as birds including quail, doves, and ducks. Inland populations had access to fishing and gathering sites on the coast, which they used during the winter months. Bands along the coast exploited marine resources, such as sea mammals, fish, crustaceans, and mollusks. Inland, trout and other fish were taken from mountain streams (Bean and Shipek 1978). Regions were allotted to each band and then further divided among the various families. These locations for procuring resources were valuable and protected by the family which owned the region (Sparkman 1908).

Hunting was done both individually and by organized groups. Tool technology for food acquisition, storage, and preparation reflects the size and quantity of items procured. Small game was hunted with the use of curved throwing sticks, nets, slings, or traps. Bows and arrows were used for hunting larger game. Dugout canoes, basketry fish traps, and shell hooks were used for near-shore ocean fishing. Coiled and twined baskets were made for food gathering, preparation, storing, and serving. Other items used for food processing included large shallow trays for winnowing chaff from grain, ceramic and basketry storage containers, manos and metates for grinding seeds, and ceramic jars for cooking (Bean and Shipek 1978).

Houses were brush-thatched, conical structures, partially subterranean and held up-right by a series of main support and numerous lighter poles (Curtis 1970). Personal ornaments were made from "bone, clay, stone, shell, bear claws, glass, deer hooves," abalone shell, deerskin, otter skin, and rabbit skin. These materials were used to create nose ornaments, cloaks, moccasins, Yucca fiber sandals and beads, among others (Bean and Shipek 1978).

Ethnographic descriptions of the Juaneño are often given in terms of their neighbors to the south, the Luiseño (Bean and Shipek 1978; White 1963), but also point to a separate ethnic identity (Kroeber 1925; Strong 1929). Perhaps the most important account of Juaneño culture are the observations made by Gerónimo Boscana, friar at Mission San Juan Capistrano from 1812 to 1826 (Boscana 1933).

Juaneño settlement and subsistence systems may extend back in time to the beginning of the Angeles IV Phase about 1,250 BP when Takic speakers moved south beyond Aliso Creek. The Juaneño were semi-sedentary hunters and gatherers. One of the most important food resources for inland groups were acorns gathered from oak groves in canyons, drainages, and foothills. Acorns were ground into flour using mortars and pestles. Seeds from sage and grasses, goosefoot, and California buckwheat were collected and ground into meal with manos and metates. Protein was supplied through the meat of deer, rabbits, and other animals hunted with bow and arrow or trapped using snares, nets, and deadfalls. Coastal dwellers collected shellfish and used carved shell hooks for fishing in bay/estuary, nearshore, and kelp bed zones. Dried fish and shellfish were probably traded for inland products such as acorns and venison.

The Juaneño lived in villages of up to 250 people located near permanent water and a variety of food sources. Each village was typically located at the center of an established territory from which resources for the group were gathered. Small groups left the village for short periods of time to hunt, fish, and gather plant foods. While away from the village, they established temporary camps and created locations where food and other materials were processed. Archaeologically, such locations are evidenced by manos and metates for seed grinding, bedrock mortars for acorn processing, and lithic scatters indicating manufacturing or maintenance of stone tools (usually made of chert) used in hunting or butchering. Overnight stays in field camps are evidenced by fire-affected rock used in hearths.

Mission San Luis Rey

After the San Luis Rey Mission was established in 1798 on the lower San Luis Rey River, most Luiseño were converted and taken to the mission. Poor living conditions at the missions and introduced European diseases led to a rapid decline of the Luiseño population. Following closure of the missions by the Mexican Government, Luiseño dispersed throughout Southern California. Some worked on the Mexican ranchos, others moved to newly founded towns established for them, some sought refuge among inland groups, and a few managed to acquire land grants. Later, many moved to or were forced onto reservations established by the U.S. Government. Although many of their cultural traditions had been suppressed during the Mission Period, the Luiseño were successful at retaining their language and certain rituals and ceremonies. Starting in the 1970s, there was a revival of interest in the Luiseño language and culture. Today, the Luiseño consist of seven bands and work for "civil rights, cultural preservation and language revitalization" (Native Talk n.d.).

City of Wildomar

Rancho La Laguna was a grant of 3 square leagues made by Mexican governor Manuel Micheltorena to Julian Manriquez in 1844 (Gunther 1984). Rancho La Laguna included Lake Elsinore and what is now the City of Wildomar. The land grant did not include the surrounding hills.

After Julian Manriquez died, Rancho La Laguna was sold to Abel Stearns in 1852. Stearns sold the rancho to Agustín Machado in 1858. When confirmed by the United States in 1872, the grant had an area of 13,339 acres (Gunther 1984). Machado's widow and 11 of the 12 children sold most of the rancho to an Englishman, Charles A. Sumner, in 1873. Sumner mortgaged his property in 1875 and lost the property through foreclosure and a sheriff's sale in 1877. The new owner sold the property to Frederick M. Sumner,

the brother of Charles A. Sumner. In 1881, ownership was transferred to a San Francisco bank and in 1883, it was purchased by Franklin Heald, William Collier, and Donald Graham. The partners subdivided part of the property and began selling lots in what would become the Town of Elsinore. (Gunther 1984). These partners divided the La Laguna Ranch property in 1885 with Collier and Graham taking the area southeast of Corydon Road, which became the City of Wildomar (Gunther 1984).

Wildomar began as the Car B station, established in 1884 by the California Southern Railroad Company (CSRR) 6 miles south of the Elsinore Junction station (Gunther 1984). The station began as a railroad car on a siding. The name was changed to Wildon and lots were surveyed and platted in 1885. Wildon was based on the names of William Collier and Donald Graham. A new plat was recorded in 1886 with the name changed to Wildomar. The name Wildomar was formed using Wildon plus part of the first name of Margaret Collier, wife of Donald Graham and sister of William Collier (City of Wildomar n.d.a).

The original townsite was between Palomar Street and Grand Avenue and between Gruwell Street and Pasadena Avenue, according to the 1901 edition of the U.S. Geological Survey Elsinore Quadrangle. The Wildomar post office and the elementary school were established in 1886. With the arrival of many Quaker families from West Branch, Iowa, Wildomar became a Quaker colony. Wildomar was one of the election precincts and school districts when Riverside County was formed in 1893 (Gunther 1984). Wildomar's growth slowed when the CSRR's tracks in Temecula Canyon were washed out for the final time in 1892, which severed the connection with San Diego; the tracks were not rebuilt (Robertson 1998). In 1927, the track in Railroad Canyon washed out and the Atchison, Topeka, & Santa Fe railroad track from Perris to Temecula was abandoned (Gunther 1984), after which, Wildomar no longer had rail service. Wildomar remained a rural farming and horse ranching community for most of the 20th century (City of Wildomar n.d.b). Wildomar was incorporated as a city on July 1, 2008 with a population of 28,000. (City of Wildomar n.d.a, n.d.b).

KNOWN CULTURAL RESOURCES

Records Search

ECORP submitted a records search request to the Eastern Information Center of the California Historical Resources Information System on April 11, 2022. The Eastern Information Center returned the results on April 22, 2022, which indicated that a total of 82 previously recorded cultural resources are within the Study Area (Appendix A). These previously recorded cultural resources consist of 26 pre-contact sites, 15 pre-contact isolates, 10 historic sites, 18 historic buildings or structures, 10 historic isolates, and 3 multicomponent sites comprising both historic and pre-contact components.

Types of Sites

Both pre-contact and historic sites are known to exist within the City of Wildomar. Pre-contact sites include lithic reduction sites, bedrock milling features, hearths, and remnants of habitation sites, and isolated pre-contact artifacts. Historic sites include privies or refuse scatters, irrigation systems, family homes, farms, and ranches.

Pre-contact sites are often found situated along the banks of rivers and streams (current and former) in locations that provide easy access to a variety of resources. Historic sites are located in similar areas; however, some resources sought by settlers encouraged land use in unfavorable locations. Historic buildings or structures are generally located in or near the City of Wildomar center, although some structures or buildings associated with ranching activities or homesteads may be located in more rural areas. Artifacts associated with all of these activities may be found throughout the City; however, these artifacts are isolated.

The Built Environment Resources Directory

The Built Environment Resources Database lists 14 properties within the Study Area whose dates of occupancy or construction range between the years 1885 to 1940, and which range from single-family homes to health resorts (Table 1). Although none are currently listed on the CRHR or NRHP, four resources have been evaluated as potentially eligible, with a status code of 3S.

Table 1. Previously Evaluated Built Environment Resources within Study Area

Address	Name	Date of Construction	CRHR/ NRHP Code
25025 Catt Road	—	1940	5S2
2525 Catt Road	Schwartz	1934	5S2
32785 Central Street	Judge William Collier Home, Lois Cook House	1885	5S2
21343 Dunn Street	Ben Taylor House	1934	3S
35880 Frederick Street	Heal Ranch, Robinson	1922	5S2
20619 Grand Avenue	—	1935	7N
21999 Grand Avenue	R.J. Brown	1886	3S
22060 Grand Avenue	Easterbrook	1886	3S
22180 Grand Avenue	—	1899	5S2
34860 Iodine Springs Road	Iodine Springs	1925	5S2
21680 Lime Street	—	1945	6Y
Palomar Street	Wildomar Bell	1887	5S2
21564 Palomar Street	—	1910	7N
21457 Pecan Street	Dr. O.S. Brown	1888	3S

Notes: CRHR = California Register of Historical Resources; NRHP = National Register of Historic Places; 3S: Appears eligible for NRHP individually through survey evaluation; 5S2: Individually eligible for local listing or designation; 6Y: Determined ineligible for NRHP by consensus through Section 106 process – Not evaluated for CR local listing; 7N: Needs to be reevaluated – formerly coded as may become NRHP eligible with specific conditions.

The National Register of Historic Places

The National Register of Historic Places lists two properties near the Study Area; both are located in the City of Lake Elsinore. The first property is the Armory Hall—a meeting hall that was originally constructed and used by the Grand Army of the Republic, which was a Civil War veterans' organization in 1887. The hall is located at 252 North Main Street in Lake Elsinore, approximately 2 miles west of the City of Wildomar. The second property is the Crescent Bath House, which is also located about 2 miles west of the City of Wildomar, at 201 West Graham Avenue. This mineral bath house was built in the 1880s at the area's largest mineral spring in Moorish style architecture (The Historical Marker Database 2022).

California Historic Landmarks

The nearest California Historic Landmark to the City of Wildomar is the Santa Rosa Rancho, which is located approximately 4.5 miles to the south.

RECOMMENDATIONS

There are a number of potential impacts to cultural resources that may occur through the implementation of development within the Study Area:

- the destruction of existing or unanticipated pre-contact and historical archaeological resources;
- the destruction or adverse changes to built environment resources;
- the potential to disturb Native American human remains; and/or
- the destruction or adverse changes to tribal cultural resources.

In accordance with current city standards, ECORP recommends implementing the mitigations measures below to minimize potential impacts to cultural resources within the Study Area:

Cultural Resources

CUL-1 **Human Remains.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (i.e., 24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains, as provided in Public Resources Code Section 5097.98.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

CUL-2 **Site-Specific Cultural Resources Study and Evaluation of Resources.** A site-specific cultural resources study shall be completed prior to the approval of projects. This site-specific cultural resources study shall include, but not be limited to, a records search with the California Historical Resource Information System, review of historical documents, a Sacred Lands File search with the NAHC, and a field survey/site effort. The findings of the study shall be submitted as a report that follows the California Office of Historic Preservation's recommended content and format. The report will provide the historic context, methods, results, and recommendations for appropriate findings.

Timing/Implementation:	*Prior to project approval*
Enforcement/Monitoring:	*City of Wildomar Engineering Department and Community Development Department*

Tribal Cultural Resources

TRI-1 **Unanticipated Discoveries.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American tribe(s) that elected to consult under Assembly Bill (AB) 52 ("Consulting Tribe(s)").

a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.

b. At the meeting, the significance of the discoveries shall be discussed, and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.

d. Treatment and avoidance of the newly discovered resources shall be approved by the City. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7.

e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the plan.

f. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, substantial evidence, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

Timing/Implementation: *During any ground-disturbing or construction activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

TRI-2 **Cultural Resources Disposition.** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:

i. *Preservation-In-Place of the cultural resources, if feasible*. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

ii. *Reburial of the resources on the project property*. The measures for reburial shall include, at least, the following: measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV report shall be filed with the City under a confidential cover and not subject to Public Records Requests.

iii. If preservation-in-place or reburial is not feasible, then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that is approved by the City. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the most likely descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Timing/Implementation: *During grading activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

TRI-3 **Archaeological Monitoring.** Prior to issuance of a grading permit, the project applicant shall retain a Riverside County-qualified Registered Professional Archaeologist (RPA) to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site, including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. The Registered Professional Archaeologist and tribal monitor(s) shall independently have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) pursuant to the definition in AB 52 to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. A *consulting tribe* is defined as a tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include the following:

a. Project grading and development scheduling

b. The project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The training will include a brief review of the cultural sensitivity of the project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the project following the initial training must take the Cultural Resources Worker Sensitivity Training prior to beginning work and the project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Timing/Implementation: *Prior to issuance of grading permit*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

TRI-4 **Native American Monitoring (Pechanga Band of Luiseno Indians).** Tribal monitor(s) shall be required onsite during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The tribal monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the project archaeologist.

Timing/Implementation: *During ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

TRI-5 **Native American Monitoring (Soboba Band of Luiseno Indians).** Tribal monitor(s) shall be required onsite during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-

mentioned tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The tribal monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the project archaeologist.

Timing/Implementation: *During ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

TRI-6 **Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the project archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the project) and the Phase IV Cultural Resources Monitoring report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California, Riverside, and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

Timing/Implementation: *Prior to final inspection*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

TRI-7 **Non-Disclosure of Reburial Locations.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Timing/Implementation: *During discovery of Native American human remains*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

TRI-8 **No-Build Easement or Similar Instrument.** In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement or similar legal instrument shall be used to preclude future development from taking place on the reburial site(s).

Timing/Implementation: *Reburial of Native American Artifacts*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Community Development Department*

Sincerely,



Sonia Sifuentes, RPA
Southern California Manager of Cultural Resources
Senior Archaeologist

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APPENDIX A

Records Search Confirmation

Appendix E Draft General Plan

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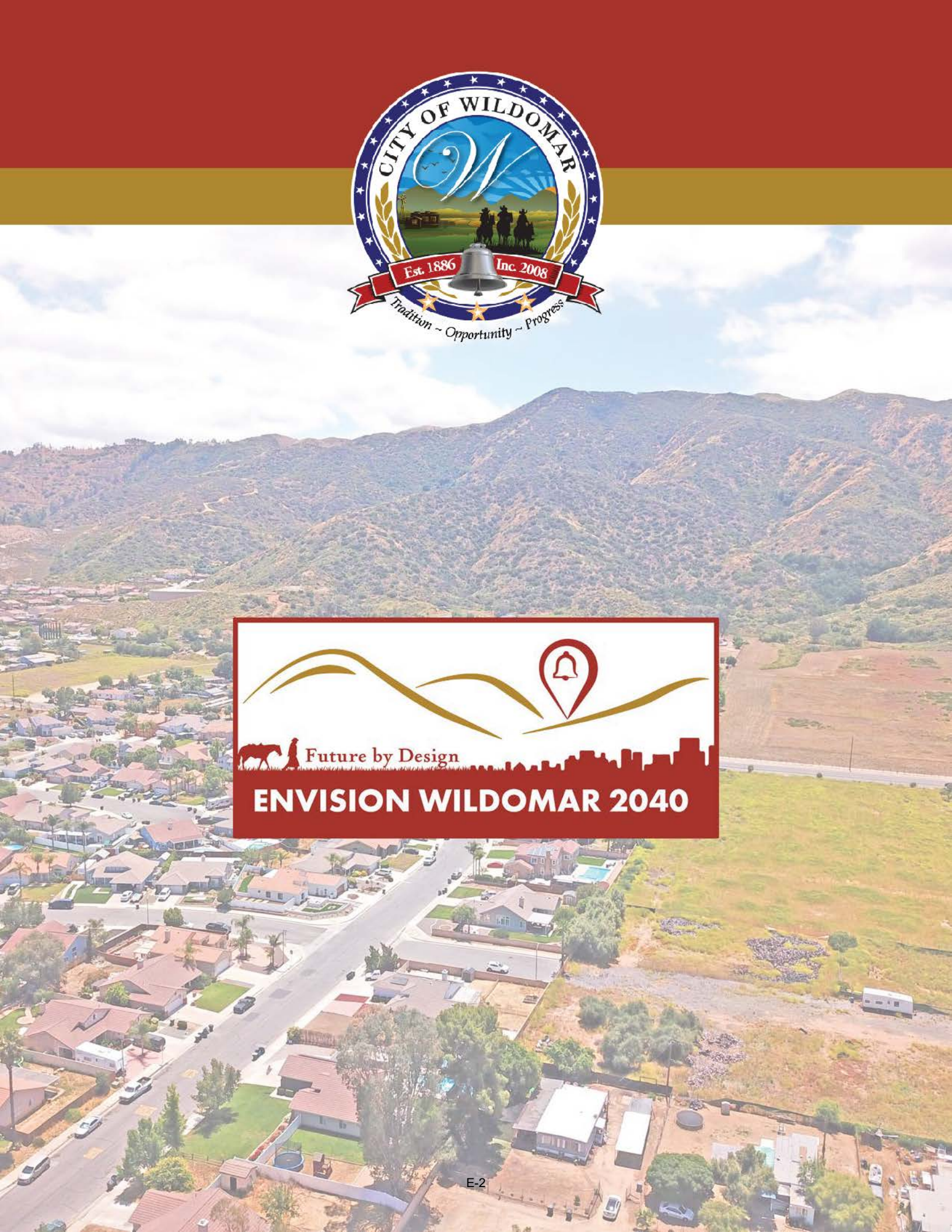
Wildomar 2040 General Plan

Public Hearing Draft | October 2024



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ENVISION WILDOMAR 2040


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Wildomar 2040 General Plan

Public Hearing Draft | October 2024

PLACEWORKS

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Future by Design
ENVISION WILDOMAR 2040

1. Introduction





1. Introduction

Welcome to Wildomar's 2040 General Plan! As the first comprehensive General Plan to address Wildomar's unique attributes and aspirations, the Plan is a significant milestone. It establishes a foundation for protecting the City's valued qualities and characteristics, while providing a roadmap for how the City should develop. Overall, the Plan outlines a shared vision for the future of Wildomar while staying true to the City's roots. The General Plan is the result of a multiyear planning process. More importantly, the Plan reflects the investment of imagination, dedication, and thoughtfulness by the many members of the community. The policies articulated in this Plan are intended to speak to future leaders and generations to come about the unique challenges and opportunities of this time while establishing an enduring vision that will provide guidance for many decades.

Vision and Guiding Principles

The Vision Statement and Guiding Principles embody the collective aspirations and outcomes for the future of Wildomar and form the basis for the policies of the General Plan. The Vision Statement was adopted by the City Council in 2017 and the Guiding Principles were developed by community members during the general plan update process through meetings, surveys, pop-up events, and workshops. Together, they encapsulate the expectations of what type of place Wildomar will be in 2040.

1.1 Vision Statement

The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel.

Guiding Principles

Wildomar is a city that:

- Provides a welcoming, safe, and family-friendly environment with opportunities for healthy, self-sustaining lifestyles for all residents.
- Balances responsible growth with preservation of rural character, open spaces, and historical resources.
- Protects the visual and ecological value of its natural resources.
- Nurtures small businesses, attracts high-quality jobs, provides quality educational opportunities, and supports commercial services that capture local spending and generate revenues to support Wildomar's vision for the future.
- Maintains safe roadways and high-quality pedestrian, bicycle, multipurpose trail, and transit networks.
- Provides for social, physical, and mental health through arts and programs, entertainment, recreational opportunities, quality infrastructure, and gathering places for residents of all ages and abilities.

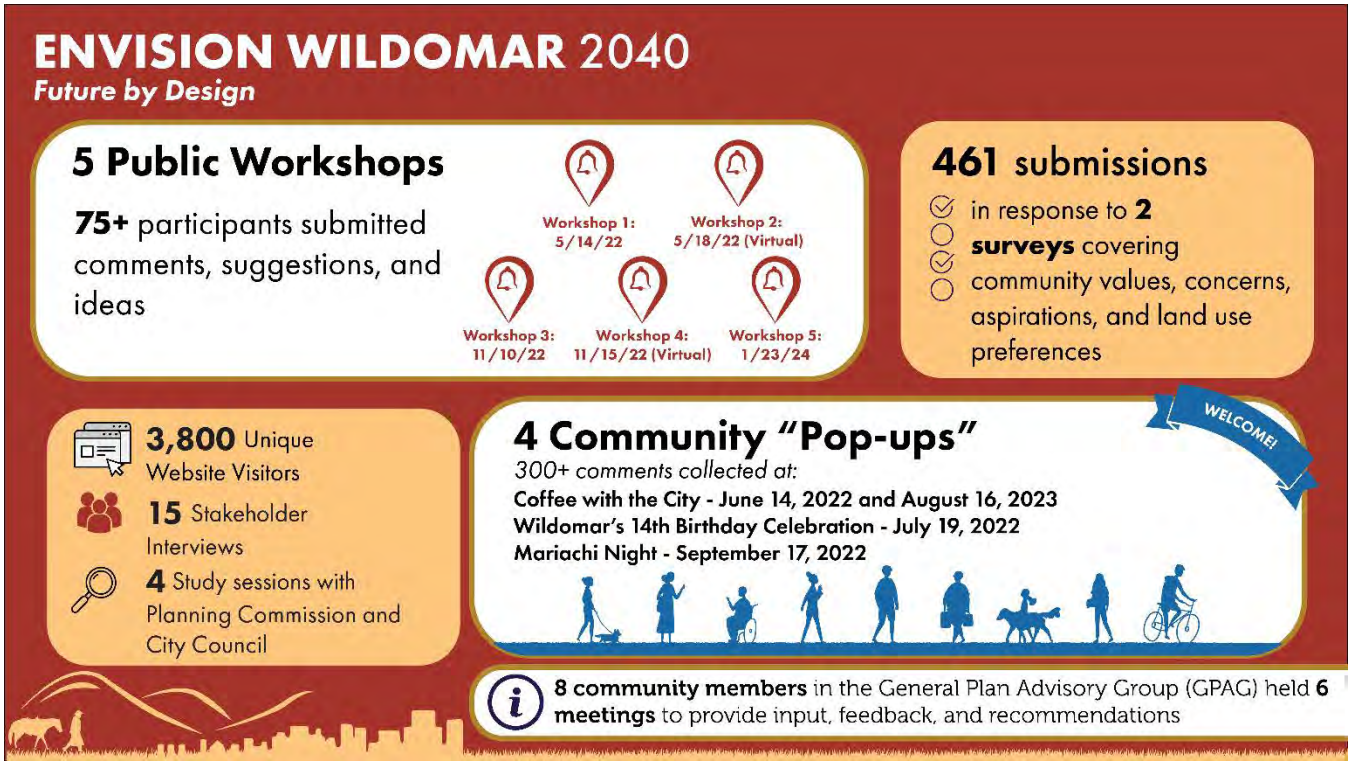
1.2 Outreach

The General Plan update included a robust public outreach program that sought to engage all sectors of the City's population with the goal of identifying the community's values and translating those values into a community vision. The program of public outreach comprised a diversity of platforms and techniques. An iterative process of public engagement included six (6) public meetings of the eight-member General Plan Advisory Group (GPAG), four (4) community pop-up events, five (5) citywide community workshops, two (2) online surveys, and fifteen (15) stakeholder interviews/meetings. Regular updates and information on key milestones and public comments were posted to the project website and the City's social media platforms. In addition, City staff provided monthly updates to the City Council throughout the General Plan update process.

1.3 Community Themes

Through the extensive feedback received during public engagement, the following key themes emerged:

1. **Housing Choices.** Large-lot residences and opportunities for a degree of self-sufficiency on such properties are valued, including the ability to maintain gardens and farm animals. A diversity of housing types that meet the needs of different income levels and life stages, from starter homes for families to retirement residences, are also desired.
2. **A Heart of the Community.** The Old Town area, centered on the intersection of Wildomar Trail and Palomar Street, is perceived to be the historical "heart" of the community, and support for evolving the area into a walkable "community focal point" was expressed, as envisioned in previous planning efforts.
3. **Improved Infrastructure and More Services.** In various forums, a strong desire was expressed to improve and expand the City's infrastructure, services, and amenities—from better maintenance of streets to the provision of more parks and community gathering places and a larger library.
4. **Keep Our Natural Treasures.** Wildomar's natural environment and scenic setting are treasured and should be protected for enjoyment by future generations.
5. **Transportation Choices.** Safe and efficient networks of pedestrian, bicycle, multiuse trail, and transit routes for recreational and everyday use are important, providing healthy and environmentally friendly alternatives to driving personal vehicles.





Pop-up at Wildomar's 14th Birthday Celebration, July 19, 2022.



Citywide Workshop #1 on May 14, 2022.

6. **More Amenities.** There is a need for more goods and services, such as stores, restaurants, and entertainment venues that increase local spending and decrease the need to travel to other communities to meet daily needs, celebrate special events, and enjoy a night out.
7. **Balanced Growth.** The city should evolve with more homes, amenities, and infrastructure, but those improvements should be sensitive to the city's rural history and small-town feel.

1.4 Wildomar Today

Location

The City of Wildomar is in southwestern Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest,

unincorporated Riverside County to the west, the City of Murrieta to the south and east, and the City of Menifee to the east. Interstate and regional access to Wildomar is provided by Interstate 15 freeway (I-15), which runs northwest-southeast through the middle of the city. Figure 1-1, Regional Context, and Figure 1-2, Local Context, show the city in its regional and local contexts.

1.5 Wildomar's History

Wildomar falls within the territory of both the Luiseño and Juaneño indigenous peoples. The Luiseño occupied most of the area drained by the San Luis Rey and Santa Margarita Rivers. The Luiseño lived in sedentary and autonomous village groups. Permanent villages were typically located in valley bottoms, along streams, or along coastal strands near mountain ranges where water was available and village defense was possible.

Ethnographic descriptions of the Juaneño are often given in terms of their neighbors to the south, the Luiseño, but also point to a separate ethnic identity. Juaneño settlement and subsistence systems may extend back to the beginning of the Angeles IV Phase about 1,250 years ago when Takic speakers moved south beyond Aliso Creek. The Juaneño were semisedentary hunters and gatherers. They lived in villages of up to 250 people located near permanent water and a variety of food sources. Each village was typically at the center of an established territory from which resources for the group were gathered.

Mission San Luis Rey

After the San Luis Rey Mission was established in 1798 on the lower San Luis Rey River, most Luiseño were converted and taken to the mission. Poor living conditions at the missions and introduced European diseases led to a rapid decline of the Luiseño population. Following closure of the missions by the Mexican government, Luiseño dispersed throughout Southern California. Some worked on the Mexican ranchos, others moved to newly founded towns established for them, some sought refuge among inland groups, and a few managed to acquire land grants. Later, many moved or were forced onto reservations established by the U.S. Government.

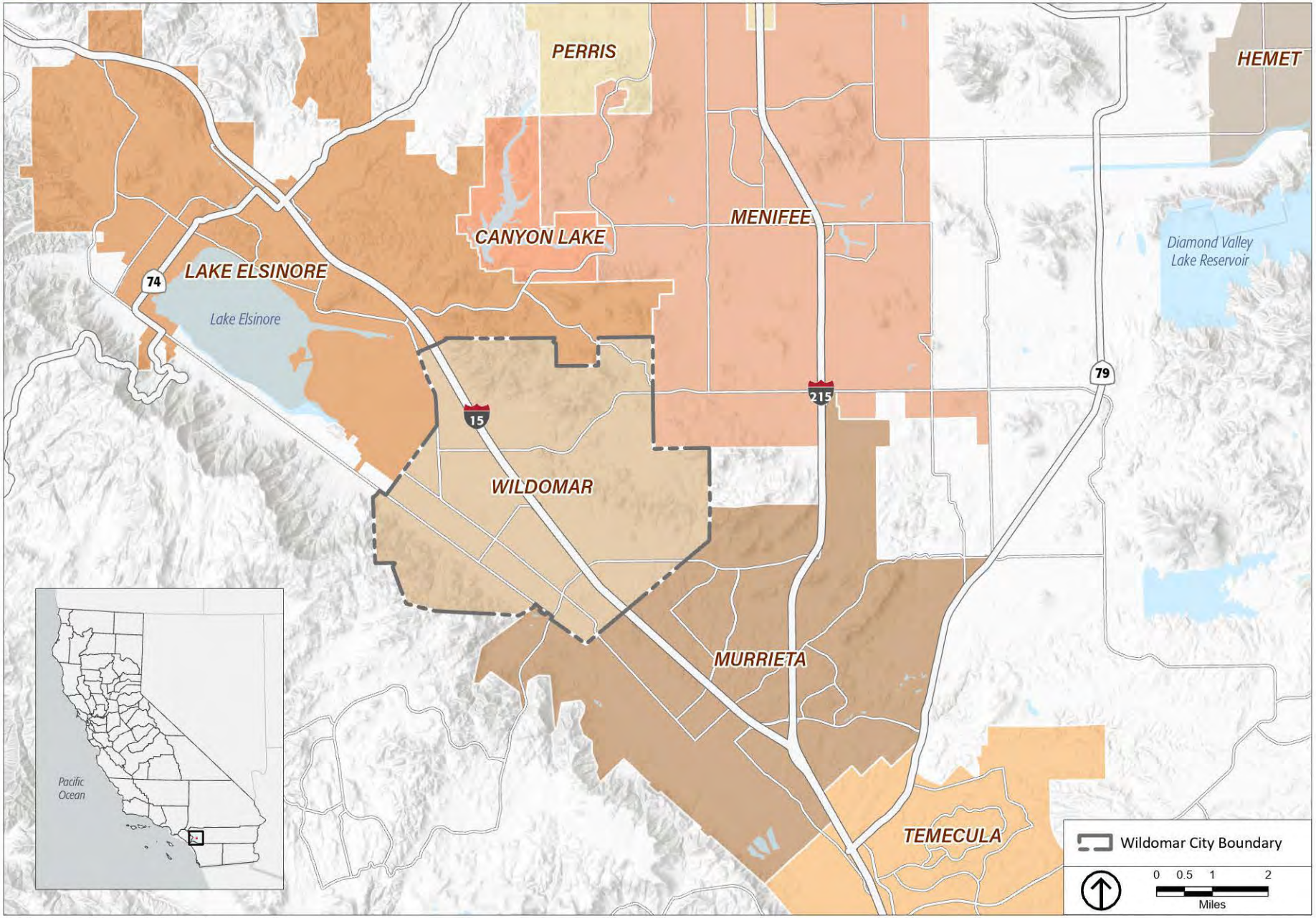
City of Wildomar

Rancho La Laguna was a grant of 3 square leagues made by Mexican governor Manuel Micheltorena to Julian Manriquez in 1844. Rancho La Laguna included Lake Elsinore and what is now the City of Wildomar. The land grant did not include the surrounding hills.

After Julian Manriquez died, Rancho La Laguna was sold to Abel Stearns in 1852. Stearns sold the rancho to Agustín Machado in 1858. When confirmed by the United States in 1872, the grant had an area of 13,339 acres. Machado's widow and 11 of the 12 children sold most of the rancho to an Englishman, Charles A. Sumner, in 1873. Sumner mortgaged his property in 1875 and lost the property through foreclosure and a sheriff's sale in 1877. The new owner sold the property to Frederick M. Sumner, the brother of Charles A. Sumner. In 1881, ownership was transferred to a San Francisco bank, and in 1883 it was purchased by Franklin Heald, William Collier, and Donald Graham. The partners subdivided part of the property and began selling lots in what would become the Town of Elsinore. These partners divided the La Laguna Ranch property in 1885, with Collier and Graham taking the area southeast of Corydon Road, which became the City of Wildomar.

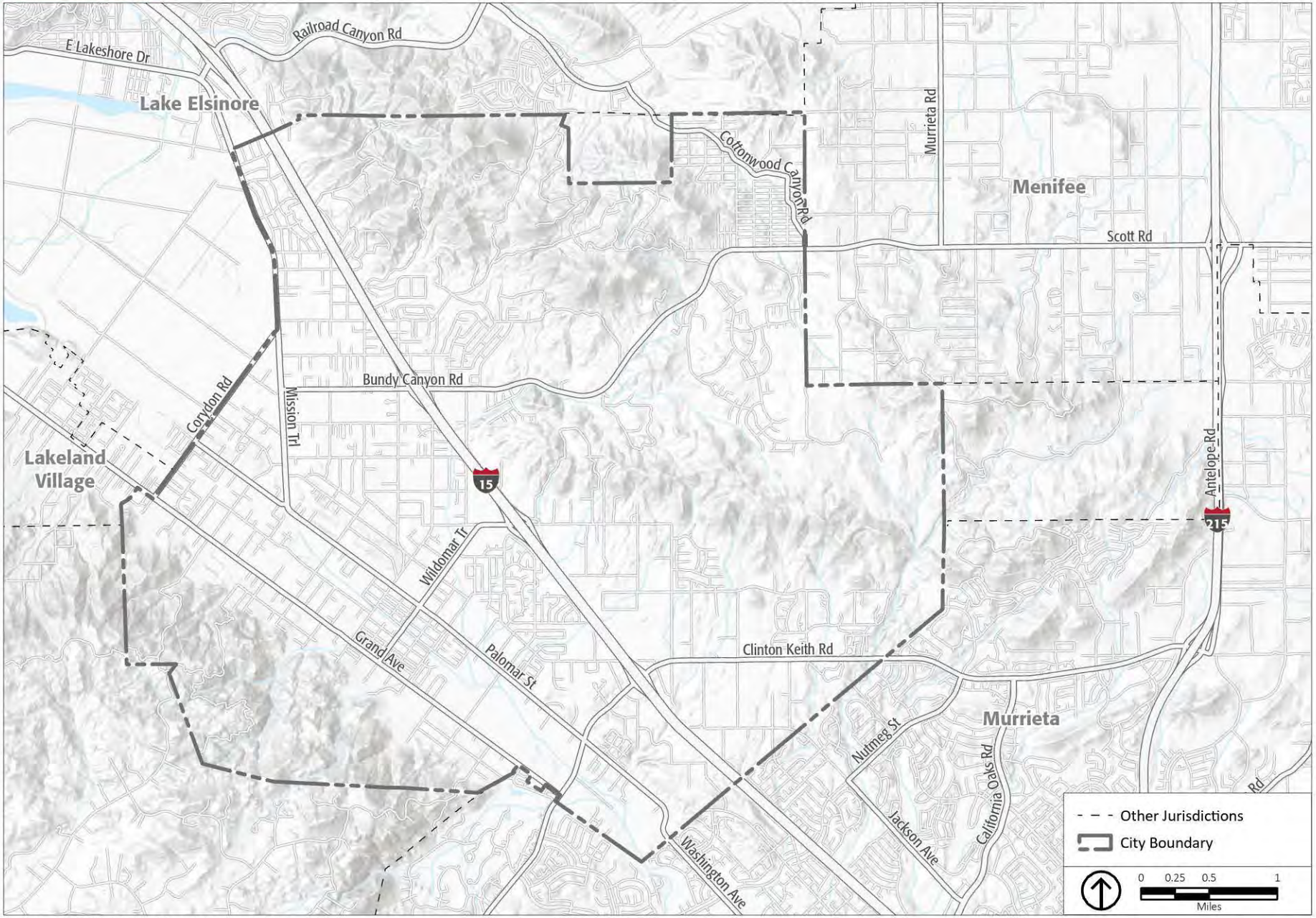
Wildomar began as the Car B station, established in 1884 by the California Southern Railroad Company (CSRR) six miles south of the Elsinore Junction station. The station began as a railroad car on a siding. The name was changed to Wildon and lots were surveyed and platted in 1885. Wildon was based on the names of William Collier and Donald Graham. A new plat was recorded in 1886 with the name changed to Wildomar. The name Wildomar was formed using Wildon plus part of the first name of Margaret Collier, sister of William Collier and wife of Donald Graham.

FIG 1-1: REGIONAL CONTEXT



Source: ESRI, 2024; PlaceWorks, 2024

FIG 1-2: LOCAL CONTEXT



Source: ESRI, 2024; PlaceWorks, 2024



The original townsite was between Palomar Street and Grand Avenue and between Gruwell Street and Pasadena Avenue, according to the 1901 edition of the U.S. Geological Survey Elsinore Quadrangle. The Wildomar post office and the elementary school were established in 1886. With the arrival of many Quaker families from West Branch, Iowa, Wildomar became a Quaker colony. Wildomar was one of the election precincts and school districts when Riverside County was formed in 1893.

Wildomar's growth slowed when the CSRR's tracks in Temecula Canyon were washed out for the final time in 1892, which severed the connection with San Diego; the tracks were not rebuilt. In 1927, the track in Railroad Canyon washed out, and the Atchison, Topeka, & Santa Fe railroad track from Perris to Temecula was abandoned, after which Wildomar no longer had rail service. Wildomar remained a rural farming and horse ranching community for most of the 20th century. Wildomar was incorporated as a city on July 1, 2008, with a population of 28,000.

1.6 Purpose

The General Plan is a State-required legal document that provides guidance to decision-makers regarding the allocation of resources and the future physical form and character of development in the City. It is the official statement of the City regarding the extent and types of development needed to achieve the community's physical, economic, social, and

environmental goals. Although the General Plan is composed of individual sections, or "elements," that individually address a specific area of concern, the General Plan embodies a comprehensive and integrated planning approach for Wildomar.

1.7 Organization

Wildomar's Envision Wildomar 2040 General Plan is presented in 10 chapters. These cover all the elements required by State law—land use, circulation, conservation, open space, safety, noise, housing, and environmental justice—as well as one additional topic of local importance to the community—economic development. While an environmental justice element is not required for Wildomar due to the absence of State-defined disadvantaged communities, the diversity and needs of its residents justify the inclusion of policies addressing the issues described under State Guidelines that have been integrated throughout relevant elements of the General Plan. Appendix A outlines which policies address the Environmental Justice topics identified in Government Code Section 65302. Though a number of other important topics are not developed as separate elements, policies for them are integrated throughout the Plan, including environmental sustainability and health.

No single element or subject supersedes any other, and all elements must be internally consistent. Additionally, all policies and actions must complement one another across topic areas without conflicting with one another. Once adopted, each element, regardless of statutory requirement, assumes the same legal standing.

Table 1-1, State Mandated Elements shows the State-mandated elements and their counterparts in the Envision Wildomar 2040 General Plan.

Table 1-1: State Mandated Elements

State-Mandated Element	Wildomar General Plan Element
Land Use	Land Use Element
Circulation	Circulation Element
Housing	Housing Element
Open Space	Open Space and Conservation Element, Recreation and Community Services Element
Conservation	Open Space and Conservation Element
Noise	Noise Element
Safety	Safety Element
Optional Elements	
N/A	Economic Development Element

Each element contains goals, policies, and implementation programs designed to address issues and opportunities identified during the planning process and achieve the community's vision.

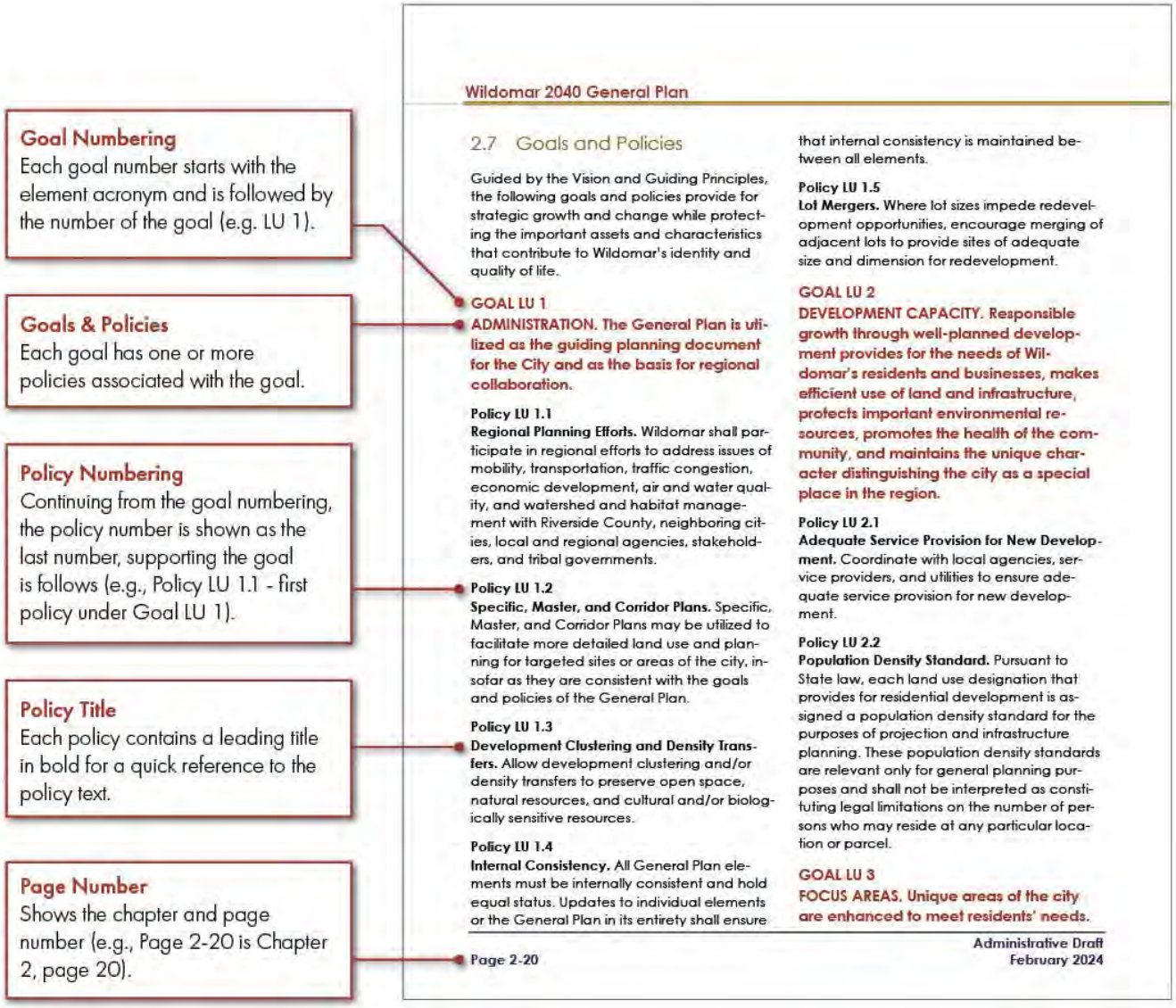
Goal. A statement that describes a desired future. condition, or "end" state. Goals are oriented to change and outcome, achievable over time, though not driven by funding. Goals are numbered and begin with a chapter abbreviation (e.g., Goal LU 1).

Policy. A specific statement that guides a specific course of action for decision-makers to achieve a desired goal. Some policies include guidelines or standards as the basis by which decisions can be evaluated and commit the City to a particular course of action. Each policy in the Plan is labeled with a chapter abbreviation, the number of the goal it's associated with, and its own unique number (e.g., LU-1.1).

I**mplementation Program.** An implementation program is an action, procedure, program, or technique that carries out goals and policies. Implementation measures are comprehensive in nature, encompassing amendments of existing and preparation of new plans, ordinances, and development standards; administration of City procedures and development review and approval processes; and interagency coordination. Completion of a recommended implementation program will depend on a number of factors, such as citizen priorities, finances, and staff availability.

Policies and actions together establish who will do the work and how and when the goals will be carried out. Collectively, goals, policies, and actions provide a roadmap with tangible steps to make the vision in the General Plan a reality in the Wildomar of 2040.

Readers Guide



1.8 Administration

Following its adoption, the General Plan will be implemented through a variety of ordinances, programs, and activities. These specific implementation actions are described in Chapter 10 and are referenced by applicable policies for each Element.

The General Plan is intended to be a dynamic document and must be periodically updated to respond to changing community needs. An annual review of the Plan is required to ensure that it remains relevant. The mandated elements of the General Plan can be amended up to four (4) times annually; the optional elements can be amended as needed.

Requests for amendments can be submitted by individuals or initiated by the City itself. Most amendments propose a change in the land use designation for a particular property. Requests by private entities to initiate an amendment to the General Plan's land uses must adhere to established procedures, including but not limited to the City's General Plan Initiation Process (GPIP) and completion of the "GPA–CZ–SP–SPA–ZOA" application. Policy and text amendments may also occur.

Any proposed amendment will be reviewed to ensure that the change is in the public interest and would not be detrimental to public health, safety, and welfare. Environmental review is required for all General Plan amendments.

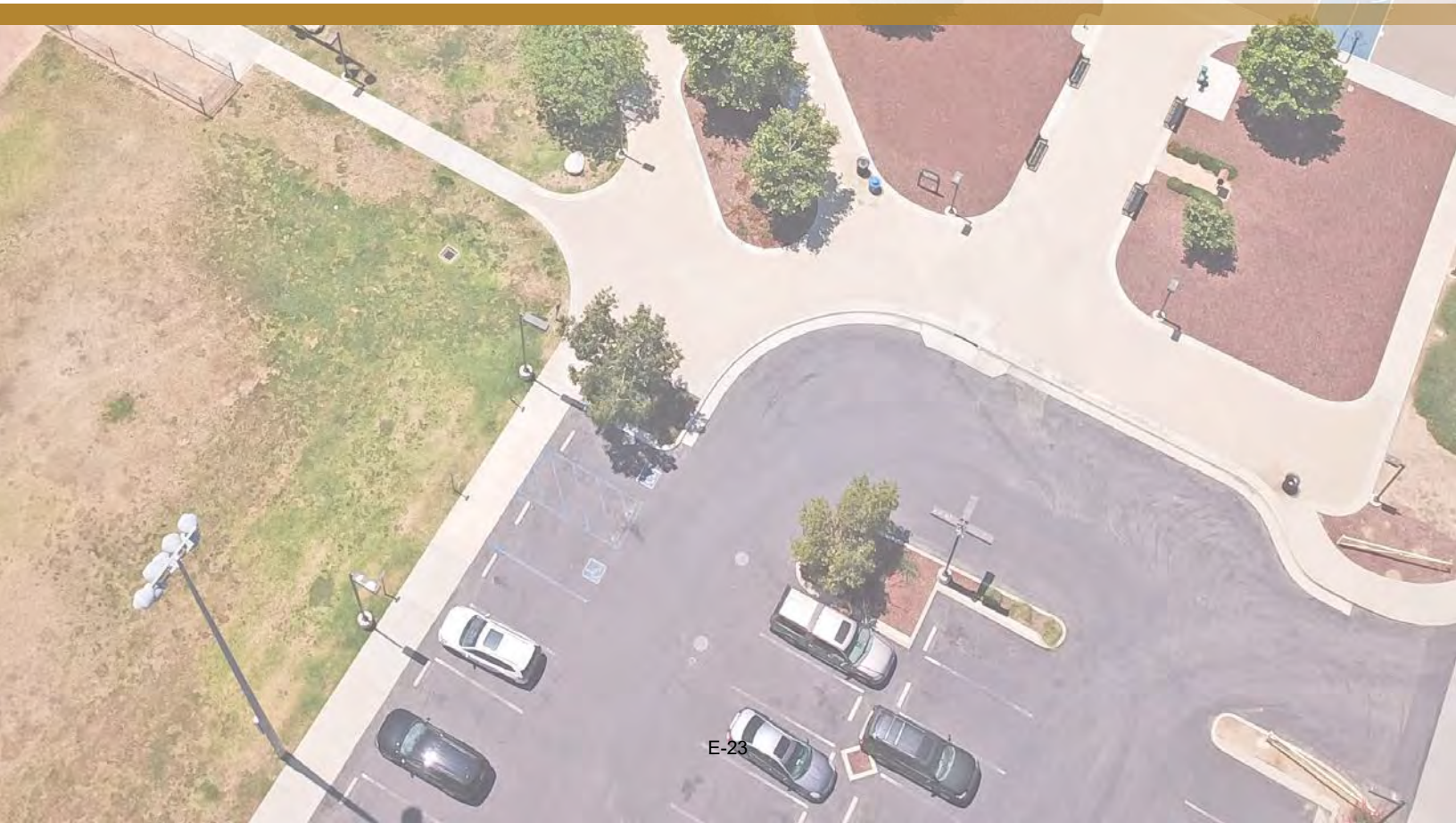
1.9 Environmental Impact Report

As required by the California Environmental Quality Act (CEQA), an environmental impact report (EIR) has been prepared for the General Plan (State Clearinghouse Number: 2023090064). The EIR describes environmental conditions in the City and planning area, assesses the possible effects on the environment of implementation of the General Plan, identifies actions that will be undertaken to reduce these impacts, and evaluates the comparative impacts of alternatives to the General Plan.



Future by Design
ENVISION WILDOMAR 2040

2. Land Use



2. Land Use Element

2.1 Vision

Residents are drawn to Wildomar for its unique environment and quality of life. They value the natural environment, rural traditions, urban amenities of modern life, and lifestyle opportunities only found in a few remaining areas of Southern California. As Wildomar grows, this Plan envisions a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel.

This Plan envisions a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel.

Increased housing choices provide more opportunities for those who wish to join the community and for those who wish to remain in the community as they transition through their lives. New commercial development will provide more goods and services and increase employment opportunities. This will decrease the need to travel to adjoining communities to meet daily needs and attract more local spending, increase prosperity, and improve the City's ability to provide services to its residents.

To maintain the aspects of Wildomar that people value, new developments will be designed to integrate into the existing character of the City. They will be concentrated and directed to key focus areas to minimize impacts to established neighborhoods, enhance economic activity, promote walking and biking, and minimize demands on infrastructure. Designed and located appropriately, new development will enhance the City's safety, identity, and unique character without harming the special qualities most treasured by residents.

2.2 Purpose

The most fundamental decisions in planning begin with land use: what to put where. Land use planning envisions the future of a city and interacts with all other elements of planning. At its best, the land use element reflects Wildomar's vision; promotes thoughtful, equitable, and accessible distribution of different land uses, including residential, commercial, industrial, and open space; and is consistent with other general plan elements. The land use element is also a tool to improve public health, reduce infrastructure costs, enhance local economies, and address long-term environmental issues such as climate change and water resources.

Government Code § 65302(a) requires each city to adopt a land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways, and other categories of public and private uses of land.

2.3 Planning Context and Approach

Wildomar is in southwestern Riverside County, nestled in a valley between the Santa Ana Mountains to the west and rolling hills to the east. The surrounding mountains and hillsides feature large undeveloped areas of natural topography and habitat and are treasured for their scenic and ecological value.



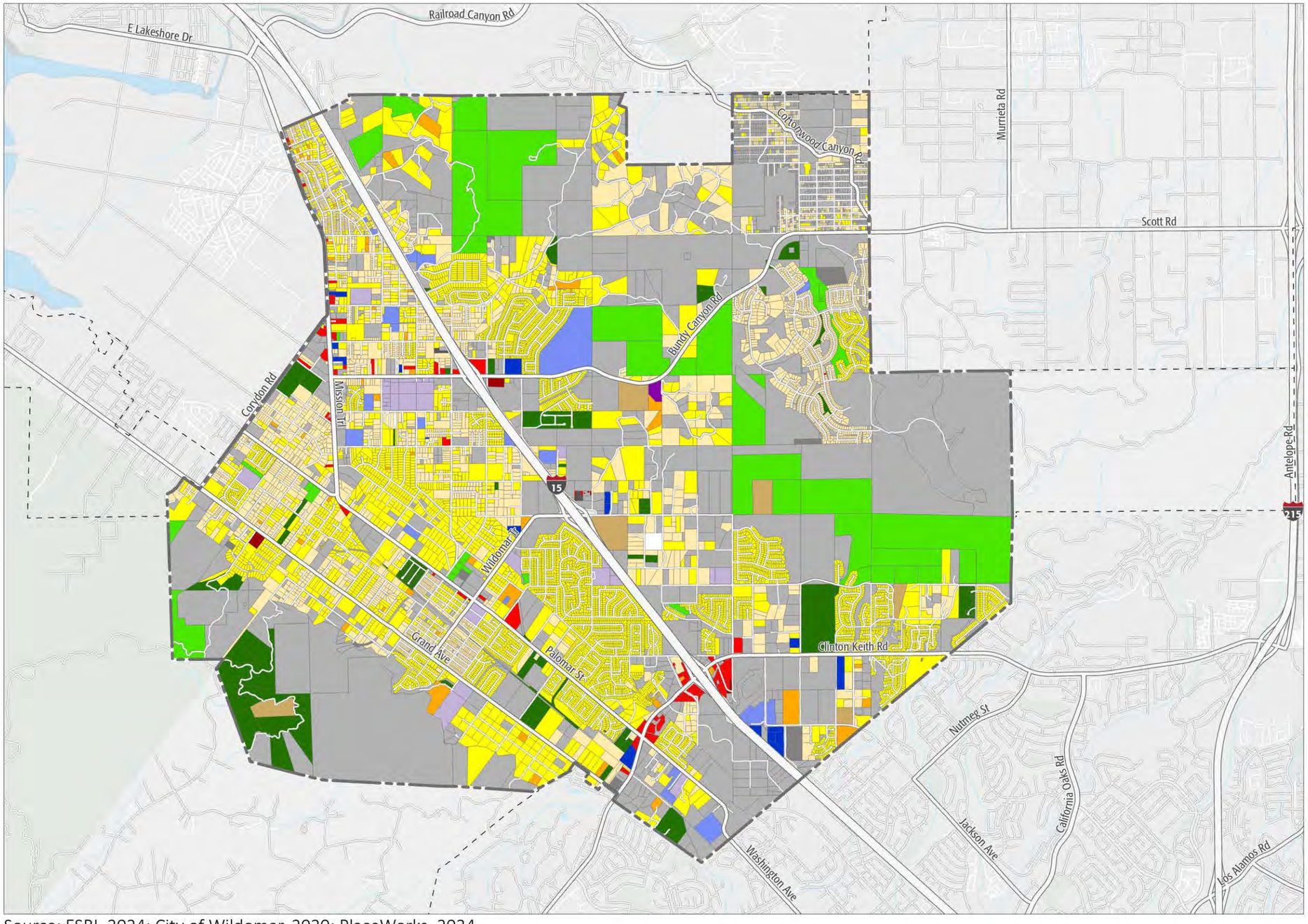
Aerial view of Wildomar looking north; Inland Valley Medical Center in the foreground..

The flatlands of Wildomar are relatively developed, though portions of the City are vacant and undeveloped, allowing for natural forms of vegetation and wetlands. The built environment is primarily residential, with a mix of large-lot ranch homes reflecting the area's rural heritage, suburban/traditional housing tracts, and townhomes and multifamily homes clustered along major thoroughfares and in proximity to the Clinton Keith Road corridor. Centers of commercial activity extend east and west along Clinton Keith Road from I-15 and are dispersed as stand-alone buildings or in small strip centers along major throughfares such as Corydon Road, Mission Trail, Palomar Street, and Bundy Canyon Road. Clusters of light industrial uses can be found in the northwestern portion of the City, adjacent to the City of Lake Elsinore, and along the eastern portion of the Clinton Keith corridor. Figure 2-1 depicts the City's existing uses, and Table 2-1 quantifies the amount of land associated with each use type.

Table 2-1: Existing Land Use

Existing Land Use Category	Acres	Percentage
Commercial		
Commercial and Services	88	1%
General Office	3	0%
Industrial		
Industrial	61	0%
Residential		
Rural Residential	64	0%
Single Family Residential	4,794	35%
Multi-Family Residential	93	1%
Mixed Residential	10	0%
Mixed Residential and Commercial	12	0%
Mobile Homes and Trailer Parks	2,319	17%
Other		
Education	147	1%
Transportation, Communications, and Utilities	40	0%
Facilities	93	1%
Military Installations	7	0%
Open Space and Recreation	930	7%
Agriculture	1,328	10%
Under Construction	10	0%
None	13	0%
Unknown	10	0%
Vacant	3,657	27%
Grand Total	**13,677**	**100%**

FIG 2-1: EXISTING LAND USE



- - - Other Jurisdictions
City Boundary
Parcels

SCAG Land Use Designations (2019)

- Single Family Residential
- Mobile Homes and Trailer Parks
- Mixed Residential
- Multi-Family Residential
- Rural Residential
- Mixed Residential and Commercial
- Specific Plan
- Commercial and Services
- General Office
- Education
- Mixed Commercial and Industrial
- Military Installations
- Facilities
- Industrial
- Water
- Open Space and Recreation
- Agriculture
- Vacant
- Transportation, Communications, and Utilities
- Under Construction
- Undevelopable
- Unknown

0 0.25 0.5 1
Miles

Future by Design
ENVISION WILDOMAR 2040

Source: ESRI, 2024; City of Wildomar, 2020; PlaceWorks, 2024

Major themes that have driven the development of the Land Use diagram and Land Use goals and policies are described below.

1. **Managed Change.** New development is targeted to limited areas, balanced with the protection of open space and conserved lands and supported by the appropriate provision of services and infrastructure.
2. **Housing for All Residents.** To meet the variety of housing needs of Wildomar's residents now and in the future:
   - We recognize the importance of the existing ranches and the role they play in Wildomar's character.
   - The plan takes steps to protect these areas and provides meaningful policy and design to help transition the edges of these areas to more intensive housing/commercial development.
   - It is important to provide housing for residents in all stages of their lives, from young families just starting out to seniors who want to remain in the community even as they downsize.
   - Different housing types do not mean that one is prioritized over another, only that there are more choices, which benefits everyone.
3. **Thriving Commercial Areas.** The fiscal health of the City is directly linked to the success of the businesses in it. Thriving businesses, services, and shops provide revenue to the City and improve the quality of life for residents. To help existing businesses expand and attract new businesses in a changing retail landscape, opportunities are provided for both traditional commercial environments and mixed-use areas that combine retail, dining, entertainment, events, and places for socialization, with residents living within walking distance.
4. **Accommodate Mixed-Use Development.** Because land uses benefit from proximity to complementary uses, the Plan establishes two types of mixed-use designations:
   - Mixed-Use Low (MUL) is intended to provide a gradual transition between existing low-density neighborhoods to more intensive land uses located along major thoroughfares. A mix of residential and commercial uses can be accommodated side-by-side, or horizontally, within a single site or across adjacent parcels. This type of land use pattern is found today along Mission Trail.
   - Mixed-Use High (MUH) recognizes that some areas have the potential for more intensive development while being flexible with land use types. This land use type allows for residences to be built above ground floor commercial uses (vertically) or side-by-side (horizontally) on larger sites. This category of land use will accommodate the development of walkable, experience-oriented commercial and residential districts, as well as light industrial and business park uses, as described further in this element and in the Economic Development Element.
5. **Support Employers and Increase Jobs.** The Plan supports the health of business districts by allowing for a mix of complementary uses and amenities that make them attractive for employees and employers alike and keep them active throughout the day.
6. **Expanding Parks and Open Spaces.** By expanding the amount of land dedicated to parks and conserved for native habitats, the Plan ensures that even as development is accommodated in Wildomar's urbanized areas, its prized natural resources are protected in perpetuity and its residents are afforded more opportunities to recreate, relax, and congregate with their neighbors.
7. **Wildomar By Design.** Well-designed buildings and districts are important to the people of Wildomar. Since incorporation, the City has been proactive in establishing standards and guidelines for a variety of development types to ensure that Wildomar evolves in a way that enhances its unique character. The policies and actions of this element seek to enshrine that approach as a fundamental commitment for the City and ensure that the future is shaped, by design. Growth opportunities are directed to focus areas that both protect older

neighborhoods and encourage new growth in areas best suited for it. New mixed-use designations are designed to ensure elegant transitions between use types, protecting existing neighborhoods and enhancing the City's built environment.

8. **An Equitable Plan.** Development patterns that evolved prior to incorporation have resulted in an uneven distribution of infrastructure and services. This Plan tries to address that by outlining a path for the City to work in coordination with partners to provide equitable access to infrastructure and services in underserved areas of the City.
9. **A Healthier Wildomar.** Development patterns and circulation networks that support physical activity and design approaches that ensure compatibility among land uses are some of the ways that Land Use works in concert with the Plan's other elements to support the health and well-being of Wildomar's residents.
10. **Enhance Environmental Stewardship.** Being an environmental steward requires more than just protecting open spaces; it requires mitigating and diminishing the impact of human activities on the environment. In addition to protecting natural environments, the planning and distribution of land uses in more compact forms can help reduce contributors to climate change and air pollution by keeping trips for daily needs closer to home and making nonmotorized transportation choices possible.

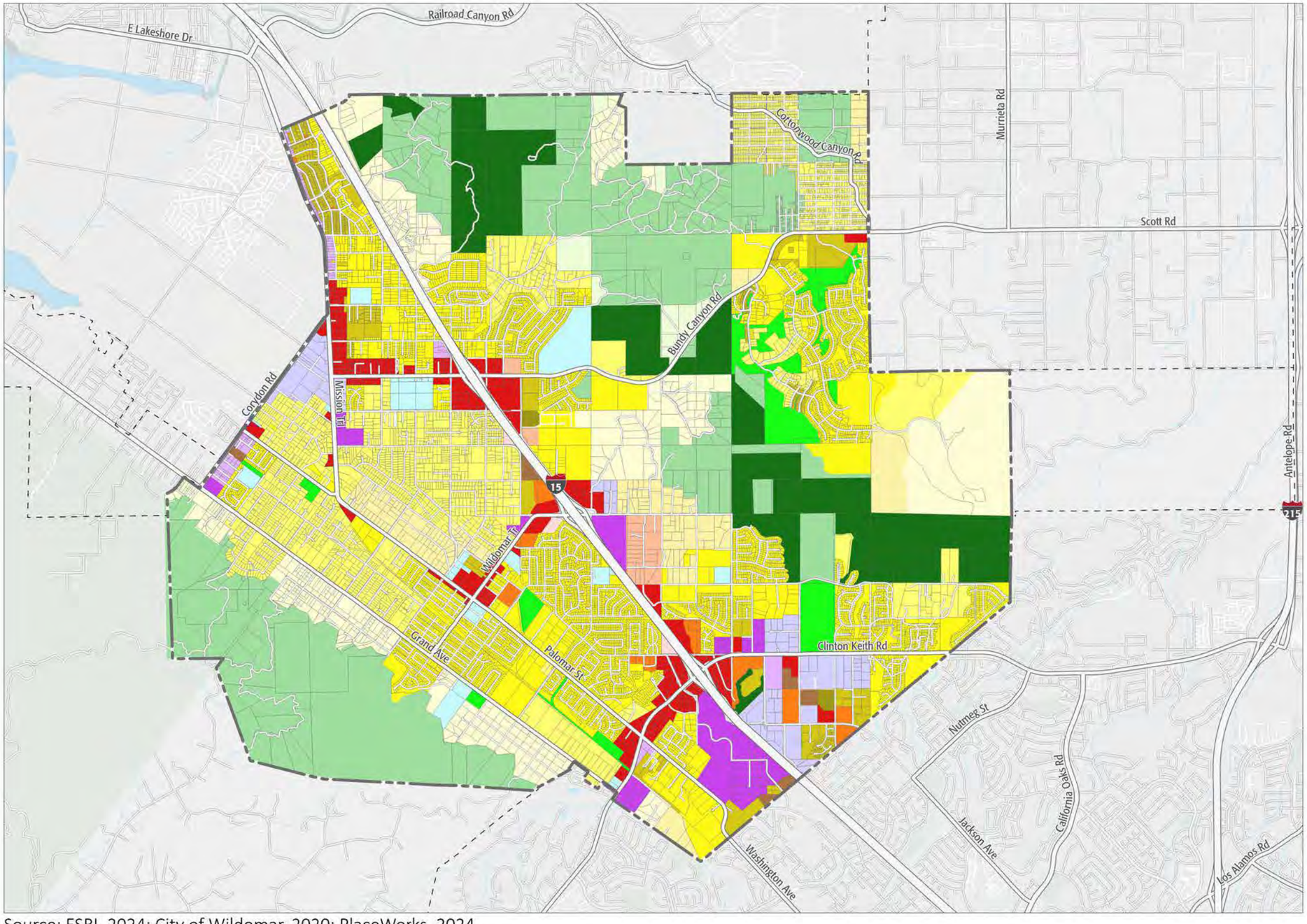
2.4 Land Use Diagram

Development in Wildomar will be guided by the Land Use diagram, which defines categories of use and standards of population density and building intensity for all lands within its jurisdictional boundaries, consistent with the requirements of the California Government Code (section 65302(a)). Figure 2-2 presents the Land Use diagram, and the text below describes the general uses and densities/intensities permitted for each land use category.

Focus Area Descriptions

The Land Use diagram provides for future growth in nine "Focus Areas" where the City endeavors to guide or encourage development, as shown in Figure 2-3 and described in Table 2-2.

FIG 2-2: LAND USE PLAN



- - - Other Jurisdictions
City Boundary
Parcels

Residential

- LLR: Large Lot Residential
- EDR: Estate Density Residential
- VLDR: Very Low Density Residential
- LDR: Low Density Residential
- MDR: Medium Density Residential
- MHDR: Medium High Density Residential
- HDR: High Density Residential
- VHDR: Very High Density Residential
- HHDR: Highest Density Residential

Non-Residential

- BP: Business Park
- CO: Commercial Office
- CR: Commercial Retail
- LI: Light Industrial
- MUL: Mixed-Use Low
- MUH: Mixed-Use High
- PF: Public Facilities

Open Space / Rural

- OS-CH: Conservation Habitat
- OS-R: Open Space Recreation
- RM: Rural Mountainous

0 0.25 0.5 1
Miles

Future by Design
ENVISION WILDOMAR 2040

Source: ESRI, 2024; City of Wildomar, 2020; PlaceWorks, 2024

Figure 2-3: Focus Areas

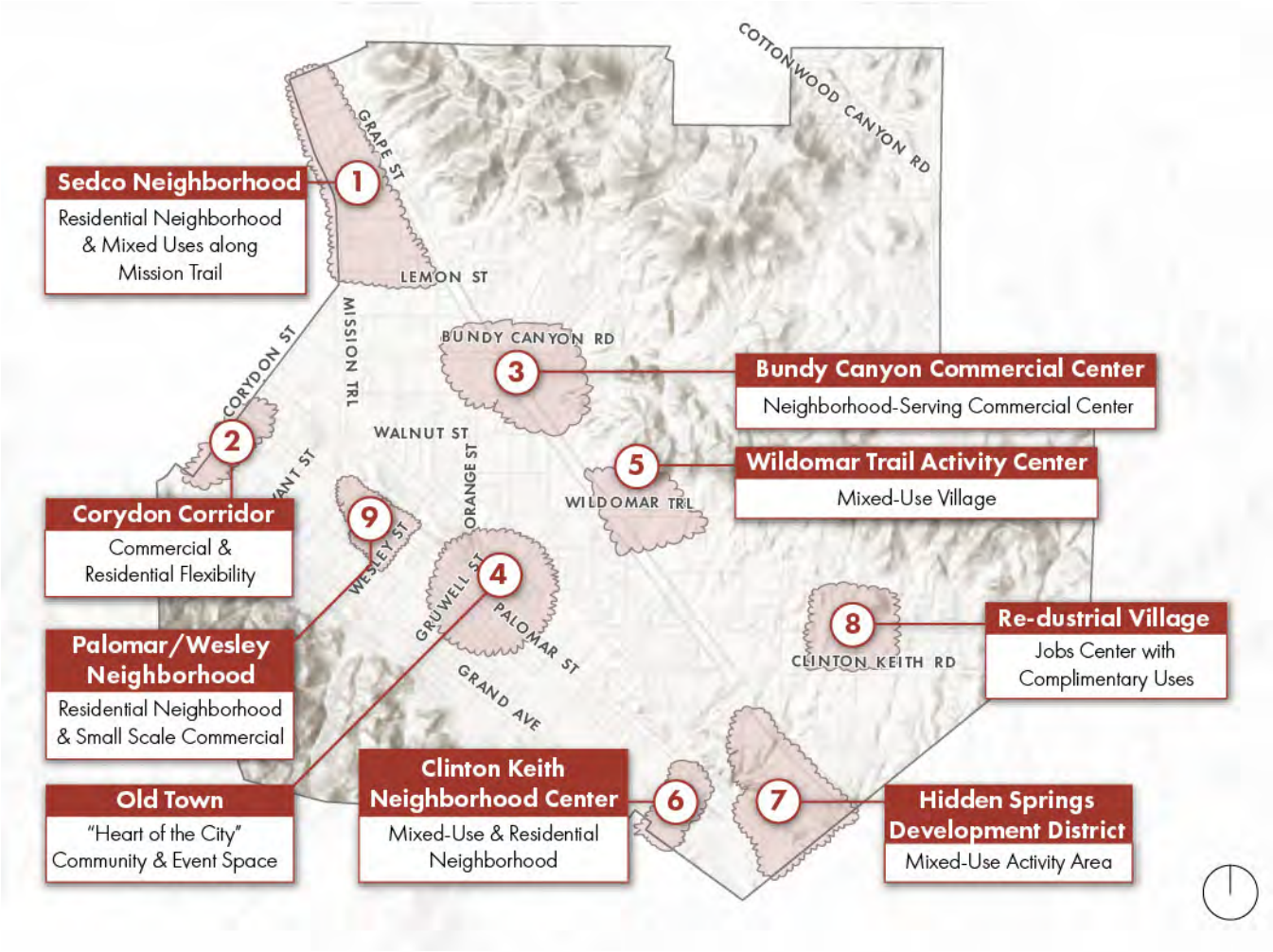


Table 2-2: Focus Area Description

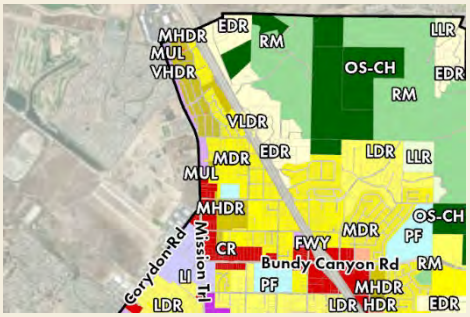
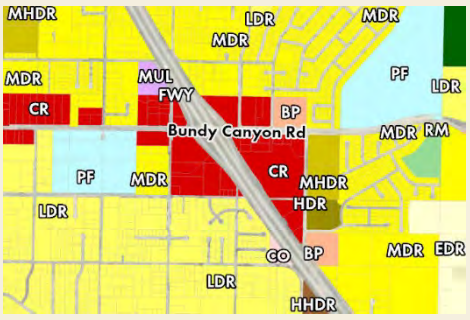
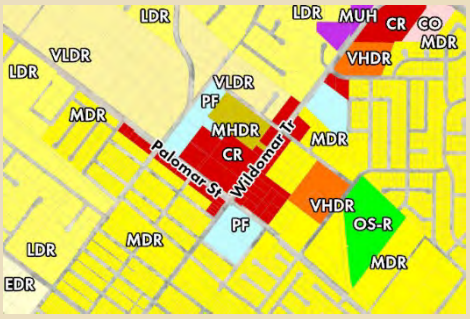
Area	Description
	**Focus Area 1: Sedco Neighborhood** Maximum residential densities are reduced for hundreds of parcels to better align with current development patterns. The Mixed-Use Low (MUL) designation is applied to properties along Mission Trail to reflect the existing mixture of lower density residential and commercial uses, transition to the existing neighborhood, and allow for flexibility in future uses.
	**Focus Area 2: Corydon Corridor** At the south end of the corridor, the Mixed-Use High (MUH) designation allows for a catalytic project at the corner of Corydon Road and Grand Avenue, across from the existing commercial center. At the north end of the corridor, the Commercial Retail (CR) designation is applied to the parcel at the corner of Corydon Road and Palomar Street that is impacted by seismic hazards. The Mixed-Use Low (MUL) designation is applied to the rest of the area to provide flexibility in future uses at a scale that is sensitive to adjacent residential areas.
	**Focus Area 3: Bundy Canyon Commercial Center** Commercial Use is retained in this area to protect it as a future retail center. On the west side of the area, next to Elsinore High School and existing residential neighborhoods, low density residential and mixed-use designations are applied for more appropriate integration with adjacent uses.
	**Focus Area 4: "Old Town"** At the intersection of Palomar Street and Wildomar Trail, commercial use is envisioned at the southern end of a corridor of activity stretching from I-15. Community members would like to see event and community spaces in this area, with a unique character befitting what many consider to be the "heart" of the city.

Table 2-2: Focus Area Description

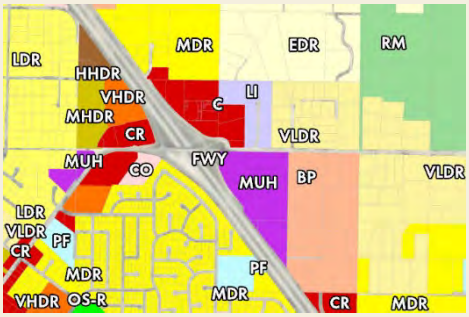
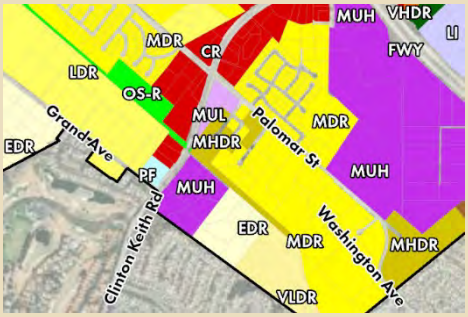
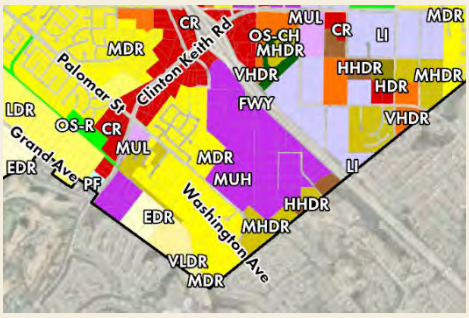
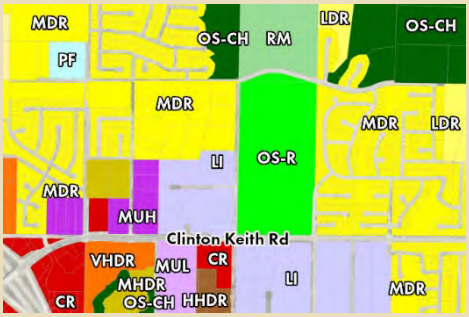
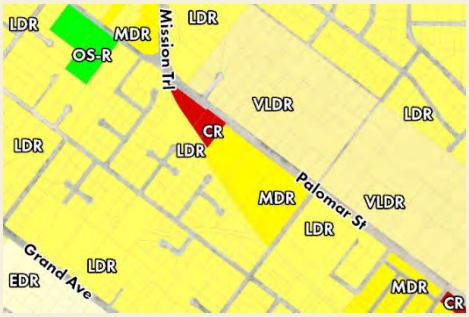
Area	Description
	**Focus Area 5: Wildomar Trail Activity Center** Across from the Baxter Village mixed-use project, the Mixed-Use High (MUH) designation maximizes the opportunity to create a center of commercial and residential activity oriented around prime freeway access and visibility.
	**Focus Area 6: Clinton Keith Neighborhood Center** At the western terminus of the primary commercial thoroughfare, a low density mix of uses is allowed along Clinton Keith Road to serve the surrounding neighborhood. To the south, residential designations are standardized at a density consistent with existing development to the east.
	**Focus Area 7: Hidden Springs Development District** Mixed-Use High (MUH) is applied to allow for maximum flexibility for this 160+/- acre vacant property adjacent to the City's commercial heart, one of the City's most prominent and opportune areas for growth. A future Specific Plan for this area around Hidden Springs Road and Wyman Road will allow for consideration of a more fine-grained distribution of uses.
	**Focus Area 8: Re-dustrial Village** The updated Light Industrial (LI) designation is applied to allow for small-scale manufacturing and complementary commercial services, like a micro-brewery or commercial kitchen facility, that could leverage the regenerative agricultural uses envisioned for the future college site and fulfill the area's potential as an economic engine for the City.

Table 2-2: Focus Area Description

Area	Description
	**Focus Area 9: Palomar/Wesley Neighborhood** Existing commercial uses are preserved while allowing for medium density residential uses on vacant land.

2.5 Land Use Designations

Development Standards Definitions

Residential Uses

Standards of building density for residential uses are described in allowable dwelling units per gross acre (du/ac). Standards of population density can be derived by multiplying the maximum number of dwelling units per net acre by the average number of persons per household, which the California Department of Finance E-5 data reports is 3.24 (January 2022).

Non-residential Uses

Standards for building intensity for non-residential uses such as commercial, industrial, and mixed-use development are described in floor-area ratios (FARs). FAR is the gross building area on a site, excluding structured parking, to the net developable area of the site. The net developable area is the total of a site excluding portions that cannot be developed (right-of-way, public parks, and so on). A site includes all contiguous parcels that will share parking or access. For example, on a lot with 25,000 square feet of land area, a FAR of 0.5 will allow 12,500 square feet of usable building floor area to be built regardless of the number of stories in the building (e.g., 6,250 square feet per floor on two stories, or 12,500 square feet on one floor). On the same 25,000 square foot lot, a FAR of 0.8 would allow 20,000 square feet of usable floor area and a FAR of 1.5 would allow 37,500 square feet of usable floor area.

Land Use Categories

Table 2-3 describes the categories of uses and their associated maximum densities/ intensities permitted on properties throughout the City. If the designation permits a range of density/intensities, the minimum and maximum are shown.

Table 2-3: Land Use Designations

Designation	Description	Density/Intensity
Residential		
Rural Mountainous (RM)	Single-family detached residential.	1 du/10 acres
Large Lot Residential (LLR)	Single-family detached residences.	1 du/5 acres
Estate Density Residential (EDR)	Single-family detached residences.	1 du/2–5 acres
Very Low Density Residential (VLDR)	Single-family detached residences.	1 du/1–2 acres
Low Density Residential (LDR)	Single-family detached residences.	1–2 du/ac
Medium Density Residential (MDR)	Attached and detached single-family residences.	2–5 du/ac
Medium High Density Residential (MHDR)	Attached and detached single-family residences.	5–8 du/ac
High Density Residential (HDR)	Attached and detached single- and multi-family residences.	8–14 du/ac
Very High Density Residential (VHDR)	Attached and detached single- and multi-family residences.	14–20 du/ac
Highest Density Residential (HHDR)	Multi-family attached residences.	20–40 du/ac
Commercial		
Commercial Office (CO)	Variety of office related uses.	0.35–1.0 FAR
Commercial Retail (CR)	Local and regional serving commercial/retail and service uses.	0.20–0.35 FAR
Mixed-Use		
Mixed-Use Low (MUL)	This designation provides for neighborhood-serving goods and services and residential uses in a mixed-use format (vertical or horizontal).	5 du/acre to 30 du/acre for residential portion; 1.0 max FAR for non-residential
Mixed-Use High (MUH)	The intent of this designation is to require a mixture of land uses, including multi-family residential (30–50% of developed acres) and non-residential uses, in a vertical or horizontal format on larger sites.	30 du/acre to 40 du/acre for multi-family portion; 2.0 max FAR for non-residential

Table 2-3: Land Use Designations

Designation	Description	Density/Intensity
Industrial		
Business Park (BP)	Provides for employee intensive uses and supporting retail uses.	0.25–0.60 FAR
Light Industrial (LI)	Provides for light industrial, manufacturing and complimentary uses.	0.25–0.60 FAR
Other		
Open Space Recreation (OS-R)	Recreational uses, including but not limited to, public/private parks, trails, athletic fields, and golf courses.	N/A
Open Space Conservation Habitat (OS-CH)	Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans.	N/A
Public Facilities (PF)	Civic uses such as City administrative buildings and schools.	0.60 FAR

Land Use Descriptions

Residential

Rural Mountainous (RM). The Rural Mountainous land use designation allows single family detached residential uses within mountainous areas of the City, with a maximum residential density of 1 dwelling unit per 10 acres. Agriculture and animal keeping is allowed. Clustering of residential uses on smaller lots is allowed to minimize grading and alteration of natural landforms, including visually significant ridgelines, but the total number of units cannot exceed the 1 unit per 10-acre ratio. Clustering is also encouraged to avoid impacts to sensitive natural habitat areas and hazardous conditions such as landslides.

Large Lot Residential (LLR). The Rural Residential land use designation allows 1 single family detached residence per 5 acres, as well as animal-keeping and agricultural activities. Limited recreational uses, compatible resource development and associated uses (not including the commercial extraction of mineral resources), and governmental uses are also allowed within this designation.

Estate Density Residential (EDR). The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. Agriculture and animal keeping are allowed. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres.

Very Low Density Residential (VLDR). The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. Agriculture and animal keeping are allowed. The density range is from 1 dwelling unit per acre to 1 dwelling unit per 2 acres.

Low Density Residential (LDR). The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. Agriculture and animal keeping are allowed. The density range is from 1 to 2 dwelling units per acre.

Medium Density Residential (MDR). The Medium Density Residential land use designation provides for

the development of single family detached and attached residences. The density range is 2 to 5 dwelling units per acre.

Medium High Density Residential (MHDR). The Medium High Density Residential land use designation provides for the development of smaller lot, single family detached residences and attached residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5 to 8 dwelling units per acre.

High Density Residential (HDR). The High Density Residential land use designation allows single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes. The potential for clustered development is provided for in this land use category. The density range is 8 to 14 dwelling units per acre.

Very High Density Residential (VHDR). The Very High Density Residential land use designation allows for the development of single-family and multi-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, triplexes, and zero lot line homes with a density range of 14 to 20 dwelling units per acre.

Highest Density Residential (HHDR). The Highest Density Residential land use designation allows for the development of multi-family attached residences, including stacked flats, with a density range of 20 to 40 dwelling units per acre.

Commercial

Commercial Office (CO). The Commercial Office land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. FARs range from 0.35 to 1.0.

Commercial Retail (CR). The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. FARs range from 0.2 to 0.35.

Mixed-Use

Mixed-Use Low (MUL). This designation provides for neighborhood-serving goods and services and residential uses in a mixed-use format. A mix of residential and commercial uses can be accommodated side by side (horizontally) within a single site or across adjacent parcels. This designation allows for 100 percent residential or 100 percent non-residential uses on any individual parcel. Vertical mixed use with residences above ground-floor commercial uses are allowed but unlikely. A density range of 5 du/acre to 30 du/acre is allowed for residential uses and a maximum FAR of 1.0 is allowed for non-residential uses.

Mixed-Use High (MUH). The intent of this designation is to require a mixture of land uses, including multi-family residential and commercial/office/entertainment/educational/business park and/or recreational uses in a mixed-use format (i.e., master planned). This land use type allows for residences to be built above ground-floor commercial uses (vertically) or side by side with commercial uses (horizontally) on larger sites. On any single site, residential uses are required to occupy 30 to 50 percent of the developed acreage. A density range of 30 du/acre to 40 du/acre is allowed for residential uses, and a maximum FAR of 2.0 is allowed for non-residential uses.

Industrial

Business Park (BP). The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, “clean” industry (i.e., does not emit smoke, noise, offensive odors, or harmful industrial wastes) and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

Light Industrial (LI). The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light

manufacturing, repair and other service facilities, warehousing/distribution, and supporting retail uses. This designation also provides a suitable location for start-up businesses and "maker" spaces for breweries, arts and crafts, clothing, food, and similar small-scale industries. Building intensity ranges from 0.25 to 0.6 FAR.

Other

Open Space Recreation (OS-R). The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, campgrounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined by the zoning code.

Open Space Conservation Habitat (OS-CH). The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with adopted multispecies habitat conservation plans or other conservation plans. Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting, and design will be determined by the zoning code.

Public Facilities (PF). The Public Facilities area plan land use designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities; utility facilities including public and private electric-generating stations and corridors; landfills; airports; educational facilities; and maintenance yards. Privately held uses with public facility characteristics are not required to be designated as Public Facilities but are eligible to be so designated based on site-specific reviews of the use in question. A maximum FAR of 0.60 applies to privately held uses.

2.6 Development Capacity

Table 2-4 represents the acreage and maximum number of housing units and building square feet that are assumed to occur by 2045. It is not a projection or mandate but represents what could occur under normal market conditions should lands be developed for the uses and densities/intensities defined by the Plan. Table 2-4 also does not represent full buildout of the entirety of the General Plan as this is not expected to occur by 2045.

Table 2-4: Development Assumption by 2045

Land Use Category	Acres	Dwelling Units	Non-residential Square Footage
Residential			
Rural Mountainous (RM)	3,906	107	11,999
Large Lot Residential (LLR)	213	10	-
Estate Density Residential (EDR)	1,629	1,453	-
Very Low Density Residential (VLDR)	564	699	-
Low Density Residential (LDR)	1,884	2,149	15,122
Medium Density Residential (MDR)	2,725	8,782	245,736
Medium High Density Residential (MHDR)	410	2,208	-
High Density Residential (HDR)	19	138	-
Very High Density Residential (VHDR)	90	1,303	231,963
Highest Density Residential (HHDR)	30	823	-
SUBTOTAL	**11,470**	**17,697**[1]	**504,820**
Commercial			
Commercial Retail (CR)	465	96	1,596,373
Commercial Office (CO)	11	3	-
SUBTOTAL	**476**	**99**	**1,596,373**
Mixed-Use			
Mixed-Use Low (MUL)	90	379	64,155
Mixed-Use High (MUH)	331	2,602	1,395,944
SUBTOTAL	**421**	**2,981**	**1,460,098**
Industrial			
Business Park (BP)	87	14	11,368
Light Industrial (LI)	322	7	2,001,528
SUBTOTAL	**409**	**21**	**2,012,896**
Other			
Open Space Recreation (OS-R)	427	133	5,451
Open Space Conservation Habitat (OS-CH)	235	5	-
Public Facilities (PF)	235	44	378,277
Freeway (FWY)	4	-	-
SUBTOTAL	**901**	**182**	**383,728**
Grand Total	**13,677**	**20,980**	**5,957,915**

[1] Includes twenty-five (25) Accessory Dwelling Units (ADUs), which can be developed in any residential designation.

2.7 Goals and Policies

Guided by the Vision and Guiding Principles, the following goals and policies provide for strategic growth and change while protecting the important assets and characteristics that contribute to Wildomar's identity and quality of life.

GOAL LU 1

Administration. The General Plan is utilized as the guiding planning document for the City and as the basis for regional collaboration.

Policy LU 1.1
Regional Planning Efforts. Wildomar shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, and watershed and habitat management with Riverside County, neighboring cities, local and regional agencies, stakeholders, and tribal governments.

Policy LU 1.2
Specific, Master, and Corridor Plans. Specific, Master, and Corridor Plans may be utilized to facilitate more detailed land use and planning for targeted sites or areas of the City, insofar as they are consistent with the goals and policies of the General Plan.

Policy LU 1.3
Development Clustering and Density Transfers. Allow development clustering and/or density transfers to preserve open space, natural resources, and cultural and/or biologically sensitive resources.

Policy LU 1.4
Internal Consistency. All General Plan elements must be internally consistent and hold equal status. Updates to individual elements or the General Plan in its entirety shall ensure that internal consistency is maintained between all elements.

Policy LU 1.5
Lot Mergers. Where lot sizes impede redevelopment opportunities, encourage merging of adjacent lots to provide sites of adequate size and dimension for redevelopment.

GOAL LU 2

Development Capacity. Responsible growth through well-planned development provides for the needs of Wildomar's residents and businesses, makes efficient use of land and infrastructure, protects important environmental resources, promotes the health of the community, and maintains the unique character distinguishing the City as a special place in the region.

Policy LU 2.1
Adequate Service Provision for New Development. Coordinate with local agencies, service providers, and utilities to ensure adequate service provision for new development.

Policy LU 2.2
Population Density Standard. Pursuant to State law, each land use designation that provides for residential development is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.

GOAL LU 3

Focus Areas. Unique areas of the City are enhanced to meet residents' needs.

Policy LU 3.1
Cottonwood Canyon. Encourage lot mergers consistent with the land use and zoning designations for this area to establish developable lots that meet minimum thresholds for health and safety of onsite water treatment or require new development to provide for the extension or development of full public sewerage and water services.

Policy LU 3.2
Sedco Neighborhood. Work with utility providers to improve infrastructure in the Sedco area and explore opportunities to expand the provision of public services. Explore opportunities to ensure that current residents, including renters, benefit from investments in infrastructure improvements.

Policy LU 3.3
Old Town. Recognize Old Town as the traditional heart of Wildomar and explore opportunities to enhance the area as a center of activity reflecting the City's heritage. Seek to leverage vacant and underutilized sites and publicly owned parcels to activate the area with an events and community space reflecting a unique character and identity.

Policy LU 3.4
Hidden Springs/Wyman Road Specific Plan Area. Prior to any development within this 160+/- acre area, require preparation of a Specific Plan and accompanying EIR for the redevelopment area generally south of Clinton Keith Road, west of I-15 freeway, and east of Palomar Street that accommodates a mixed-use development reflecting a high quality of design that enhances the City's visibility and identity, provides housing opportunities in close proximity to resources, and contributes to the City's economic development goals. Light industrial/business park uses are permitted as long as they occupy not more than 35 percent of the area and are located and designed to be compatible with other uses.

Policy LU 3.5
Wildomar Trail/I-15 Project Area. The area bounded by the I-15 freeway, Wildomar Trail, Susan Drive, and La Estrella Street is recognized as a unique economic development opportunity zone and warrants a coordinated planning and development approach (such as a Specific Plan, Area Plan, or Vision Plan) to maximize the potential to establish a mixed-use community that enhances the City's visibility and identity.

Policy LU 3.6
Clinton Keith Corridor. Engage in an advance planning process (such as a Specific Plan, Corridor Plan, or Vision Plan) to identify goals and actions to improve the economic and community development qualities of the Clinton Keith Road Corridor and ensure that uses that meet the community's objectives are developed.

Policy LU 3.7
Mission Trial Corridor. Engage in an advance planning process (such as a Specific Plan, Corridor Plan, or Vision Plan) to identify goals and actions to improve the economic and community development qualities of the Mission Trail Corridor.

GOAL LU 4

Urban Form. A City of distinct centers and corridors surrounded by neighborhoods and connected to a network of parks and open spaces.

Policy LU 4.1
Patterns and Distribution of Uses and Density. Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Plan (Figure LU-1) to promote efficient development, reduce automobile dependence and greenhouse gas emissions, ensure compatibility among uses, enhance community livability and health, and sustain economic vitality.

Policy LU 4.2
Multi-modal Linkages. Incorporate appropriate linkages for pedestrians, cyclists, transit users, and other non-vehicular travel modes in the design and development of projects.

Policy LU 4
Adequate Circulation Facilities. Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.

GOAL LU 5

Design. Well-designed communities contributing to the City's distinct identity and quality of life of residents.

Policy LU 5.1
Sense of Place and Quality of Design. Require new developments to exhibit quality design and contribute to Wildomar's unique sense of place.

Policy LU5.2
Enhance the Character of Surrounding Areas. Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area.

Policy LU 5.3
Maintain Design Standards. Enhance Wildomar's unique character and raise the quality of design in the City by maintaining and implementing the City's design standards.

Policy LU 5.4
Entryways and Branding. Encourage the development of identifiable entryways for the overall community and develop branding for unique or principal business/commercial districts of the City, by establishing design standards for these areas that include landscape setbacks, sign monumentation, and other special design treatments.

GOAL LU 6

Maintenance and Compatibility With Other Uses. Development is located and designed to maintain the qualities that distinguish Wildomar and to ensure effective transitions between neighborhoods and districts.

Policy LU 6.1
Protect from Adverse Impacts. Retain and enhance the integrity of existing residential, employment, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic.

Policy LU 6.2
Design for Safety. Require the use of Crime Prevention Through Environmental Design (CPTED) techniques, such as providing clear lines of sight, appropriate lighting, and wayfinding signs, to ensure that new development is visible from public areas and easy to navigate.

Policy LU 6.3
Property Maintenance. Maintain structures and properties to prevent deteriorating conditions through enforcement of State laws and local ordinances, and expand access to conservation and rehabilitation programs.

GOAL 7

Compatibility with the Natural Environment. Land uses and development intensities are compatible with scenic and natural resources and encourage environmental preservation.

Policy LU 7.1
Design to Respect Natural Settings. Require that new development conform building massing to topographic forms and minimize alteration of natural landforms and vegetation, incorporate natural drainage systems, allow development clustering to maintain slopes, restrict grading of steep slopes, and encourage the preservation of significant hillsides, canyon edges, and hilltops as prominent visual features.

GOAL LU 8

Residential Neighborhoods. A City composed of neighborhoods with a variety of housing types that are desirable places to live, contribute to the quality of life, and are well maintained.

Policy LU 8.1
Variety of Housing Types. Policy Accommodate the development of a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels, including medium density housing types such as duplexes, townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes.

Policy LU 8.2
Connections and Linkages. Integrate networks of parks, plazas, public squares, bicycle trails, and pedestrian paths into new residential development to provide internal connections in neighborhoods as well as linkages with surrounding features and neighborhoods.

Policy LU 8
Activity Centers. Establish activity centers within or near residential neighborhoods with services such as child or adult care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.

GOAL LU 9

Commercial Areas. Vital, active, prosperous, and well-designed commercial centers and corridors offer a diversity of goods, services, and entertainment and contribute a positive experience for Wildomar's residents and visitors.

Policy LU 9.1
Commercial Uses and Variety. Provide for and encourage the development of a broad range of uses in Wildomar's commercial centers and corridors that reduce the need to travel to adjoining communities for goods and services and capture a greater share of local spending.

Policy LU 9.2
Concentrate Commercial Uses. Concentrate commercial uses near transportation facilities and higher-density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts.

Policy LU 9.3
Battery Storage. Accommodate commercial battery storage as a permitted use in commercial areas to further the City's goals for reducing greenhouse gas emissions and improving the resiliency of the City's infrastructure.

Policy PLU 9.4
Internal and External Connections. Encourage the provision of non-vehicular access between commercial uses and adjoining neighborhoods and the development of internal cross-connections between commercial uses so as to reduce the number of curb cuts and number of vehicle trips on adjacent roadways.

GOAL LU 10

Mixed-Use Districts and Corridors. Well-designed districts and corridors contain an integrated mix of commercial, office, and/or housing that enable Wildomar's residents to live close to businesses and employment, reduce automobile use, and actively engage and enhance pedestrian activity.

Policy LU 10.1
Mixed-Use Design and Development. Encourage mixed-use development, as designated in the Land Use Plan, that is designed appropriately for Wildomar.

Policy LU 10.2
Integrated Housing and Commercial Development. Support the development of housing integrated with commercial and/or office uses on existing commercially developed properties characterized by declining retail activity.

Policy LU 10.3
Enhance Economic Activity. Support mixed-use development projects as a strategy to enhance the economic vitality of adjoining commercial districts by increasing population in proximity to these uses.

Policy LU 10.4
Inclusion of Recreation and Amenities. Require that residential/commercial mixed-use projects provide on-site recreational areas and other pedestrian-scale amenities such as benches, fountains, and landscaping that contribute to the living environment of residents or contribute funds for their development within proximity of the project, consistent with the City's Parks Master Plan.

GOAL LU 11

Industrial Uses. Light industrial uses are accommodated to enhance economic activity and are located and designed in a compatible manner with surrounding land uses.

Policy LU 11.1
Protect from Incompatible Uses. Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools, that could be impacted by industrial activity.

Policy LU 11.2
Concentrate Near Transportation and Utilities. Concentrate industrial and business park uses in proximity to transportation facilities and utilities.

Policy LU 11.3
Integration of Complimentary Uses. Support the integration of complementary uses in areas designated "Light Industrial" supporting local employees and that may attract active uses, such as "maker" spaces, arts and crafts, point-of-sale retail, and recreation facilities, provided that these are compatible and do not detrimentally impact the primary industrial function of the area.

Policy LU 11.4
Distribution Centers and Warehouses. Limit the development of distribution centers and warehouses to discourage such uses and their significant environmental impacts.

GOAL LU 12

Public Facilities. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services are located and designed to complement Wildomar's neighborhoods, centers, and corridors.

Policy LU 12.1
Services Supporting Residents. Provide public facilities and services that are cost-effective and contribute to the health, safety, welfare, and personal development of all residents.

Policy LU 12.2
Co-location. Promote the co-location of parks, schools, libraries, health services, recreation facilities, and other community facilities, and explore opportunities for joint use of such facilities to support resident needs and leverage limited resources.

Policy LU 12.3
Development Impact Fees. Explore all options for new projects to build associated public improvements up front. When that is infeasible, require that new development contribute its fair share to fund infrastructure and public facilities such as parks and police and fire facilities.

Policy LU 12.4
Maintenance and Enhancement. Coordinate, partner with, and encourage school and utility districts and other government and independent agencies that may be exempt from City land use control to plan and improve their properties and design improvements to achieve a high level of visual and architectural quality that maintains the character of the neighborhood or district in which they are located.

Policy LU 12.5
Design of Utility Facilities. Minimize the visual impacts of above-grade utility structures, such as water storage tanks, water check valves, electric and telephone boxes, etc. through use of landscaping, screening materials, and colors that blend with the environment to the extent feasible.

Policy LU 12.6
Equitable Access. Support equitable access to a full complement of critical infrastructure and utilities for all residents and businesses.

GOAL LU 13

Open Spaces. Open space lands are preserved as natural resources, utilized to buffer land uses and enhance community aesthetics, and protected from adverse impacts of new development.

Policy LU 13.1

Preservation of Open Space Lands. Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.

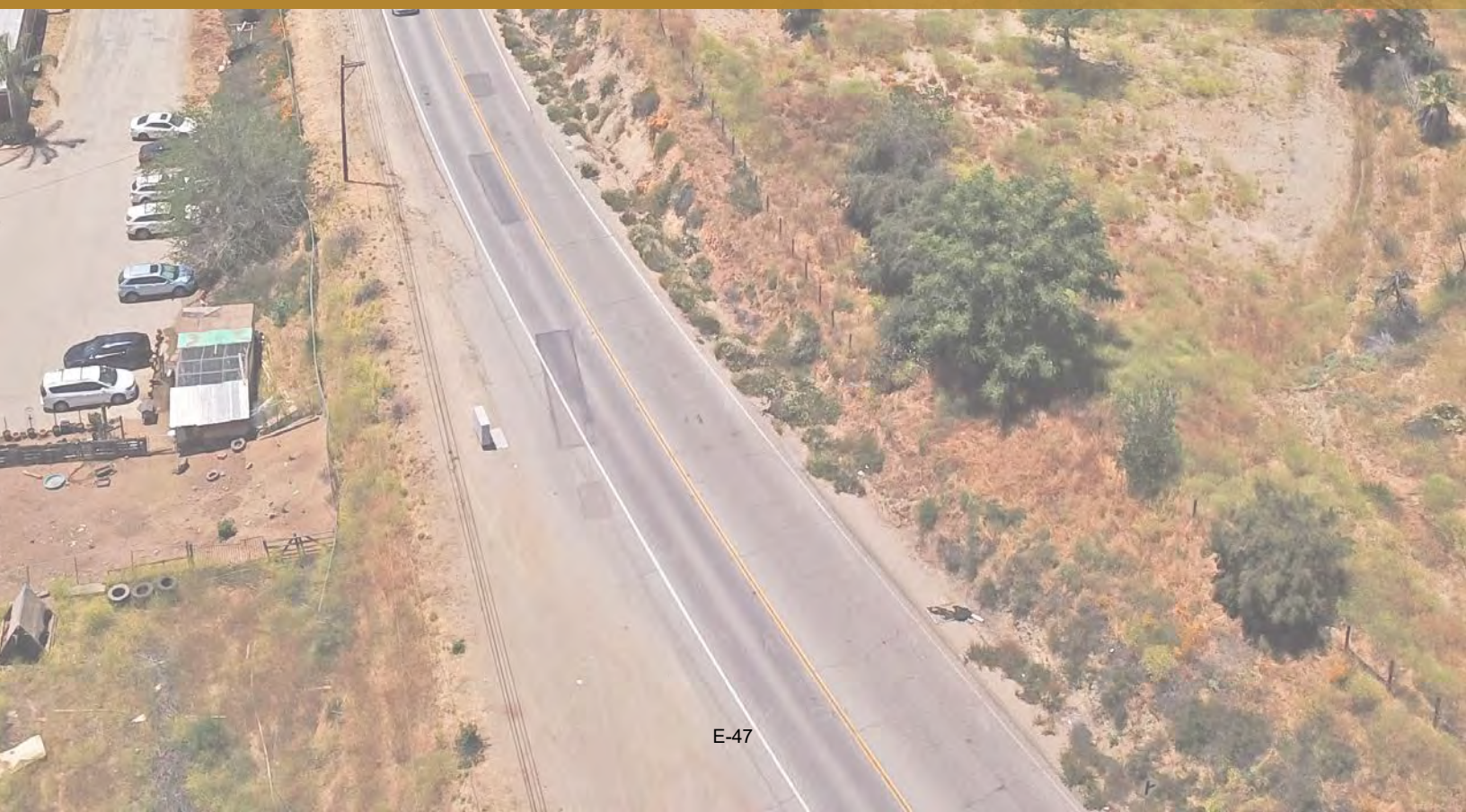
Policy LU 13.2

Incorporate Open Space, Landscape, and Recreational Amenities. Incorporate open space, landscaping, and recreational amenities into areas of new development to enhance recreational opportunities and community aesthetics.



Future by Design
ENVISION WILDOMAR 2040

3. Circulation



3. Circulation Element

3.1 Vision

The ability to move around enables residents to get to jobs, goods, services, and education and enjoy entertainment, family, and friends. This Plan envisions a city in which residents and visitors have choices about how they can travel to and from their activities. The safety, efficiency, and accessibility of all modes of transportation are paramount. Although technology is advancing rapidly, the personal automobile will continue to be the primary means by which people navigate the City. This Element ensures that Wildomar's roadway network can accommodate automobile users in a safe and efficient manner. Non-vehicular transportation networks, like pedestrian, bicycle, and multi-purpose trail routes, will be enhanced and expanded to provide options for residents who want to improve their physical health, minimize their environmental impact, and control their transportation costs. These improvements will make for a more welcoming environment where residents engage more with each other and their surroundings.

This Plan envisions a city in which residents and visitors have choices about how they can travel to and from their activities...These improvements will make for a more welcoming environment where residents engage more with each other and their surroundings.

3.2 Purpose

Per California Government Code § 65302(b), the Circulation Element addresses Wildomar's multimodal transportation networks and public utilities. It works concurrently with several other plan elements, including Land Use and Recreation and Community Services, to meet the City's infrastructure needs as its land uses and physical form evolve.

Relationship to Other Planning Efforts

In addition to working in concert with other elements of the General Plan, the goals and policies in this element support and align with several existing local and regional planning efforts that pertain to the circulation network in the City.

Wildomar Active Transportation Plan

The Wildomar Active Transportation Plan (ATP) serves as a foundation for bicycle and pedestrian improvements in the City. The ATP, which was adopted in 2021, supports a Complete Streets approach that balances the needs of all roadway users, with or without vehicles.

Wildomar Local Roadway Safety Plan

The Wildomar Local Roadway Safety Plan (LRSP), which was adopted in 2022, provides a framework for traffic safety improvements on the City's circulation network. The LRSP contains recommendations to address traffic safety through engineering, enforcement, education, and emergency services.

Western Riverside Active Transportation Plan

The Western Riverside Active Transportation Plan (WRATP), which was adopted by the Western Riverside Council of Governments in 2018, focuses on enhancing non-motorized infrastructure throughout

western Riverside County. The WRATP presents an overview of the proposed active transportation regional network, and it has proposed routes running through the City.

Connect SoCal

In September 2020, the Southern California Association of Governments (SCAG) adopted the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Connect SoCal is SCAG's long-range transportation plan and sustainable communities' strategy for the six-county region of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties. It establishes a long-term cohesive vision for the buildout of the transportation network in the SCAG region.

3.3 Planning Context and Approach

Pedestrian Mobility

Every trip begins and ends on foot, regardless of the primary travel mode. We walk from our origins to our destinations, to our bicycles, to transit stops, or to vehicles, underscoring the importance of safe and comfortable walking environments.

Many roadways and older neighborhoods in Wildomar currently lack pedestrian infrastructure and could benefit from additional amenities such as sidewalks, crosswalks, street lighting, and curb ramps. This element seeks to address that shortfall by providing pedestrian infrastructure that is safe, connected, and comfortable for users of all ages and abilities. This is achieved through the implementation of a pedestrian network based on three route types—connectors, corridors, and districts, as shown on Figure 3-1.



Pedestrian infrastructure on Illinois Street.

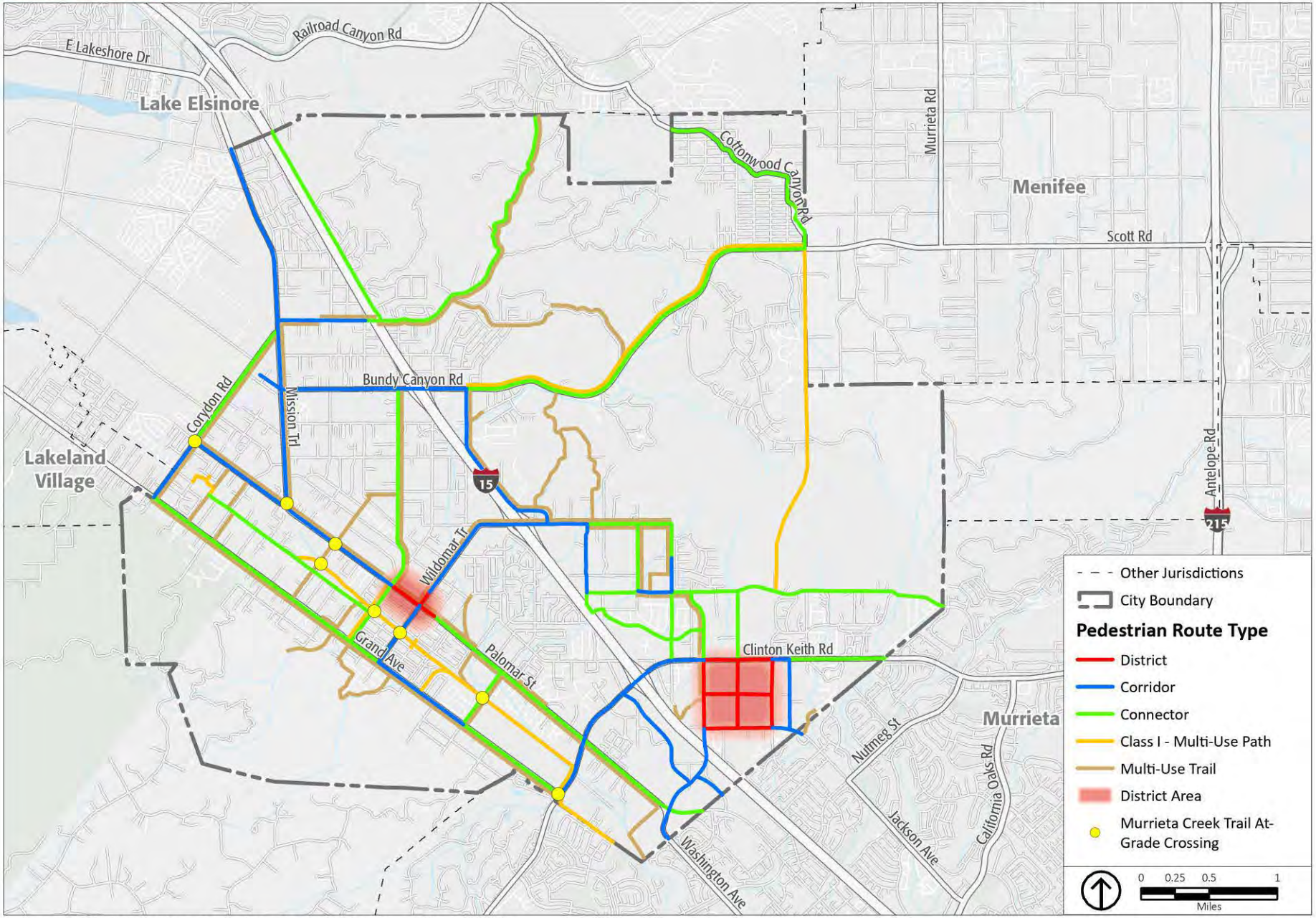
Connectors

Connectors are designated for roadways with low pedestrian activity and moderate to high levels of vehicular traffic. Connectors help bridge the gap between residential neighborhoods, Corridor routes, and final destinations. This designation makes up the greatest portion of the pedestrian route typology. The Connector route type consists of standard sidewalks with accessible curb ramps and marked crosswalks with advanced stop bars at signalized intersections.

Corridors

Corridors are assigned along roadways that support commercial businesses, shopping districts, schools, parks, and high-ridership transit stops. Moderate pedestrian activity is anticipated in these areas, necessitating more enhanced features to support pedestrians. Corridor features are the same as for the Connector route type but may include wider sidewalks (>5 feet), pedestrian countdown signal heads with lead pedestrian intervals at signalized intersections, and high-visibility crosswalks with advanced stop bars at marked crossing locations. Pedestrian-scaled lighting may also be appropriate in some areas.

FIG 3-1: PLANNED PEDESTRIAN ROUTE TYPES



Source: ESRI, 2024; Chen Ryan Associates, 2023; PlaceWorks, 2024

Districts

Districts are reserved for the areas with the greatest anticipated pedestrian activity. Examples of such locations include proximity to existing or planned commercial/retail, high ridership transit stops, and higher density residential uses. Areas designated as Districts receive the greatest level of pedestrian enhancements. In addition to the Connector and Corridor route type features, Districts features may also include wide sidewalks (>8 feet), increased landscaping and buffers from the roadway, decorative crosswalks, pedestrian street furnishings, and curb extensions at crossing locations.

Bicycle Mobility

Bicycling offers a variety of transportation and recreational benefits. Bicycles can be used for local trips, potentially replacing vehicular trips while also reducing greenhouse gas emissions and congestion. They can be used by school-age children for commute trips to and from school. Bicycles can also help people access transit stops and reach their final destinations—commonly referred to as "first/last mile." It is an accessible mode of transportation given the comparatively low entry and operational costs. As a form of recreation, bicycling can improve public health.



Bicycle infrastructure at the intersection of Clinton Keith Road and Hidden Springs Road.

To provide a safe and connected bicycle network composed of context-appropriate bicycle facilities and supporting amenities for bicyclists of all ages and abilities, this Plan augments Wildomar's existing bicycle routes with a network based on four classifications of facilities, as shown on Figure 3-2 and described in the following illustrations.

Class I Bike Path





Class I bike paths, also known as multi-use paths or shared-use paths, provide bicyclists and pedestrians with a space (right-of-way) that is completely separated from vehicles. The high level of separation contributes to a safer and more comfortable environment for walking and biking.

Class II Bike Lane





Class II bike lanes are striped lanes on the roadway that are designated exclusively for biking. They may have additional en-enhancements such as painted buffers and signage to further delineate the space for bicyclists.

Class III Bike Routes





Class III bike routes share the roadway with vehicles. They are identified with signage and/or street markings known as "sharrows". Bike routes are best suited for low-speed, low-volume roadways as they do not provide a dedicated space for bicyclists. Bike routes help provide network continuity or designate preferred routes where other bikeways may be infeasible.

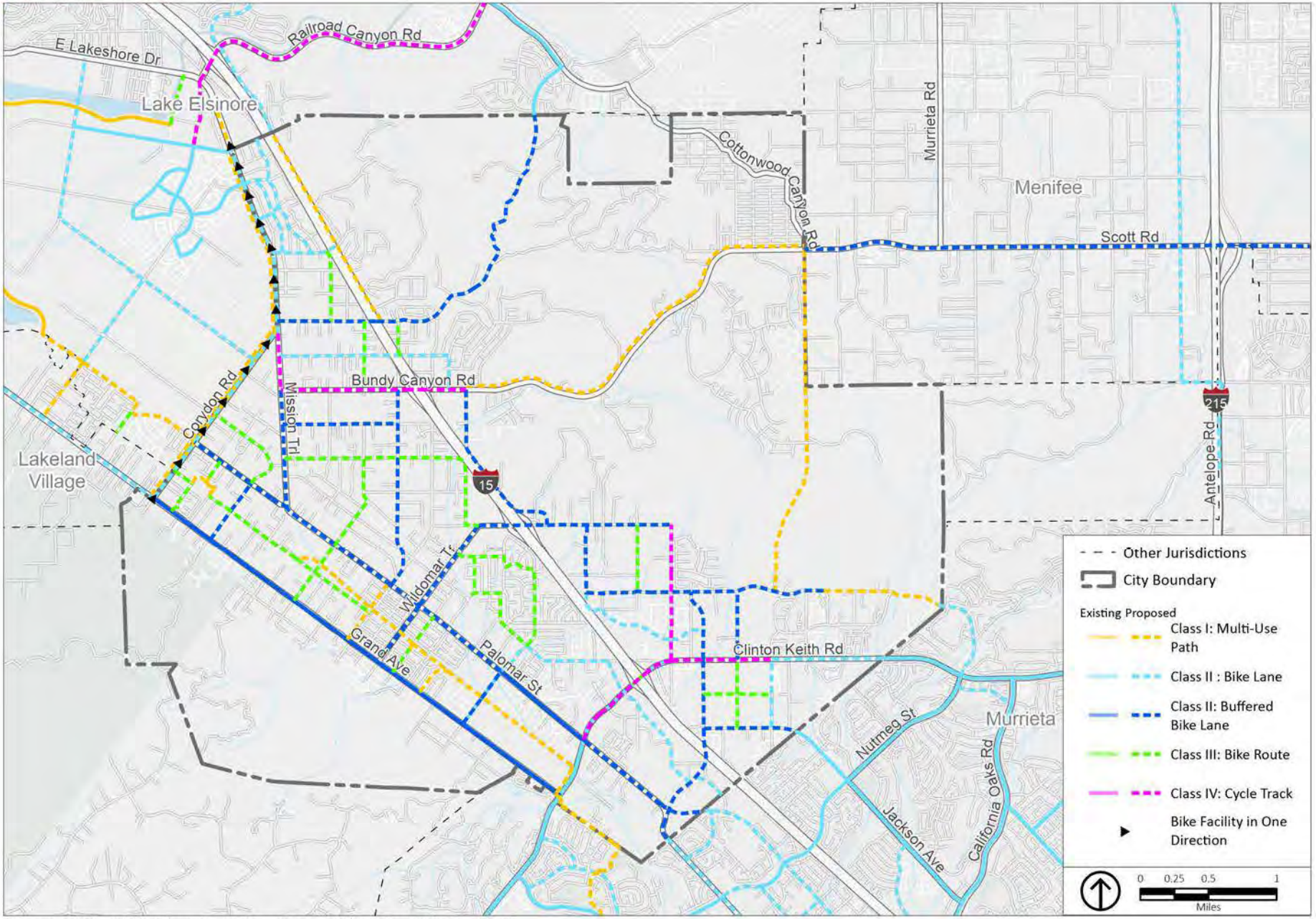
Class IV Separated Bikeways/Cycle Tracks





Class IV separated bikeways/cycle tracks are bikeways that are located on the roadway. They are designated exclusively for bicycle travel and are physically protected from vehicles using grade separation, flexible posts, on-street parking, or other vertical/physical elements.

FIG 3-2: PLANNED BICYCLE NETWORK



Source: ESRI, 2024; Chen Ryan Associates, 2023; PlaceWorks, 2024

Public Transit

Public transit is an energy- and space-efficient travel mode. Riverside Transit Authority (RTA) provides public transit services in Wildomar and plans service routes at a regional level. RTA collaborates with local jurisdictions on transit amenities such as benches, shelters, trash cans, and route information.



RTA bus stop at northwest corner of Palomar Street and Wildomar Trail.

The City is served by bus Routes 8 and 23 with no additional routes anticipated at the time of writing. This Plan envisions continuing to work with RTA to provide efficient service that connects residential communities, employment centers, commercial areas, schools, and other public resources while improving first/last mile connections. Existing transit routes and stops, as well as potential future service areas, are identified on Figure 3-3.

Vehicular Mobility

Vehicular mobility is the most common travel mode in Wildomar. Personal vehicles, bus transit, and movers of commercial goods all utilize the same roadway system. To provide for convenient and efficient vehicle circulation that does not degrade the safety and mobility of all other roadway users, the Plan's roadway network classification system—as shown on Figure 3-4 and described below—was based on the City's existing functional classifications and future travel demand, with a horizon or buildout year of 2045.



Vehicular, bicycle and pedestrian infrastructure at the intersection of Clinton Keith Road and Arya Road.

The roadway classifications are intended to balance the needs of all roadway users while taking the existing built environment limitations into consideration. The classification cross-sections included in this element illustrate ideal dimensions, which may be adjusted as necessary to address conditions on the ground as approved by the City Engineer.

Primary Arterial

Primary arterials are 6-lane roads divided by a raised median. They are intended to carry the greatest volumes of vehicular traffic in the City, providing connections to the regional freeway system, major commercial centers, and some neighboring jurisdictions. Figure 3-5 depicts cross-sections of designated primary arterial roadways.

Major Arterial

Major arterials are 4-lane roads divided by a raised or striped median, or a center left-turn lane to maximize access where needed. These roadways supplement primary arterials, also providing access to the

freeway and major community resources. Major arterial roadway cross-sections are shown on Figure 3-6.

Minor Arterial

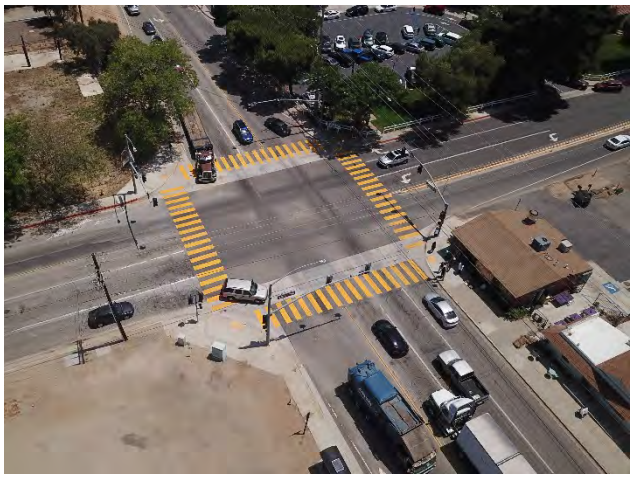
Minor arterials are undivided 4-lane roadways that provide left-turn pockets where needed for access. They carry moderate volumes of vehicular traffic and generally consist of less active frontages than major arterials. Figure 3-7 depicts cross-sections of designated minor arterial roadways.

Collector

Collectors are undivided 2-lane roadways that provide left-turn pockets where needed for access. These roadways are intended to carry lower volumes of vehicular traffic with lower posted speed limits. Figure 3-8 displays collector roadway cross-sections.

Goods Movement

Goods movement routes play a pivotal role in maintaining economic vitality, ensuring efficient transportation, preserving infrastructure, enhancing safety, minimizing environmental impact, improving quality of life, and supporting emergency response efforts.



Goods movement at the intersection of Palomar Street and Wildomar Trail.

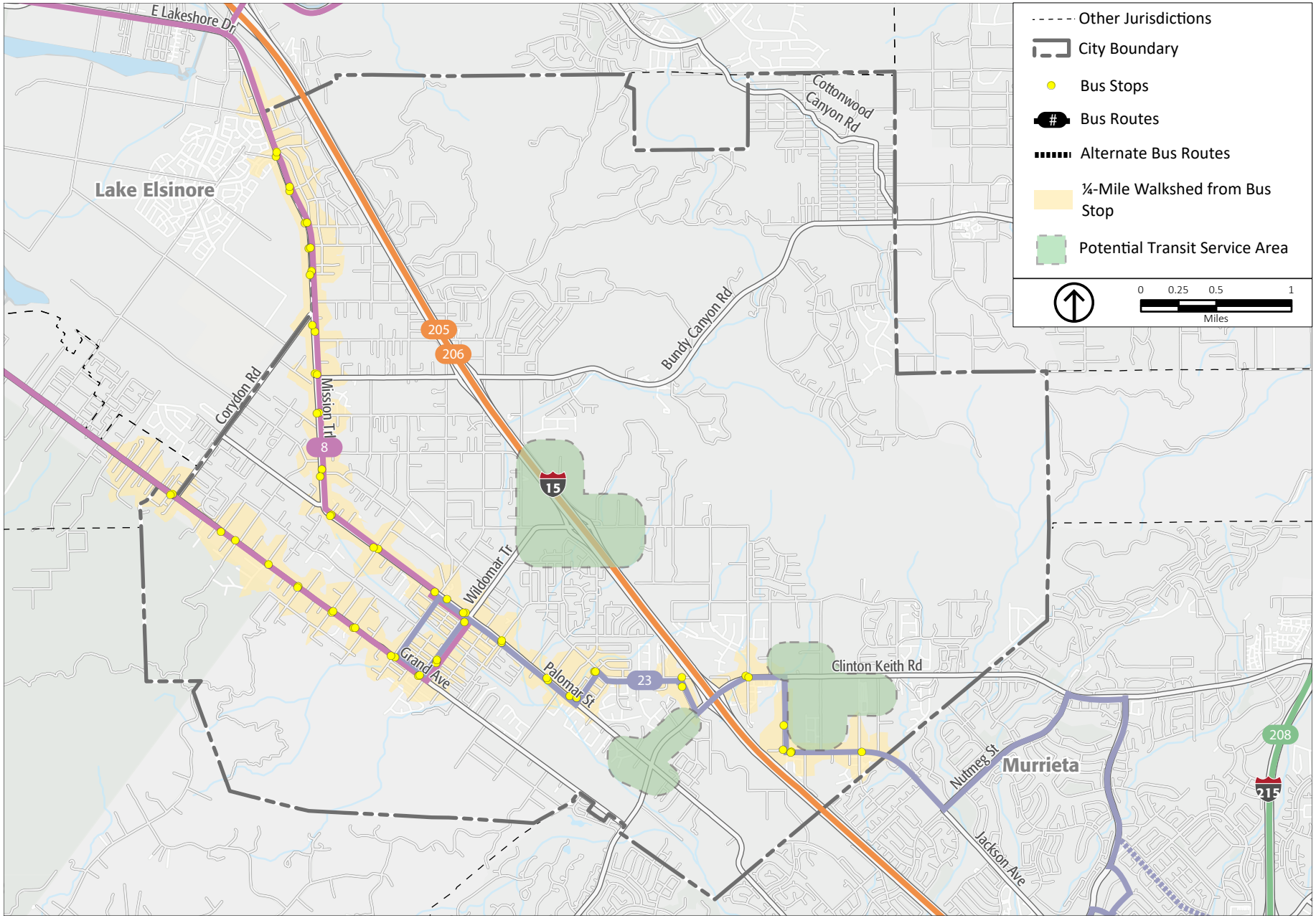
Proper planning and management of these routes contribute to the City's overall functionality and well-being. The City of Wildomar does not have designated goods movement routes. As part of this planning effort, a review of goods movement patterns in Wildomar was conducted, and based on the findings, a network of goods movement routes has been recommended, as shown on Figure 3-9.

Infrastructure and Utilities

The California Government Code stipulates that in addition to transportation routes, the circulation element must identify the location and necessity of public utilities and facilities. The Elsinore Valley Municipal Water District (EVMWD) provides wastewater collection and treatment services, and both EVMWD and the Farm Mutual Water Company supply potable water to city residents and businesses. CR&R Environmental Services collects solid and recycled waste, Southern California Edison (SCE) provides electricity, and Southern California Gas Company (SoCalGas) provides natural gas.

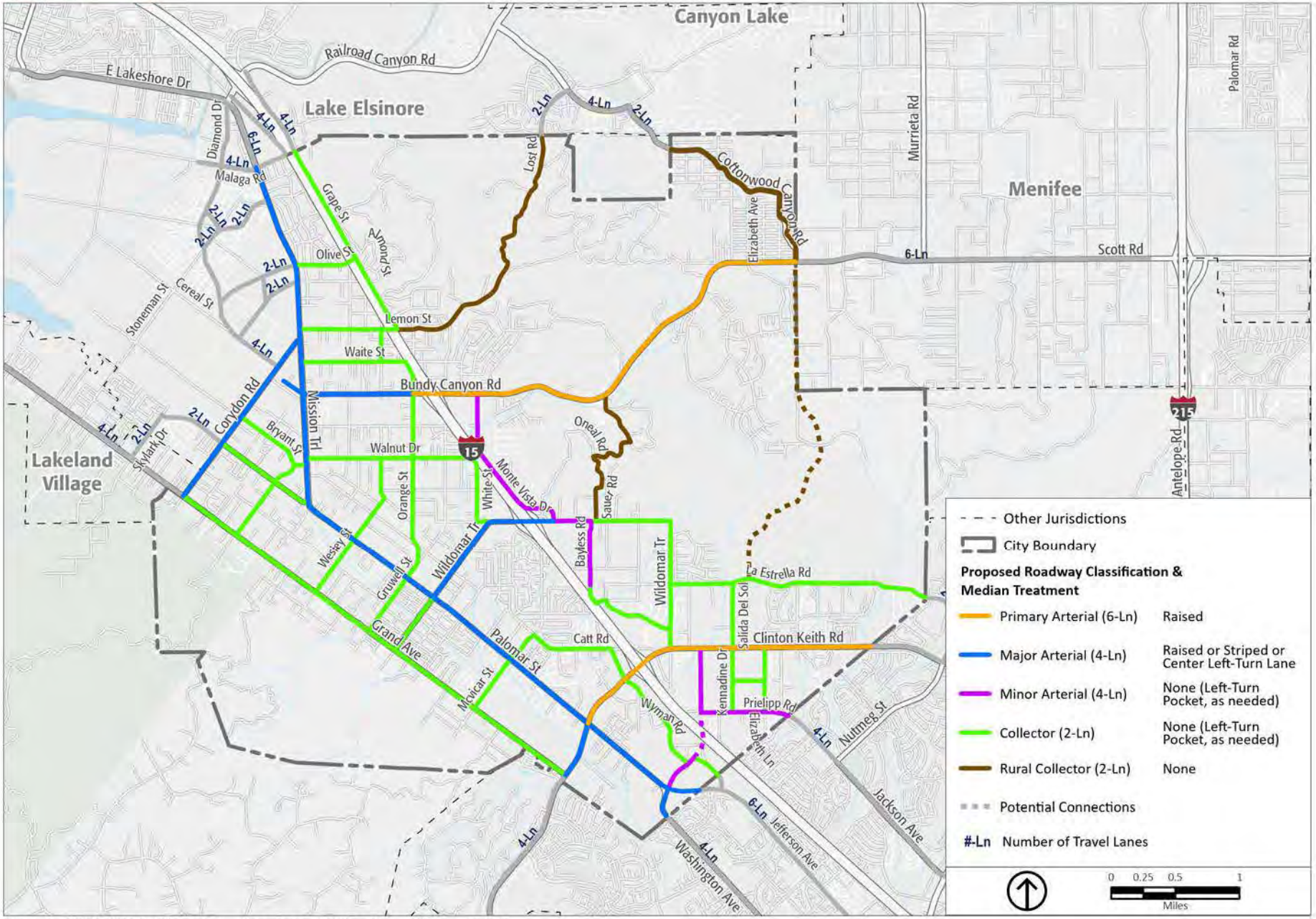
The Plan recognizes that a robust infrastructure and utility network is paramount to accommodate the growth and development that could occur from buildout of the Land Use Plan. Systems that provide for efficient management of water, wastewater, stormwater drainage, solid waste, energy, and telecommunications will continue to be expanded concurrently with new development, population, and employment growth.

FIG 3-3: PUBLIC TRANSIT NETWORK



Source: ESRI, 2024; Chen Ryan Associates, 2023; PlaceWorks, 2024

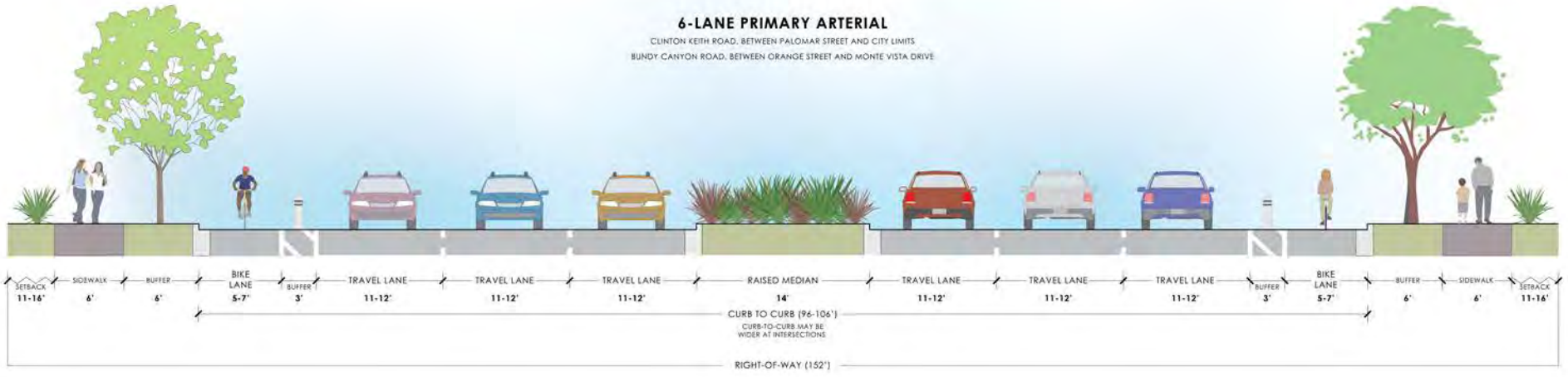
FIG 3-4: PLANNED ROADWAY NETWORK CLASSIFICATIONS



Source: ESRI, 2024; Chen Ryan Asociates, 2023; PlaceWorks, 2024

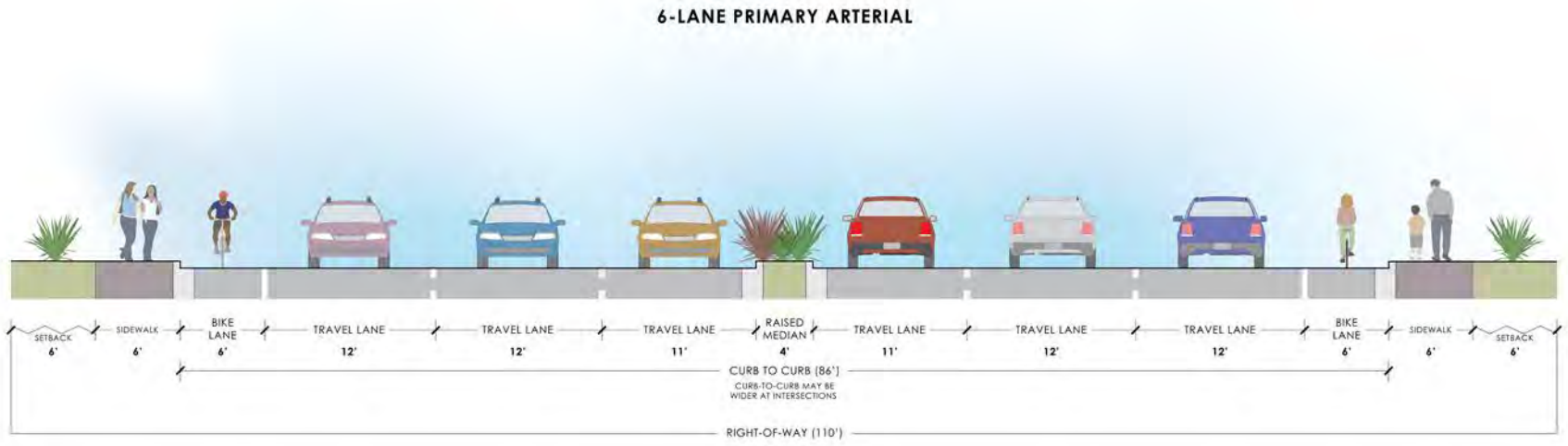
Figure 3-5 Typical Cross-Sections of Designated 6-Lane Primary Arterial Roadways, Part 1

(a)



Clinton Keith Road, between Palomar Street and Elizabeth Lane
Bundy Canyon Road, between Orange Street and Monte Vista Drive

(b)

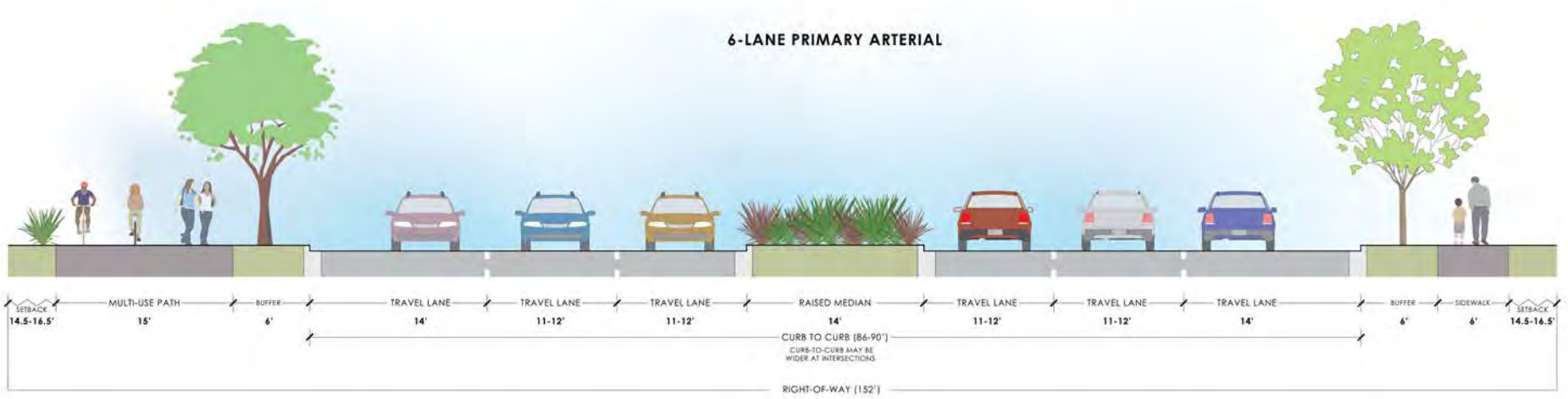


Clinton Keith Road, between Elizabeth Lane and City Limits

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

Figure 3-5 Typical Cross-Sections of Designated 6-Lane Primary Arterial Roadways, Part 2

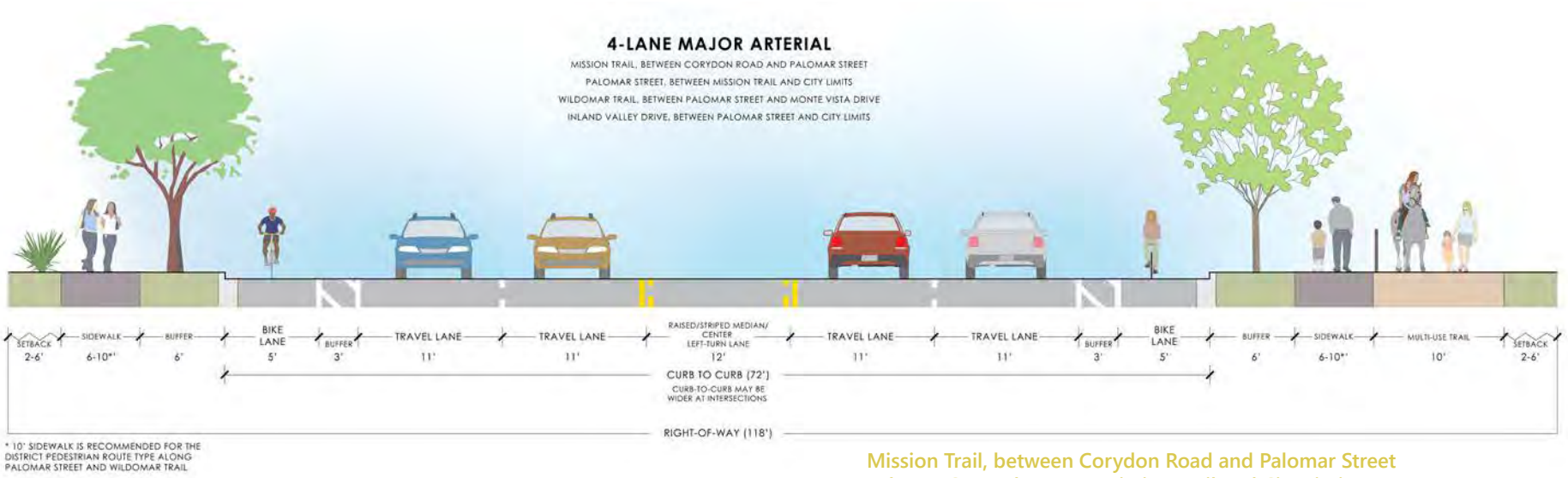
(c)



Bundy Canyon Road, between Monte Vista Drive and Sunset Avenue

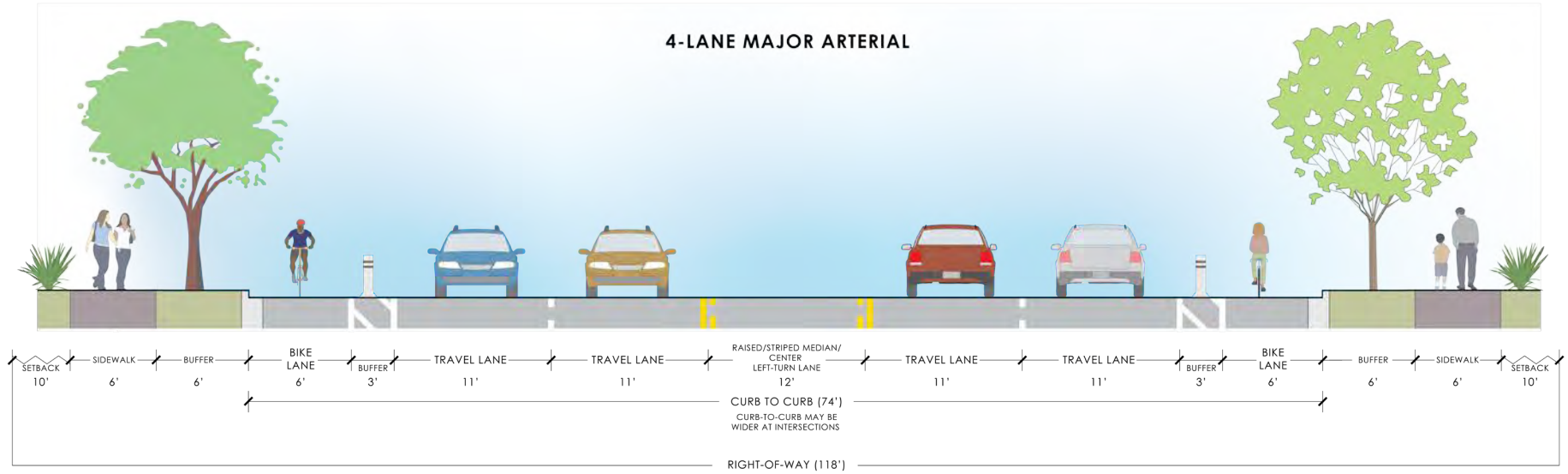
Figure 3-6 Typical Cross-Sections of Designated 4-Lane Major Arterial Roadways, Part 1

(a)



Mission Trail, between Corydon Road and Palomar Street
Palomar Street, between Mission Trail and City Limits
Wildomar Trail, between Palomar Street and Monte Vista Drive
Washington Avenue, between Palomar Street and City Limits

(b)

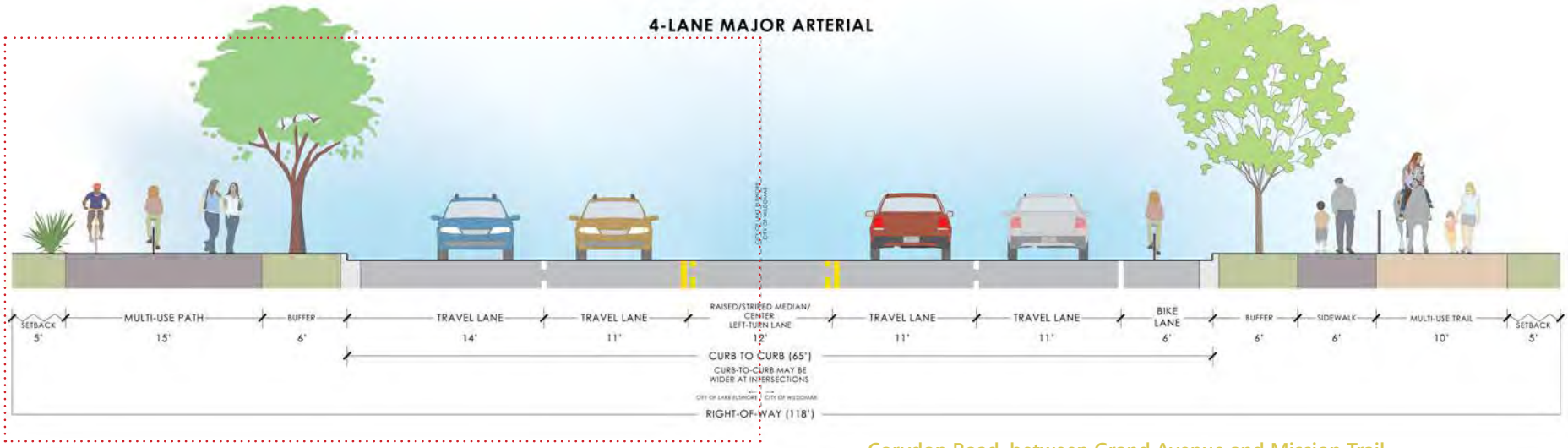


Bundy Canyon Road, between Mission Trail and Orange Street

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

Figure 3-6 Typical Cross-Sections of Designated 4-Lane Major Arterial Roadways, Part 2

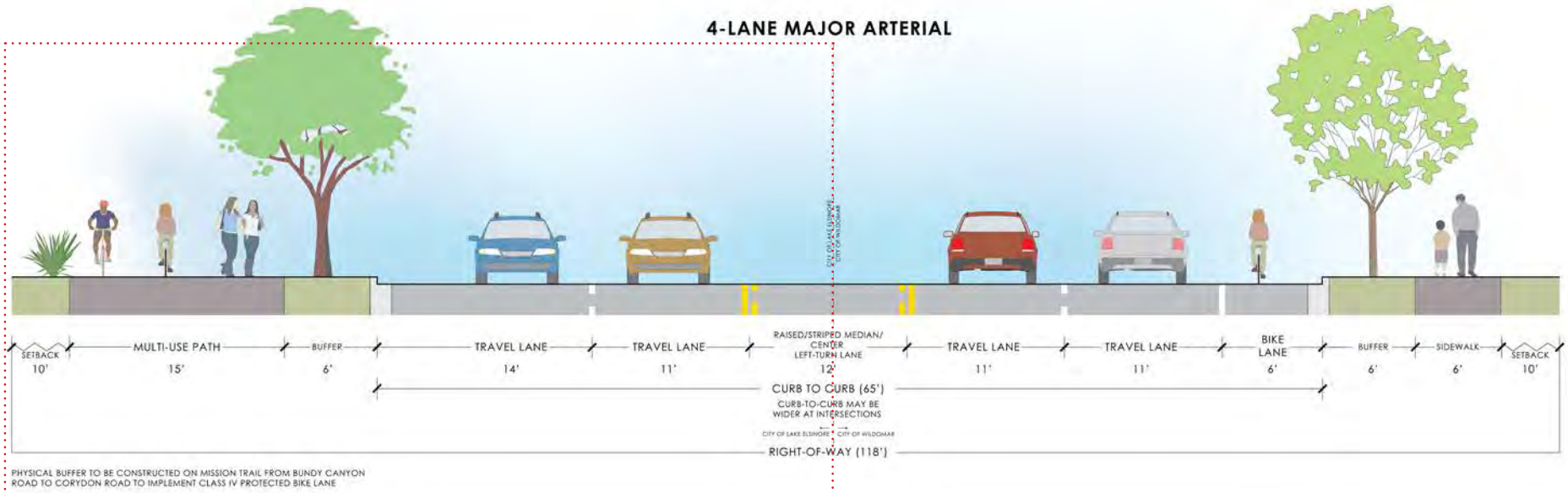
(c)



Corydon Road, between Grand Avenue and Mission Trail

Within City of Lake Elsinore's jurisdiction and outside of Wildomar's jurisdiction.
All dimensions are subject to change at the discretion of Lake Elsinore.

(d)



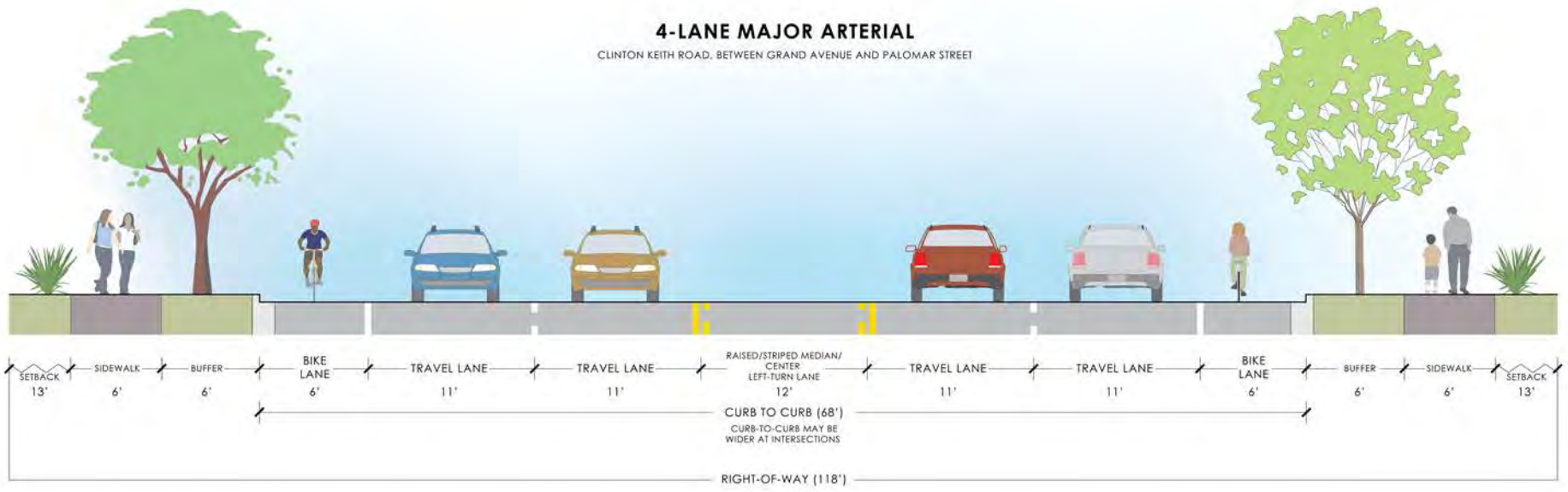
Mission Trail, between Malaga Road and Corydon Road

Within City of Lake Elsinore's jurisdiction and outside of Wildomar's jurisdiction.
All dimensions are subject to change at the discretion of Lake Elsinore.

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

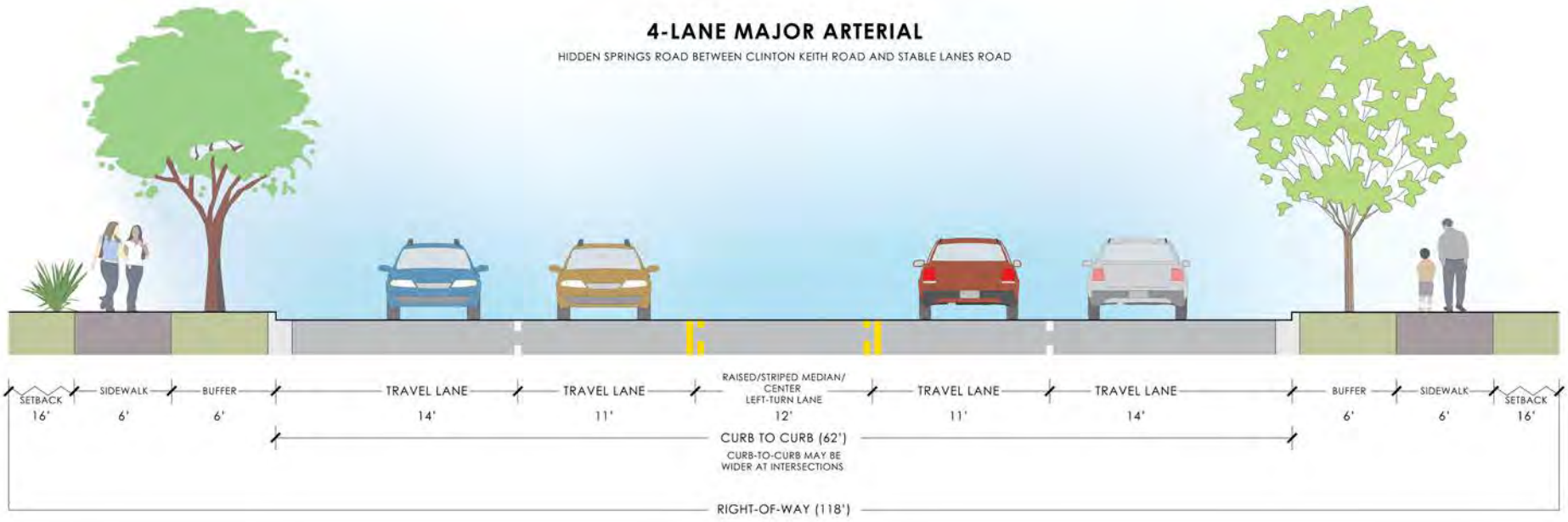
Figure 3-6 Typical Cross-Sections of Designated 4-Lane Major Arterial Roadways, Part 3

(e)



Clinton Keith Road, between Grand Avenue and Palomar Street

(f)

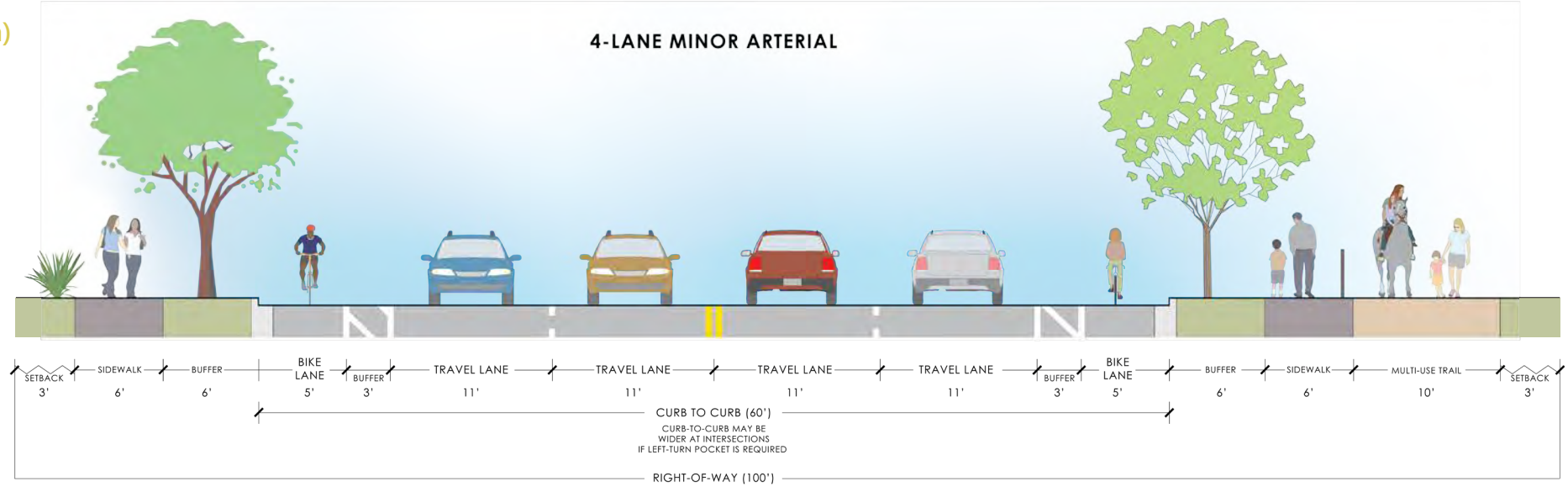


Hidden Springs Road, between Clinton Keith Road and Stable Lanes Road

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

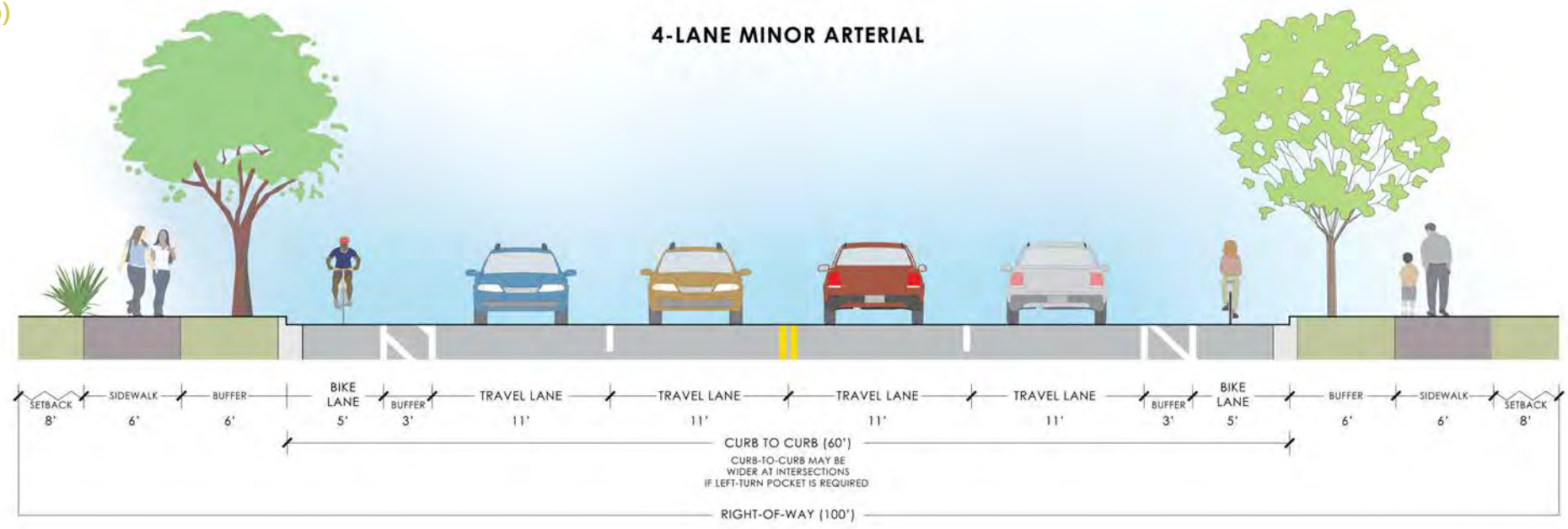
Figure 3-7 Typical Cross-Sections of Designated 4-Lane Minor Arterial Roadways, Part 1

(a)



Monte Vista Drive, between Bundy Canyon Road and Wildomar Trail
Wildomar Trail, between Monte Vista Drive and Bayless Road
Inland Valley Drive, between La Estrella Street and Bunny Trail

(b)

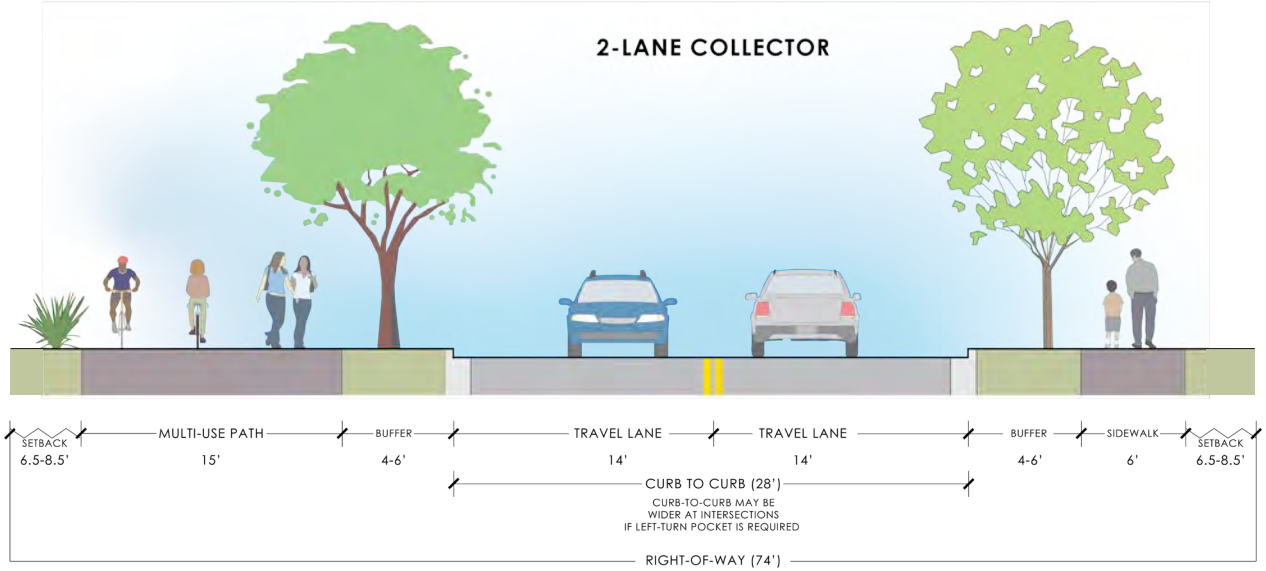


Bayless Road, between Wildomar Trail and La Estrella Street
Inland Valley Drive, between Bunny Trail and Palomar Street
Prielipp Road, between Inland Valley Drive and City Limits

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

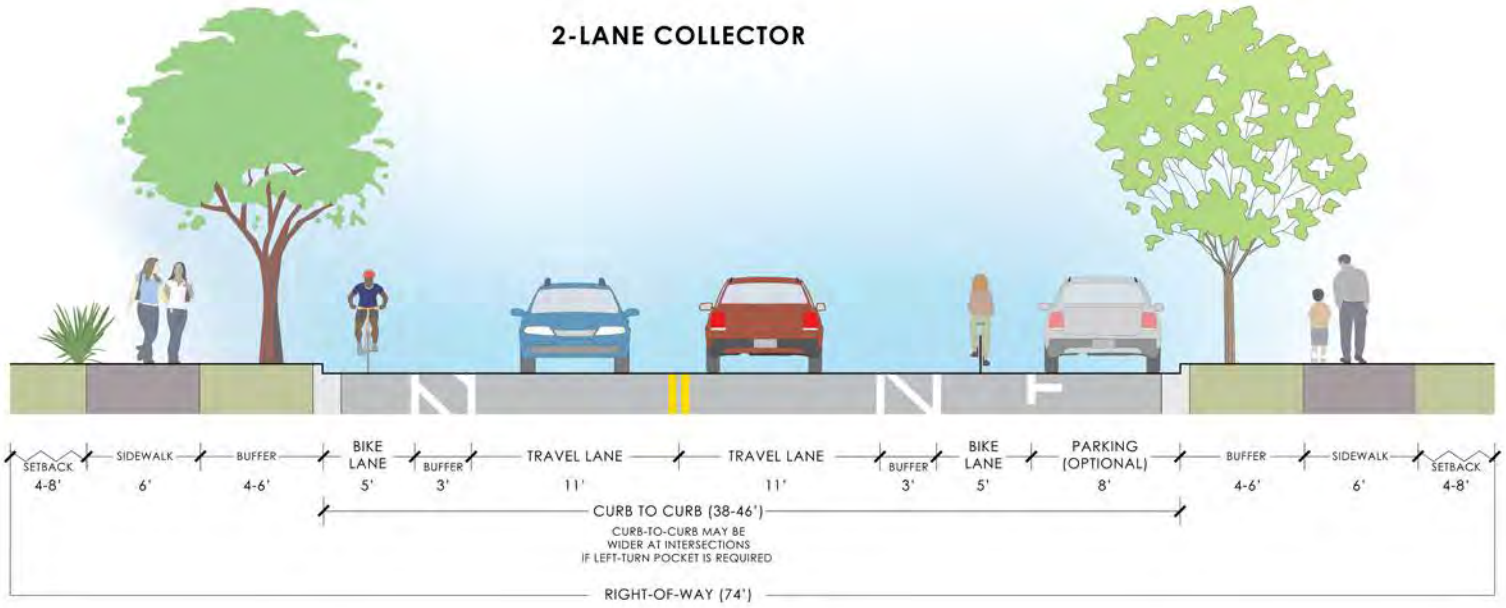
Figure 3-8 Typical Cross-Sections of Designated 2-Lane Collector Roadways, Part 1

(a)



Grape Street, between City Limits and Lemon Street
Gruwell Street, between Palomar Street and Grand Avenue
La Estrella Street, between Crossroads Street and City Limits

(b)



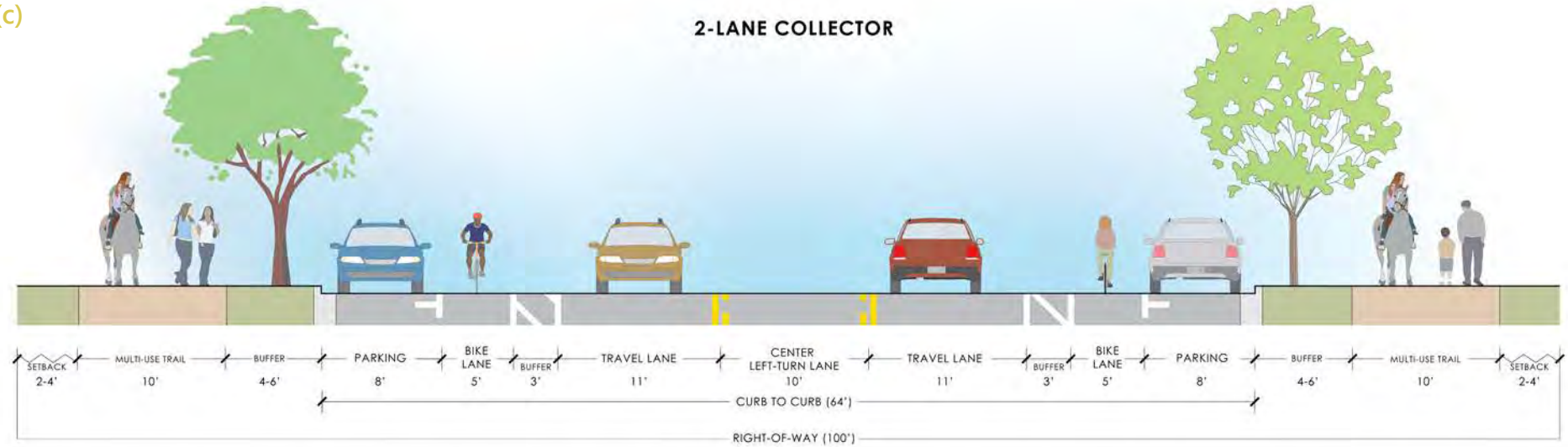
Lemon Street, between Mission Trail and Grape Street
Wildomar Trail, between Palomar Street and Grand Avenue

Salida Del Sol, between La Estrella Street and Clinton Keith Road

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

Figure 3-8 Typical Cross-Sections of Designated 2-Lane Collector Roadways, Part 2

(c)



Wildomar Trail (E/W), between Bayless Road and Wildomar Trail (N/S)

(d)

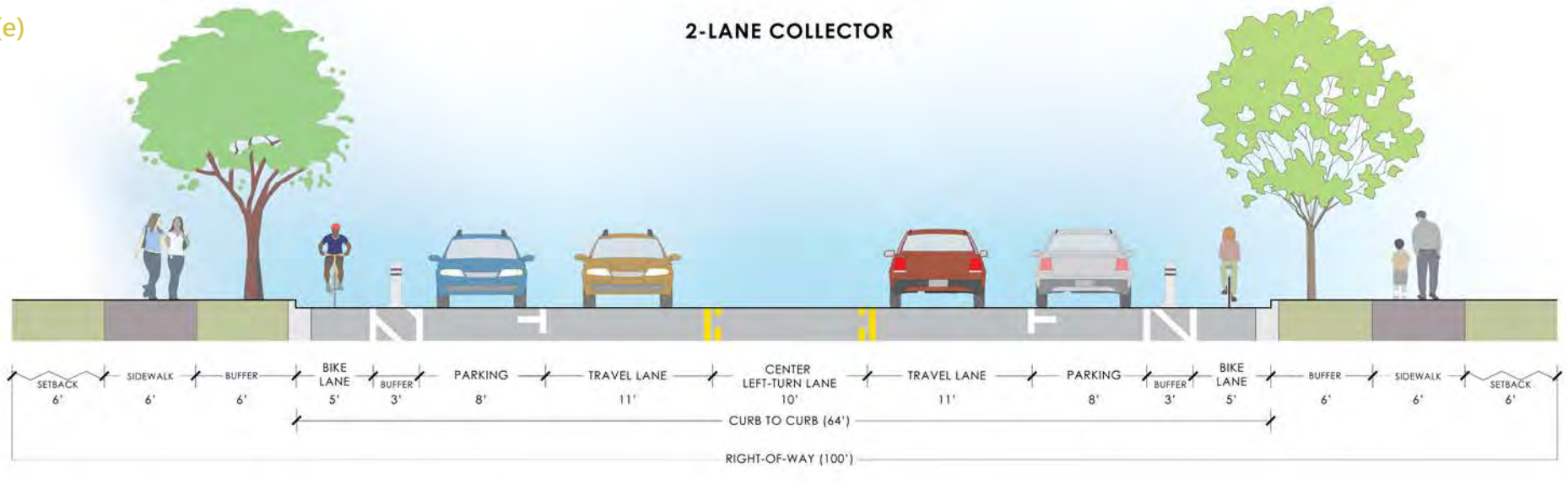


Wildomar Trail (N/S), between Wildomar Trail (E/W) and Brillante Drive

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

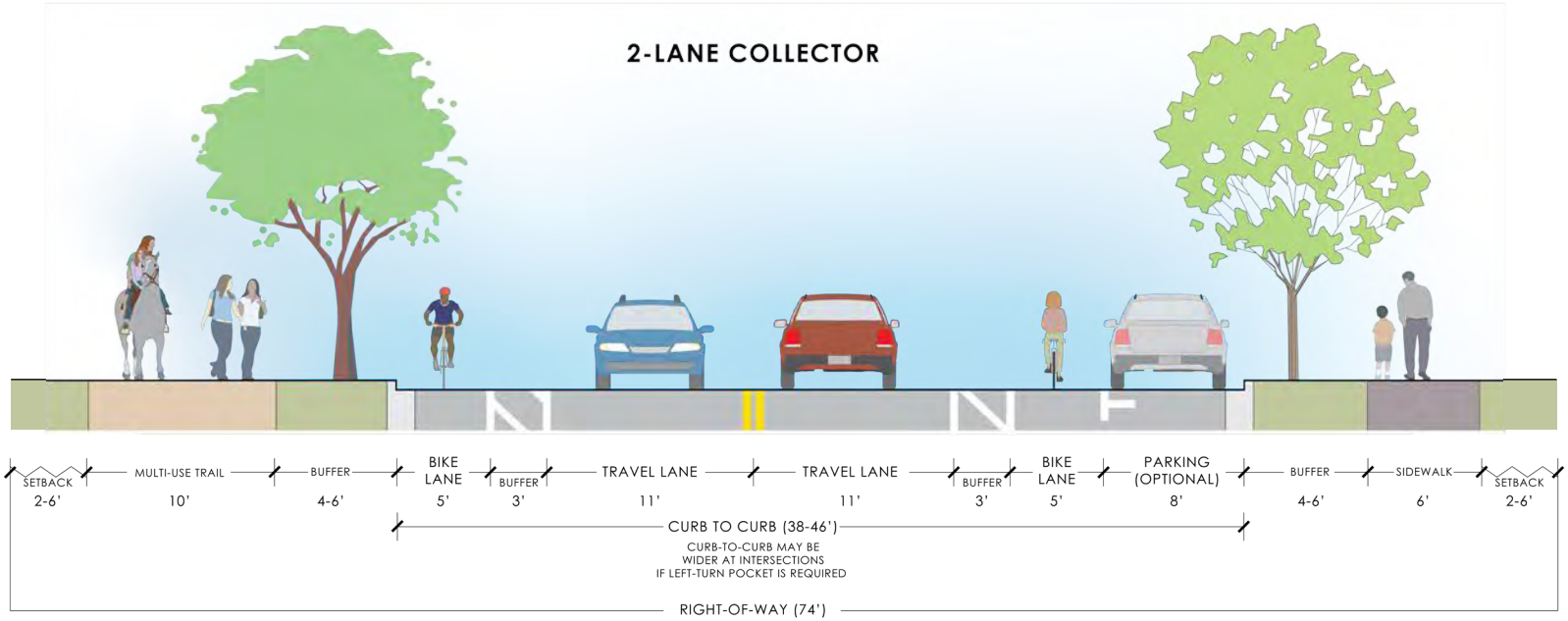
Figure 3-8 Typical Cross-Sections of Designated 2-Lane Collector Roadways, Part 3

(e)



Wildomar Trail (N/S), between Brillante Drive and Clinton Keith Road

(f)



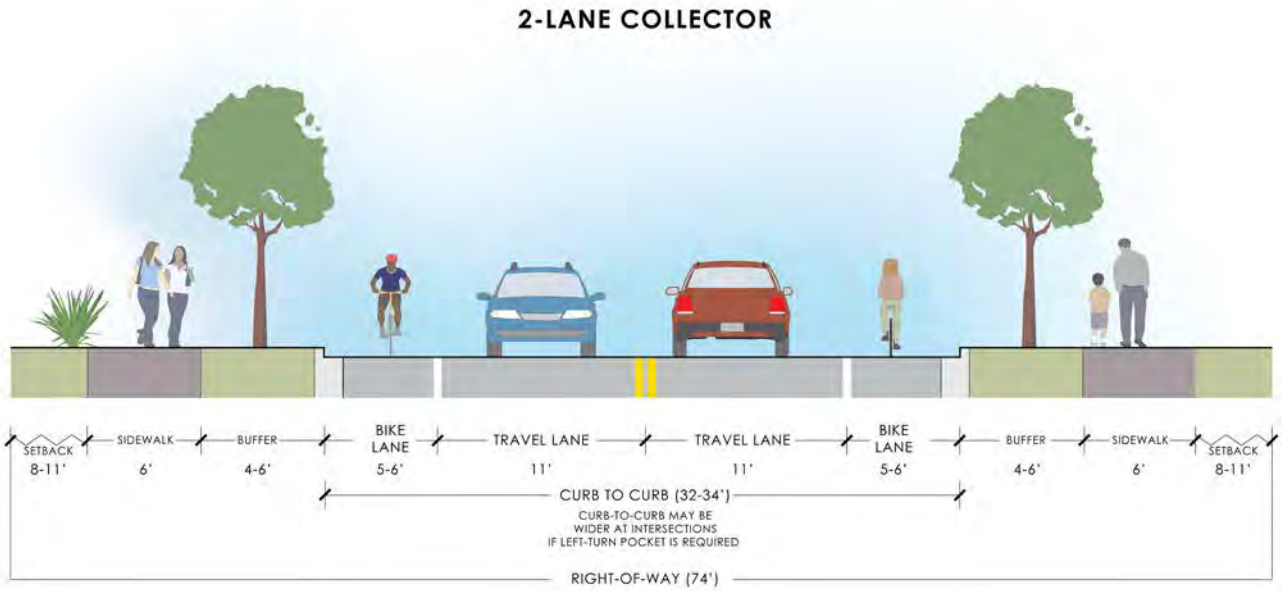
Palomar Street, between Corydon Road and Mission Trail
Grand Avenue, between Corydon Road and Clinton Keith Road
Orange Street, between Bundy Canyon Road and Gruwell Street

Gruwell Street, between Orange Street and Palomar Street
McVicar Street, between Palomar Street and Grand Avenue
Lemon Street, between Grape Street and Citrus Grove Lane

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

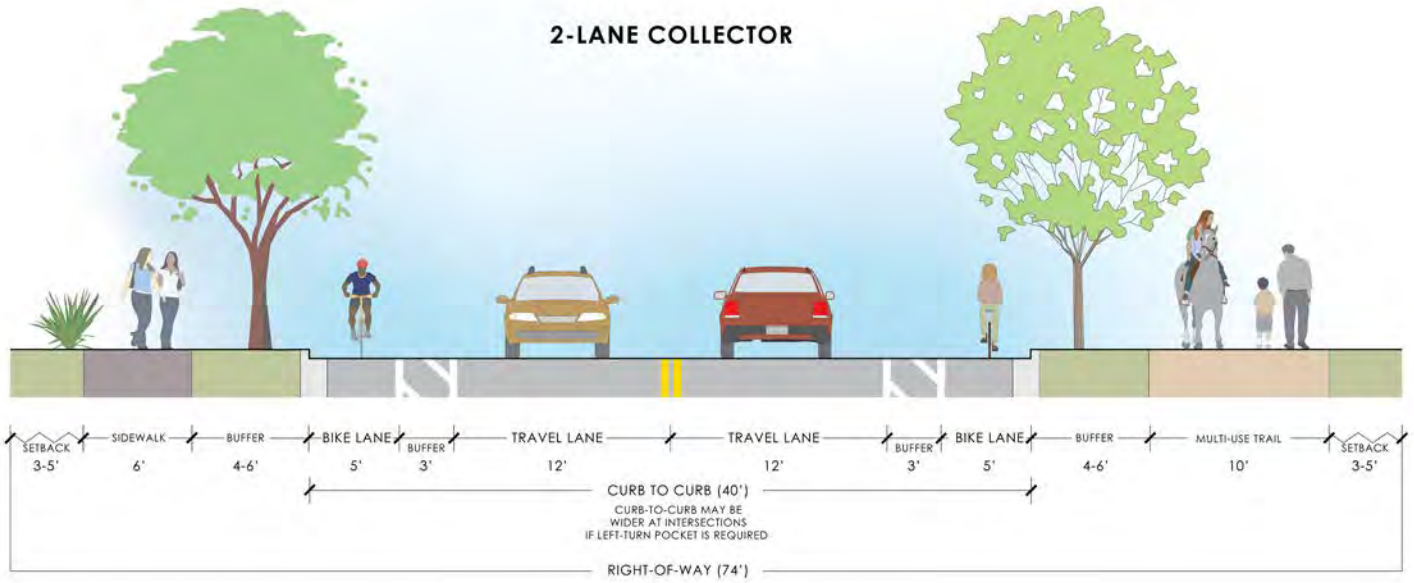
Figure 3-8 Typical Cross-Sections of Designated 2-Lane Collector Roadways, Part 4

(g)



Depasquale Road, between Bayless Road and Wildomar Trail
Hidden Springs Road, between Clinton Keith Road and Inland Valley Drive
Gateway Drive, between Inland Valley Drive and City Limits

(h)

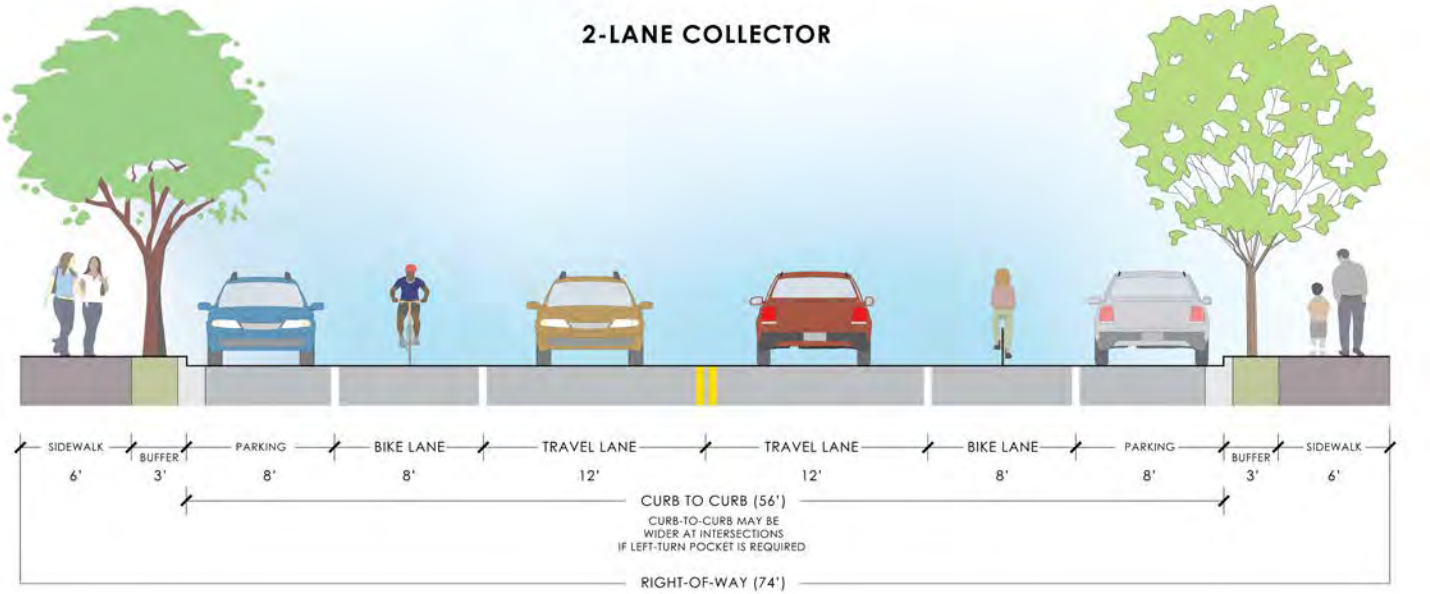


Bryant Street, between Palomar Street and Grand Avenue

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

Figure 3-8 Typical Cross-Sections of Designated 2-Lane Collector Roadways, Part 5

(i)



Elizabeth Lane, between Clinton Keith Road and Prielipp Road

(j)

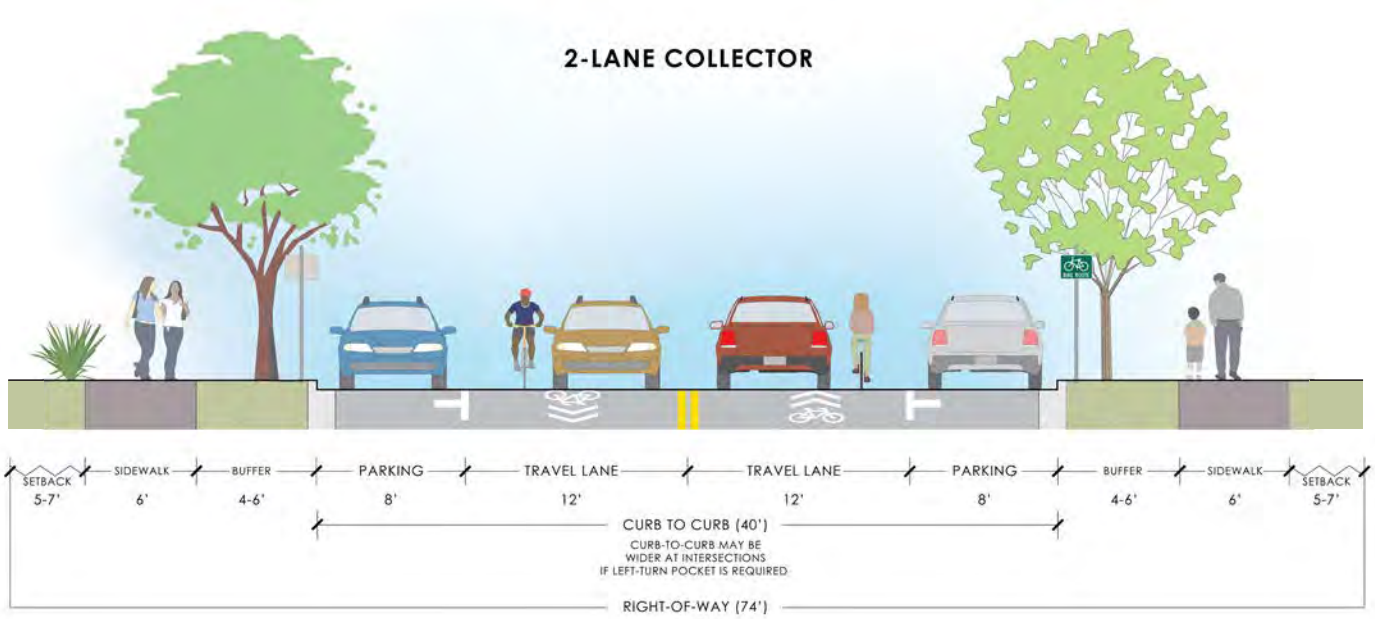


Olive Street, between Mission Trail and Grape Street

Waite Street, between Mission Trail and Bundy Canyon Road (optional parking)

Figure 3-8 Typical Cross-Sections of Designated 2-Lane Collector Roadways, Part 6

(k)

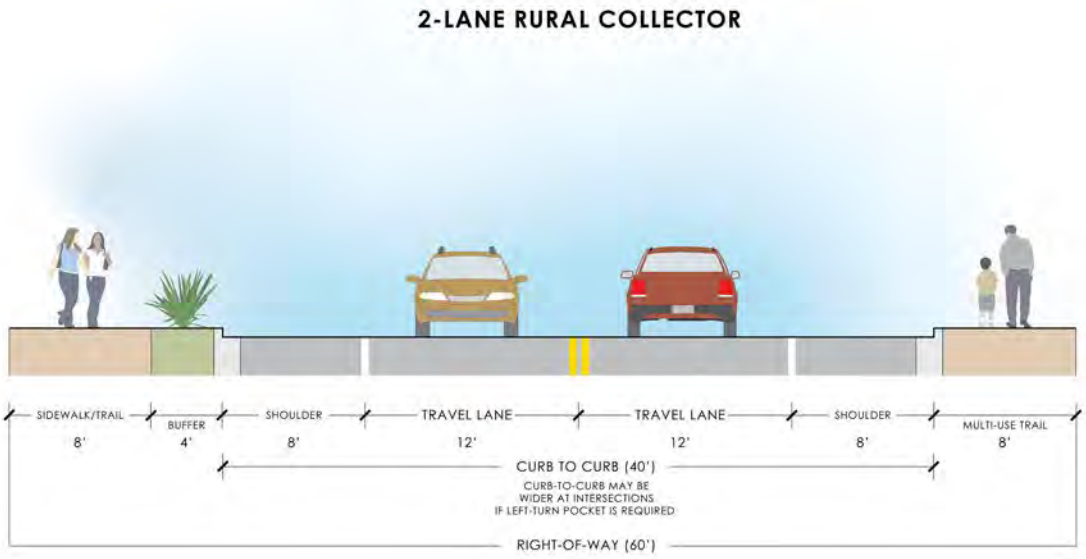


Walnut Street, between Mission Trail and Wildomar Trail
Bunny Trail, between Yamas Drive and Elizabeth Lane
Yamas Drive, between Clinton Keith Road and Prielipp Road
Bryant Street, between Corydon Road and Palomar Street
Wesley Street, between Walnut Street and Grand Avenue
Almond Street, between Lemon Street and Bundy Canyon Road
Frederick Street/Catt Road, between Palomar Street and Hidden Springs Road

These Cross Sections are subject to change at the project-level at the discretion of the Public Works Director/City Engineer.

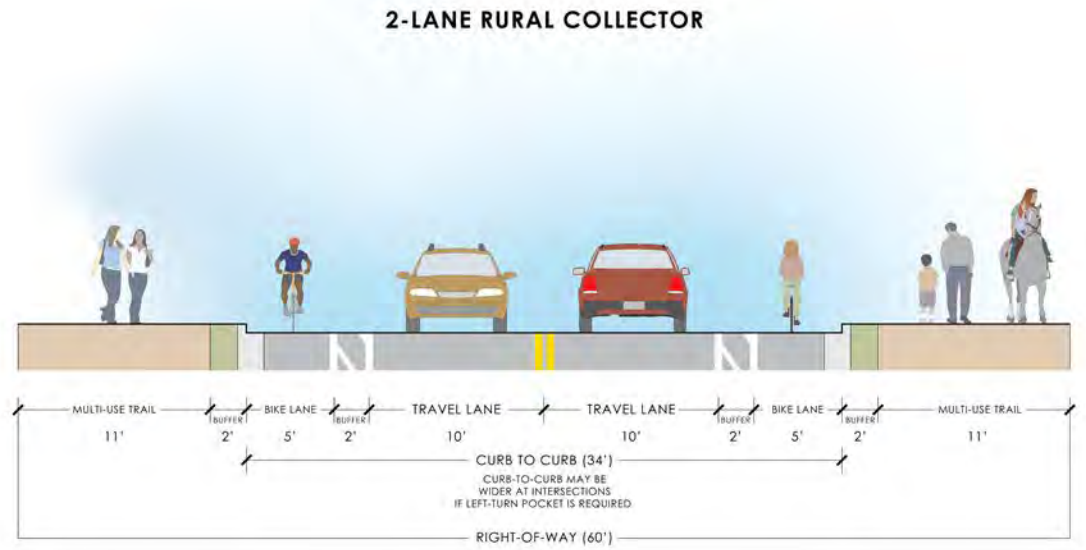
Figure 3-8 Typical Cross-Sections of Designated 2-Lane Collector Roadways, Part 7

(l)



Cottonwood Canyon Road, between North City Boundary and Bundy Canyon Road
Oak Circle Drive/Sauer Road, between Bundy Canyon Road and Wildomar Trail

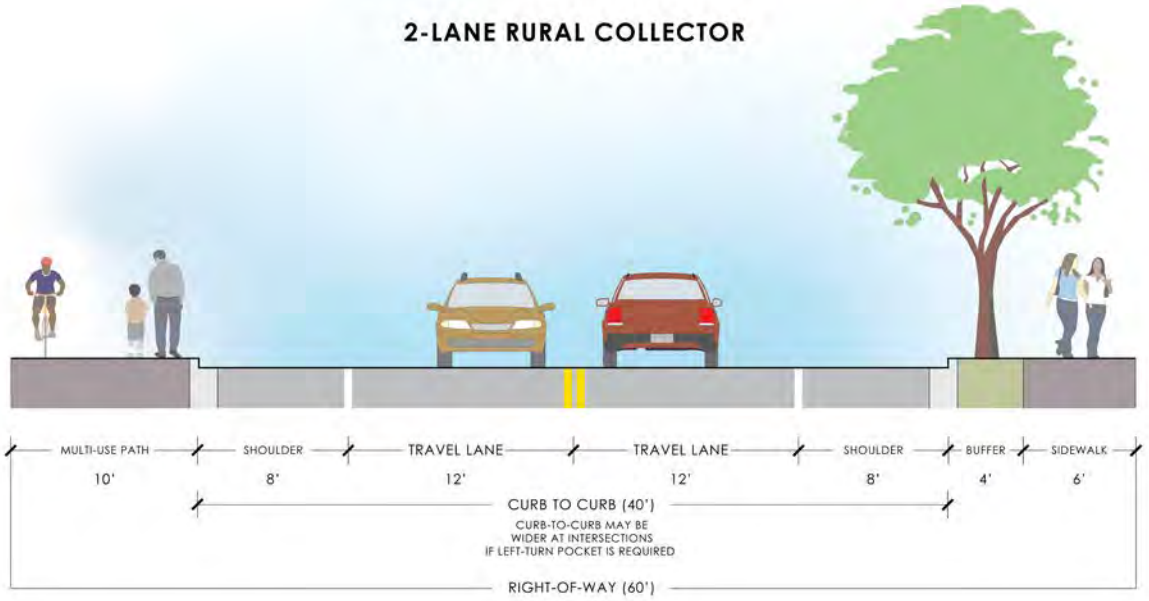
(m)



Lemon Street/Lost Road, between Citrus Grove Lane and North City Boundary

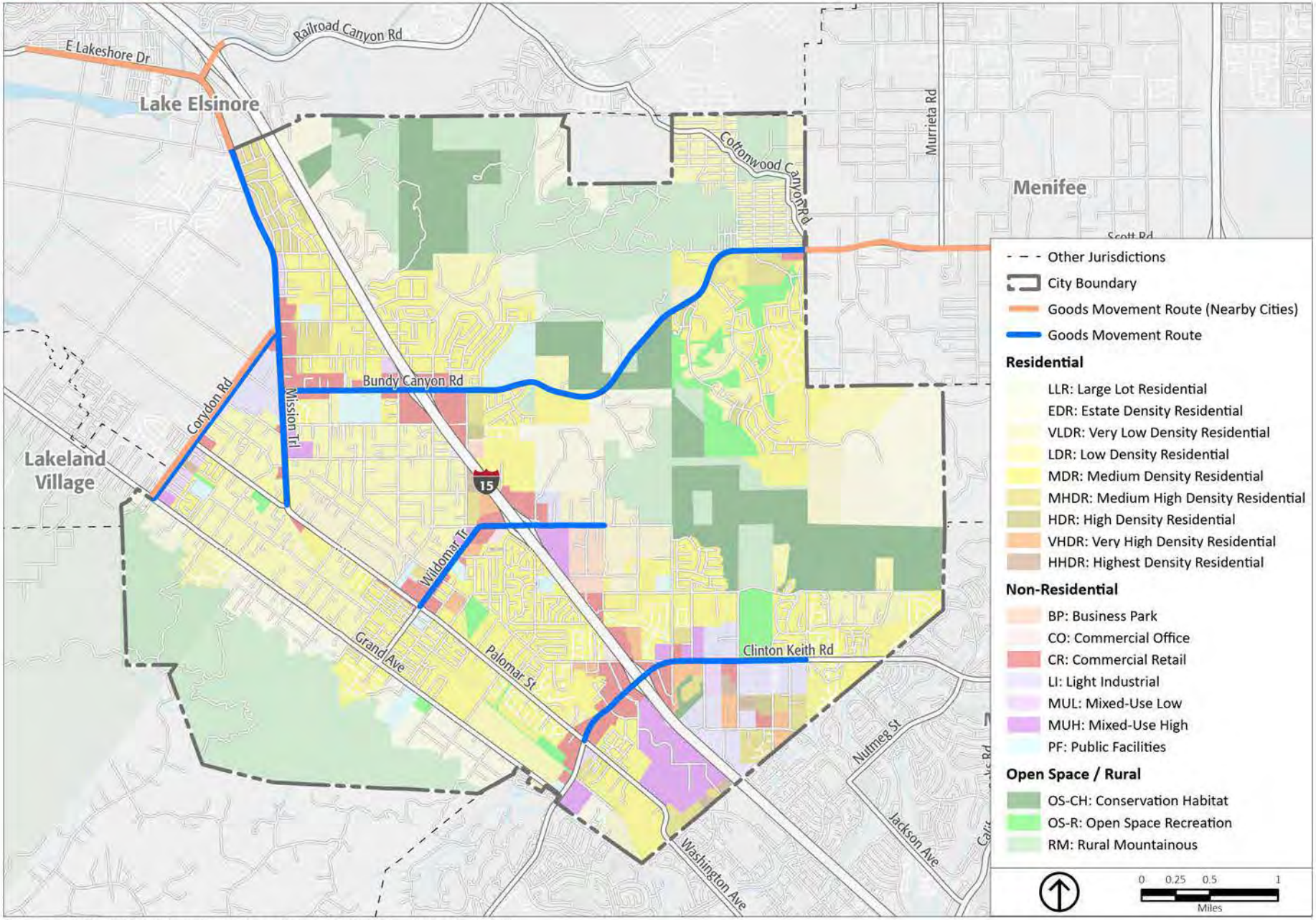
Figure 3-8 Typical Cross-Sections of Designated 2-Lane Collector Roadways, Part 8

(n)



Sunset Avenue. between Bundy Canyon Road and La Estrella Street

FIG 3-9: GOODS MOVEMENT ROUTES



Source: ESRI, 2024; Chen Ryan Associates, 2023; PlaceWorks, 2024

3.4 Goals and Policies

GOAL CI 1

A well-connected transportation network that is safe, comfortable, efficient, and accessible by users of all ages, abilities, and modes of travel, including pedestrians, bicyclists, drivers, equestrians, transit users, and movers of commercial goods.

Policy CI 1.1
Complete Streets. Plan, design, operate, and maintain City streets using Complete Streets principles for all types of transportation projects in the City, including new, retrofit/reconstruction, maintenance, and ongoing projects. Repurposing unneeded roadway pavement to implement bicycle and pedestrian improvements—for example, lane or road diets—should be considered as one of the tools to implement Complete Streets.

Policy CI 1.2
Roadway Cross-Sections. Implement the updated typical roadway cross-sections in this element to incorporate Complete Streets principles and help achieve mobility goals.

Policy CI 1.3
Local Context. Integrate Complete Streets in a manner that is sensitive to the local context, recognizing that needs vary between neighborhoods and communities.

Policy CI 1.4
Walkable Town Center. Create a walkable town center anchored around the Old Town core, with gathering places and trails that reflect the City of Wildomar's unique qualities and history. Comfortable walking and bicycling connections will enhance access to the Old Town area from communities throughout the City.

Policy CI 1.5
Traffic Calming. Use traffic-calming tools to assist in implementing Complete Streets principles and reducing vehicular travel speeds along Circulation Element roadways serving residential neighborhoods and schools—such as Grand Avenue, Orange Street, Lemon Street, Gruwell Street, and McVicar Street—and other roadways serving similar land uses. Traffic-calming tools may include but not be limited to curb extensions, speed cushions, chokers/neckdowns, raised medians, narrowing lanes, raised crosswalks, and neighborhood traffic circles or roundabouts. The feasibility of deploying traffic-calming devices shall be considered prior to increasing any posted speed limits.

Policy CI 1.6
Monitor Safety and Usage. Regularly monitor and evaluate citywide safety and usage trends for all travel modes. Additionally, as new infrastructure is implemented, such as bicycle facilities, pedestrian facilities, and traffic-calming measures, pre- and post-project evaluations should be considered and conducted where appropriate or warranted and when funding to conduct such evaluations is available, to better understand project benefits.

Policy CI 1.7
Dedications. Require developments to provide appropriate dedications to implement planned transportation infrastructure as indicated in this Circulation Element and future documents adopted by City Council.

Policy CI 1.8
Enhance Connectivity. When feasible, require developments to incorporate short block spacing and a strong street grid network as a means to enhance connectivity for all travel modes. Encourage the inclusion of non-motorized transportation corridors, such as paseos, promenades, and multi-use paths, to improve connectivity along long blocks or non-continuous streets.

Policy CI 1.9
Funding. Pursue funding for multimodal infrastructure projects that promote safety and Complete Streets, such as impact fees and local, regional, State, and federal grants.

Policy CI 1.10
Development Impact Fees. Regularly update the City's Development Impact Fees (DIF) program to ensure adequate funding is allocated for the development, operation, and maintenance of the City's transportation system across all travel modes.

Policy CI 1.11
Vision Zero. Explore adoption of a Vision Zero initiative with a target date to achieve its goals. The initiative aims at eliminating all traffic-related fatalities and severe injuries suffered by all road users while increasing safe, healthy, equitable mobility for all modes of transportation.

GOAL CI 2

Pedestrian infrastructure that is safe, connected, and comfortable for users of all ages and abilities, inclusive of accessible curb ramps and sidewalks, marked crosswalks, trail connections, lighting, and pedestrian crossing features.

Policy CI 2.1
Pedestrian Network. Improve pedestrian safety, comfort, and connectivity throughout the city, with an emphasis on implementing the various pedestrian route types (shown on Figure 3-1), and connections serving schools, parks, and commercial/retail centers.

Policy CI 2.2
Close Connectivity Gaps. Improve pedestrian network connectivity by requiring development projects to close connectivity gaps by extending project frontage improvements to the nearest connecting sidewalk/trail where feasible and/or where fee credit/reimbursement programs exist. Factors to consider may include, but are not limited to, the proposed project's land use, destinations created by the project, destinations that could be reached by occupants of the new development, the length of the gap, etc.

Policy CI 2.3
Local Roadway Safety Plan. Implement recommended projects of the Local Roadway Safety Plan (as adopted and amended from time to time) to enhance the safety of trips made by foot to and from neighborhoods, schools, parks, retail locations, employment centers, government offices, and bus stops.

Policy CI 2.4
Implement Pedestrian Route Types. As adjacent parcels are developed and/or capital improvement projects are undertaken, implement the designated pedestrian route types, inclusive of the respective pedestrian route type toolkit features, where feasible.

Policy CI 2.5
Pedestrian Crossing Safety. Improve pedestrian crossing safety and efficiency through appropriate signal hardware and timing, installation of marked and high visibility marked crosswalks and accessible curb ramps, and other intersection design features, where relevant.

Policy CI 2.6
Pedestrian Visibility. Enhance pedestrian visibility by limiting parking at intersections, improving lighting at street crossings, and minimizing sidewalk obstructions.

Policy CI 2.7
Connections to Trailheads. Provide pedestrian connections to recreational trailheads, where feasible.

Policy CI 2.8
Funding. Pursue funding to implement programs that promote bicycle and pedestrian education, safety and use in schools.

Policy CI 2.9
Walking to School. Encourage walking as a preferred transportation mode for trips to and from elementary, middle, and high schools and nearby destinations.

Policy CI 2.10
Pedestrian Collision Monitoring. Regularly review and monitor reports of pedestrian-involved collisions to identify potential safety issues and appropriate improvements.



Example of an existing Class II bike lane in Wildomar.

GOAL CI 3

A safe and connected bicycle network composed of context-appropriate bicycle facilities and supporting amenities that serve the needs of recreational and utilitarian bicyclists of all ages and abilities.

Policy CI 3.1
Bicycle Network. Improve bicycle safety, comfort, and connectivity throughout the city, with an emphasis on implementing the planned bicycle network (shown on Figure 3-2).

Policy CI 3.2
Close Connectivity Gaps. Improve bicycle network connectivity by requiring development projects to close connectivity gaps by extending project frontage improvements to the nearest connecting bicycle facility, where feasible and/or where fee credit/reimbursement programs exist. Factors to consider may include, but are not limited to, the proposed project's land use(s), destinations created by the project, destinations that could be reached by occupants of the new development, the length of the gap, etc.

Policy CI 3.3
Implement Local Roadway Safety Plan. Implementation of recommended projects in the Local Roadway Safety Plan (as adopted and amended from time to time) to enhance the safety of trips made by bicycle to and from neighborhoods, schools, parks, retail locations, employment centers, government offices, and bus stops.

Policy CI 3.4
Include Bicycle Facilities in Projects. Coordinate street resurfacing and restriping efforts, capital improvement projects, and development projects to include bicycle facilities identified in the planned bicycle network, where applicable.

Policy CI 3.5
Connect with Adjacent Jurisdictions. Coordinate with adjacent jurisdictions to provide continuous and uniform bicycle connections to and from neighboring communities, where feasible.

Policy CI 3.6
Wayfinding Program. Consider development of a wayfinding program that indicates additional bicycle connections and the direction and distance to key destinations.

Policy CI 3.7
Intersection Design. Enhance bicycle intersection crossing efficiency and safety through intersection design considerations, provisions of bicycle detection at signalized intersections, and other appropriate design features.

Policy CI 3.8
Biking to Schools. Pursue collaborative opportunities with local schools to implement programs that promote bicycle education and safety and encourage usage among students.

Policy CI 3.9
Bicycle Parking. Bicycle parking shall be provided with all new developments as required by Section 17.188.060 of Wildomar's Municipal Code.

Policy CI 3.10
Bicycle Racks. Encourage existing retailers, shops, and shopping centers to install bicycle racks. Permit the reallocation of vehicular parking space(s) to bicycle parking spaces, if supported by a parking utilization study and/or if the remaining spaces are consistent with the minimum required for the respective

land use as identified in Section 17.188.030 of Wildomar's Municipal Code.

Policy CI 3.11
Employer-Provided Amenities. Encourage employers to install end-of-trip amenities for bicycle riders, such as bicycle parking, maintenance stations, lockers, and/or showers.

Policy CI 3.12
Bicycle Safety. Regularly review and monitor reports of bicycle-involved collisions to identify potential safety issues and appropriate improvements. Explore opportunities to improve bicycle safety through educational and/or training programs for cyclists and other roadway users.

Policy CI 3.13
Freeway Crossings. As properties adjacent to I-15 develop, consider the feasibility of, and potential demand for, incorporating additional freeway crossings that prioritize pedestrian and bicycle mobility.



Bus stop along Mission Trail, adjacent to the Wildomar Library.

GOAL CI 4

A public transportation network that allows for convenient access to major destinations, both within Wildomar and the region.

Policy CI 4.1
Transit Network. Work with Riverside Transit Agency (RTA), Southern California Association of Governments (SCAG), and other regional partners to ensure that adequate transit service is provided consistent with future growth (shown on Figure 3-3).

Policy CI 4.2
Station Amenities. Coordinate with Riverside Transit Agency to focus station improvements and enhanced amenities at locations with the greatest ridership. In coordination with RTA and adjacent properties, provide secure bicycle parking options for high ridership transit stops, where feasible.

Policy CI 4.3
First/Last Mile Connectivity. Encourage convenient and safe pedestrian and bicycle linkages to and from bus stops to provide better first/last mile connectivity. This includes connectivity to/from existing and new development and along streets providing access to the bus stops.

GOAL CI 5

Convenient and efficient vehicle circulation with minimal congestion that does not degrade pedestrian and bicycle safety, mobility, and access.

Policy CI 5.1
Roadway Network. Implement the planned roadway network and classification designations (as shown on Figure 3-4) through new development, redevelopment, resurfacing, and/or other capital improvement projects. This includes the new potential connections at Sunset Avenue between Bundy Canyon Road and La Estrella Street, and at Inland Valley Drive between Prielipp Road and Hidden Springs Road, if feasibility is demonstrated and appropriate funding is identified.

Policy CI 5.2
Connect with Adjacent Jurisdictions. Work with adjacent jurisdictions to provide continuous vehicular connections to and from neighboring communities.

Policy CI 5.3
Roadway Cross-Sections. Ensure the implementation of the updated typical roadway cross-sections displayed in this Circulation Element (as shown on

Figures 3-5 through 3-8), including the new "Rural Collector" classification.

Policy CI 5.4
Level of Service Threshold. Although Vehicle Miles Traveled (VMT) will be utilized as the traffic impact metric for California Environmental Quality Act (CEQA) review process, Level of Service (LOS) is still a critical measure and indicator of traffic operations. LOS D shall be the threshold for all Circulation Element roadways and intersections, consistent with Transportation Impact Analysis (TIA) Guidelines adopted by the City Council, unless otherwise approved by the City Engineer.

Policy CI 5.5
Vehicle Miles Traveled Threshold. All projects in the City shall be in compliance with Resolution No. 2020-40, Vehicle Miles Traveled (VMT) CEQA Threshold Policy Guidelines. Efforts should be made to reduce VMT by prioritizing pedestrian and bicycle travel and/or incorporating active transportation enhancements, to the extent feasible. Efforts to reduce VMT may not necessarily have to be implemented on-site; instead, in coordination with city staff, off-site projects can be identified that would offset the VMT increase caused by a particular project. Applicants/developers would have the option to either construct the project/improvement or calculate the costs associated with the construction of the project/improvement and pay that as an in-lieu fee.

Policy CI 5.6
Achieve Level of Service Threshold. All development projects shall achieve the LOS threshold identified in Policy 5.4; otherwise, the City reserves the right to request the proposed development to amend existing roadway designations to ensure roadways and intersections can adequately handle volumes of traffic generated by the development.

Policy CI 5.7
Evaluate Roadway Network. As development occurs, evaluate the need to designate additional roads as Circulation Element roadways, or amend existing designations to help enhance vehicle circulation, reduce congestion, and increase connectivity throughout the city. Measures shall not come at the expense of pedestrian and/or bicycle safety, mobility, and access unless approved by the City Engineer.

Policy CI 5.8
Evaluate Intersections. Evaluate intersection geometrics and treatments at the intersections of Crescent Avenue/Elberta Road and Crescent Avenue/Olive Street to improve safety and operations. This could include, but not limited to, Crescent Avenue Road closure to vehicular traffic at its northern (Elberta Road) and southern (Olive Street) ends.

Policy CI 5.9
Connect Lake Elsinore to Interstate 15. Continue to coordinate with the City of Lake Elsinore and respective property owners in Wildomar to identify a preferred connection between Lake Elsinore and Interstate 15 via Bundy Canyon Road, or alternatives. This connection could help reduce cut-through traffic on local or Collector streets in Wildomar and capitalize on the region's investment in Bundy Canyon Road.

Policy CI 5.10
Interchange Projects. Ensure that future interchange projects, such as the Bundy Canyon Road and Wildomar Trail Project Study Reports, incorporate recommended bicycle network and pedestrian route type features, to the extent possible.

Policy CI 5.11
Evaluate Traffic along Bundy Canyon. Evaluate local and regional traffic as development continues along the Bundy Canyon Road/Scott Road corridor to ensure adequate north-south connectivity along the corridor to facilitate expected traffic volumes and circulation and determine when improvements are warranted to proposed or potential north-south connections, as shown on the Proposed Network exhibit (as shown on Figure 3-4).

Policy CI 5.12
Utilize Transportation Demand Management. Regularly update the Transportation Demand Management (TDM) ordinance to include best

management practices for reducing VMT. Updates to the ordinance should include consideration of private shuttle bus services, work from home programs, vanpool programs, and parking strategies that would incentivize use of public or private transportation for key development projects.

Policy CI 5.13
Utilize Transportation System Management. Utilize Transportation System Management (TSM) measures throughout the City to ensure the circulation system is as efficient and cost-effective as possible. These measures include, but are not limited to, improvements to signal coordination, transit signal priorities, and pedestrian/bicycle prioritized signals.

Policy CI 5.14
Manage Curb Space. Manage curb space in activity areas to balance demands of all users, such as emergency vehicles, buses, vehicle parking, bicycle/scooter parking, delivery loading/unloading, rideshare pick-up/drop-off, street furniture, electric vehicle charging stations, etc.

Policy CI 5.14
Connected and Autonomous Vehicles. Utilization of advanced analytics and high-speed communication networks should be taken into consideration to prepare for the future deployment of connected and autonomous vehicles.

GOAL CI 6

Provide and maintain a safe and efficient system for delivering goods and services.

Policy CI 6.1
Goods Movement Network. Maintain a designated goods movement route network (as shown on Figure 3-9) in the City to ensure safe and adequate infrastructure support for the travel of commercial vehicles. Goods movement routes shall comply with the requirements in the City's municipal code.

Policy CI 6.2
Commercial Loading and Unloading. Coordinate with property owners and the business community to support commercial vehicle loading/unloading in a manner that is efficient while not compromising safety and operations of other roadway users.

GOAL CI 7

A comprehensive trail network that provides for equestrian mobility and alternate recreational options.

Policy CI 7.1
Murrieta Creek Regional Trail Project. Continue to pursue funding and implementation of the Murrieta Creek Regional Trail Project, including an emphasis on safe at-grade roadway crossings with the roadway network. Crossing treatments could include curb extensions, raised crosswalks, pedestrian hybrid beacons (also known as HAWK), rectangular rapid flash beacons (RRFB), etc.

Policy CI 7.2
Close Connectivity Gaps. Analyze gaps in the trail system and develop an approach for closing gaps, including property acquisition and/or dedicated easements, where necessary and feasible.

Policy CI 7.3
Connect with Adjacent Jurisdictions. Leverage trails within other jurisdictions to provide connectivity from Wildomar to points beyond.

Policy CI 7.4
Equestrian Trails. Preserve and enhance equestrian trails where they currently exist.

Policy CI 7.5
Trail Design Guidelines. Develop City-specific trail design guidelines or formally adopt guidelines, such as those provided in the County of Riverside Comprehensive Trails Plan, as part of a Trails Master Plan.

GOAL CI 8

A robust network of infrastructure and utility systems supports the City's growth.

Policy CI 8.1
Collaborate with Utilities and Service Providers. Work with utilities and service providers for water, wastewater, energy, and solid waste, including but

not limited to, Elsinore Valley Municipal Water District (EVMWD), CR&R, Southern California Edison (SCE), and SoCalGas, to ensure that services and facilities meet resident needs reliably and support the City's growth.

Policy CI 8.2
Adequate Storm Drainage. Implement and periodically update the 2019 City of Wildomar Master Drainage Plan to manage storm runoff and provide flood control protection.

Policy CI 8.3
Telecommunications Systems and Access. Work with telecommunications service providers to meet the facility and service demands of existing and future development and to provide equitable access to telecommunications infrastructure, including encouraging retrofit and expansion of existing high speed internet systems and inclusion in all new housing.



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4. Economic Development



4. Economic Development Element

4.1 Vision

This Element supports the economic health and resilience of Wildomar's businesses, residents, and City finances in myriad ways. Wildomar will continue to support the growth of existing businesses and new start-ups by improving access to business management, financing, and marketing training and assistance. Economic development efforts will focus on businesses that bring new dollars into the local Wildomar economy and that capitalize on unique assets in and near Wildomar. The City will collaborate with schools and colleges to encourage training and jobs for residents. It will also support access to resources and education for entrepreneurs.

The City will embrace innovative and creative approaches to nurturing a vibrant local economy while remaining fiscally responsible. Existing commercial areas will be transformed and new commercial areas developed, with a focus on experience-oriented shopping. Emerging creative and artisan fabricator economies and ancillary retail sales and services will be accommodated in light industrial districts. The City will also leverage the benefits from commuting residents working from home and spending more money locally.

4.2 Purpose

Because an economic development element is optional under California planning requirements, there are no legal standards for what the element should contain. Although economic growth is essential to a fiscally sustainable city, there are limitations on what a city can do to promote and support economic development.

In addition to identifying goals, policies and implementation actions the City will undertake to advance economic development, this element also outlines the structure of how Wildomar will pursue and invest in economic development. There are two key reasons for this. First, much of the work of economic development is conducted by local and regional partners, with the city playing a coordinating and supporting role. And second, most of the economic development programs and projects in which the City will invest will be formulated, implemented, and evaluated through an economic development strategic plan, which the City will adopt and periodically update. The Economic Development Element provides policy guidance for economic development partnerships and for economic development strategic planning.

4.3 Planning Context and Approach

A market study was conducted to support the preparation of the General Plan. Rather than discussing the market conditions at that time—market conditions that will change often over the life of the Plan – there are three (3) broad trends that will influence growth and land development over the long term.

Smaller Households and Fewer Children

From 2010 to 2020, the number of households in Wildomar with children at home declined—for both married couples and single parents. This is a trend throughout most of Western Riverside County, reflecting declining birth rates since 2007 and the lowest fertility rates ever in the US. The California Department of Finance (DOF) projects continuing declines in the number of Riverside County residents aged 18 and under and those aged 18 to 24. Reflecting these changes, the Southern California Association of Governments (SCAG) is projecting a long-term decline in the average household size.

This shift in household size and type has implications for housing development. With cities accommodating fewer and fewer families with children, the regional market will shift towards producing a variety of housing types instead of predominantly large single-family detached houses, such as smaller houses, multigenerational housing, and more attached and multifamily housing. This shift also has implications for the types of businesses—retail, dining, entertainment, and recreation—that will fill commercial buildings and be successful in Wildomar. Finally, this shift will have implications for the types of public facilities and services the City will be expected to provide.

Changing Retail Environment

The 20+ year trend of retail spending shifting from bricks-and-mortar stores to online purchasing accelerated with the COVID-19 pandemic (beginning in 2020). At the time this General Plan is being prepared, most chain retailers are highly focused on omni-channel retailing—creating multiple pathways to retail sales, including in-store shopping and online sales with store pickup, delivery, and shipping from centralized warehouses – which will reduce the need for more physical stores. Even though Wildomar is underserved by retail businesses (and so residents often go to other cities to purchase goods), the proximity of competing shopping centers close to Wildomar will further diminish future demand for more commercial development in the City.

To be competitive in the regional market and in the changing retail environment, the City will need to facilitate the transformation of existing commercial areas and the development of new ones, with a focus on experience-oriented shopping (shopping where socializing, entertainment, activities, and the overall experience are as important, if not more so, as the purchase of goods).



The Barn business plaza (top) and Montague Brothers Coffee (bottom).

To be competitive in the regional market and in the changing retail environment, the City will need to facilitate the transformation of existing commercial areas and the development of new ones, with a focus on experience-oriented shopping (shopping where socializing, entertainment, activities, and the overall experience are as important, if not more so, as the purchase of goods). Promoting the creation of new local businesses will help expand offerings for shopping, dining, entertainment, and recreation in Wildomar.

Changing Office Use

The COVID-19 pandemic forced the development of technology and changes in common business

practices to deal with employees forced to work from home. Although businesses are still adjusting to the new realities, it appears that some office workers may continue to work at home with a limited amount of in-office work. However, some office-based sectors of the economy will continue to operate primarily in offices. This includes medical services, which are forecast to account for the largest share of job growth.



City Hall is co-located with other offices in the Oak Creek shopping center.

Because Wildomar has a limited amount of office space, it is unlikely to be impacted by a regional lack of demand for offices as businesses decrease their office footprints when current leases expire. The City will benefit from commuting residents working from home and consequently spending more money locally. And the demand for medical office space can support mixed-use development in areas this Plan designates for such development.

Industrial Land Use

Even though there is strong regional demand for warehousing development, there is little land area suitable for large warehouses in Wildomar, and significant growth in warehousing is not consistent with the community's character and vision. Instead, this General Plan focuses on supporting and facilitating light industrial/flex space, which offers smaller tenant spaces, and small- to medium-sized manufacturing facilities. This Plan also proposes to expand what "light industrial use" encompasses to include the creative and artisan fabricator economies and ancillary retail sales and services. Implementation of the Economic Development Element should focus on attracting relevant businesses, supporting entrepreneurs wanting to start new businesses, and maintaining the affordability of light industrial building space. Economic development efforts will focus on businesses that bring new dollars into the local Wildomar economy and that capitalize on unique assets in and near Wildomar.

This Plan also proposes to expand what "light industrial use" encompasses to include the creative and artisan fabricator economies and ancillary retail sales and services.

4.4 Economic Development Strategic Planning

This Economic Development Element is predicated on the City adopting, implementing, and periodically updating an economic development strategic plan. The strategic plan will identify specific projects, programs, and other investments that are realistic for the City to complete in three to five years. The strategic plan will also establish an evaluation framework and metrics to measure the effectiveness of the plan. And with the information from implementation, the City will adjust and amend the strategic plan.

4.5 Economic Development Partners

The City may partner with stakeholders that include but are not limited to, existing businesses, property owners, real estate brokers and developers, and other community organizations. Other stakeholders are key assets that economic development efforts will capitalize on, such as Inland Valley Hospital. Other stakeholders who do not necessarily have economic development as a primary function will still likely be engaged because they have a vested interest in growth and diversification of the local economy and are committed to the future of Wildomar. The City will engage stakeholders through the strategic planning process, and the economic development strategic plan will reflect the specific projects and programs to which these stakeholders are committed.

In addition, the City will need to collaborate with a wide variety of economic development organizations and service providers to leverage their expertise and federal, state, and non-profit funding. Through these partnerships, the City will seek to connect existing businesses, firms interested in locating in Wildomar, and local entrepreneurs starting new businesses, with training and assistance. A partial list of partners includes the Economic Development Coalition, Riverside County Office of Economic Development, Riverside County Workforce Development (RCWD), Inland Empire Small Business Development Center, Inland Empire Center for Entrepreneurship, Murrieta/Wildomar Chamber of Commerce, Lake Elsinore Unified School District, and Mt. San Jacinto Community College District. The list is expected to change over the lifetime of the General Plan.

4.6 Goals and Policies

GOAL ED 1

Vibrant Local Economy. A resilient local economy that provides goods and services desired by residents and contributes to the community's quality of life and sense of place.

Policy ED 1.1
Business Retention and Expansion. Retain existing businesses and support their profitability and expansion by collaborating with the local Chamber of Commerce and regional economic development service providers to improve access by local businesses to business management training, financing, marketing assistance, and other programs.

Policy ED 1.2
Business Startups. Grow the number of independent businesses to diversify the local economy, to provide business and employment opportunities for residents, and to provide goods and services desired by residents, by collaborating with the Chamber of Commerce and regional economic development service providers to provide entrepreneurial training and assistance.

Policy ED 1.3
Business Attraction. Attract businesses that diversify the local tax base and that improve the quality of life, by collaborating with economic development service providers to market Wildomar and to market commercial and industrial sites and facilities to potential new businesses.

Policy ED 1.4
Workforce Housing. Support an adequate and reliable workforce for local businesses by promoting the development of housing opportunities suited to the range of incomes, in accordance with the Land Use Element and the Housing Element.

Policy ED 1.5
Employment Opportunities for Residents. Support the growth of existing businesses, the creation of new businesses, and the attraction of businesses that provide employment opportunities suited to a variety of skills and education levels.

Policy ED 1.6
Local Preferences. When considering approval of a development agreement, take into consideration the potential for a commitment to local procurement and local hiring preferences to provide a community benefit if incorporated into the development agreement.

GOAL ED 2

Economic Development Program. A robust program that supports residents and entrepreneurs and that attracts private investment.

Policy ED 2.1
Economic Development Objectives. Invest in the City's economic development program, amenities, and infrastructure to maintain and enhance the attractiveness of Wildomar for private investment, to expand and diversify the local tax base, and to facilitate growth in the local economy that contributes to and enhances Wildomar's quality of life.

Policy ED 2.2

Strategic Action Plan. Adopt and periodically update an economic development strategic plan that states the City's vision for economic development, identifies objectives for the time frame of the strategy, establishes strategies and action plans, and that may also identify target sectors, partnerships, and marketing and communications.

Policy ED 2.3
Staffing and Funding. Invest in the City's economic development to achieve long-term goals in accordance with an adopted strategic action plan, fund economic development staffing and training, and incorporate economic development thinking throughout City Hall.

Policy ED 2.4
Economic Development Partners. Leverage investments by the federal and state governments and by private and non-profit entities by collaborating with

economic development partners, including but not limited to the Economic Development Coalition, the Riverside County Office of Economic Development, Riverside County Workforce Development, the Inland Empire Small Business Development Center, the Inland Empire Center for Entrepreneurship, the Inland Empire Women's Business Center, the Murrieta/Wildomar Chamber of Commerce, other public agencies, Lake Elsinore Unified School District, Mt. San Jacinto Community College District, and other stakeholders, including but not limited to existing businesses, real estate brokers and developers, and other community organizations.

Policy ED 2.5
Marketing and Communications. Maintain regular public communications of the City's economic development efforts and successes, maintain regular communications with existing businesses and economic development stakeholders, and, consistent with the adopted economic development strategic plan, invest in communications to market Wildomar as a location for new businesses and private investment.

GOAL ED 3

Economic Activity Centers. Well-planned commercial and industrial districts, commercial corridors, and retail nodes that are integrated into and compatible with Wildomar's neighborhoods.

Policy ED 3.1
Bundy Canyon Corridor Focus Area. Preserve larger land parcels with visibility and access to the freeway primarily for larger-scale, auto-centric shopping centers with retail sales and services businesses and experience-oriented commerce.

Policy ED 3.2
Old Town Focus Area. Facilitate a downtown look and feel in the Old Town Focus Area by promoting park-once facilities in a pedestrian-friendly environment with experience-oriented retail sales and services, dining, and entertainment uses.

Policy ED 3.3
Wildomar Trail Corridor Focus Area. Require that sufficient land area with easy vehicular access and sufficient parking be reserved to ensure the viability of commercial uses if residential uses are developed first.

Policy ED 3.4
Hidden Springs/Wyman Road Specific Plan Area. Recommend a market demand study be prepared in conjunction with a future specific plan to ensure that the buildout of this 160 +/- acre area meets the City's needs for affordable and workforce housing, retail sales and services, entertainment, and employment opportunities.

Policy ED 3.5
Re-dustrial Focus Area. Seek to maintain the affordability of new development in the area centered around Clinton Keith Road east of Inland Valley Drive to support business start-ups and independent businesses.

GOAL ED 4

Fiscally Resilient Local Government. Fiscally sustainable land use and development patterns and conservative, well-managed municipal finances that support a fiscally resilient city.

Policy ED 4.1
Land Use Balance. Maintain a responsible balance between residential and nonresidential development, preserving community character and resources, to generate sufficient municipal revenues to continually reinvest in the community's quality of life and periodically evaluate the potential buildout of the general plan to account for structural changes in the economy.

Policy ED 4.2
Funding and Financing Districts. Maintain the citywide community facilities district to ensure a healthy, safe, and family-friendly environment, and when investments are needed for localized improvements and services, consider additional funding and financing districts, such as business improvement

districts, landscaping and lighting maintenance districts, and enhanced infrastructure finance districts.

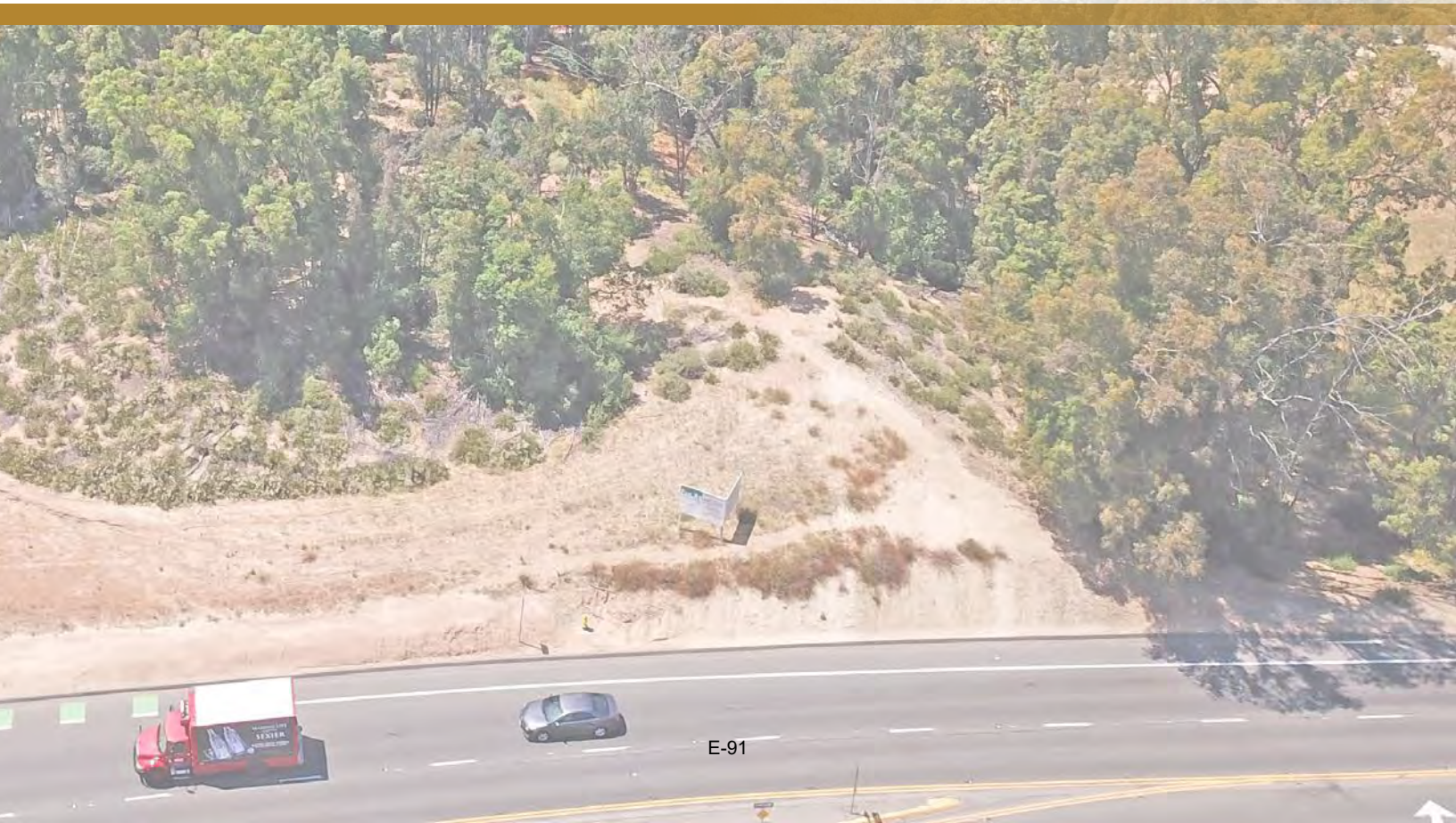
Policy ED 4.3
Fiscal Impact Analysis. Ensure that new development enhances the City's fiscal health and capacity to provide community service programs, entertainment, and recreation opportunities by incorporating potential fiscal impacts into decision-making for General Plan amendments and zoning changes.

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5. Open Space and Conservation



5. Open Space and Conservation Element

5.1 Vision

The open space and conservation element seeks to balance human activities with the integrated ecosystem of plants and animals that use the same air, water, energy, and natural resources.

The policies in this element recognize that Wildomar's unique natural and cultural resources are irreplaceable and seek to minimize impacts on them from the daily activities of its human inhabitants...

Wildomar has the good fortune to contain a bounty of natural resources and open spaces. It is home to scores of native animals and plants and the habitats that nurture their lives. And it is shaped by natural features—from the hillsides to the valleys to the watercourses that give the City its unique form and character. The land also bears the traces of people who inhabited the area in times past.

The policies in this element recognize that Wildomar's unique natural and cultural resources are irreplaceable and seek to minimize impacts on them from the daily activities of its human inhabitants so that they can be enjoyed by subsequent generations of residents.

5.2 Purpose

This element responds to the requirements in the California Government Code §65560 et seq. and §65302(d). It overlaps with several other elements, most notably the Land Use Element when determining the suitability of sites for future development; the Recreation and Community Services Element when considering access to open spaces for recreation, parkland, and trails; and the Safety Element to address open space for health and safety.



Residents value Wildomar's open spaces and natural features.

Relationship to Other Planning Efforts

The policies in the Open Space and Conservation Element support the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP), which seeks to protect habitat for the Stephens' kangaroo rat, an important keystone species.

Western Riverside County Multiple Species Habitat Conservation Plan

The MSHCP focuses on conserving species and their habitats in western Riverside County. In conjunction with other habitat conservation plans in Southern California, the goal of the MSHCP is to maintain biological and ecological diversity within a rapidly urbanizing region. MSHCP-conserved lands in the City are shown on Figure 5-1.

5.3 Planning Context and Approach

Open Spaces and Natural Resources

The City of Wildomar is nestled in a valley bordered by rolling hills to the east and the Cleveland National Forest and Santa Ana and Elsinore mountains to the west. Murrieta Creek and its important riparian corridor runs north-south through the City. The surrounding natural topography and environment afford views of natural open spaces, a rich biodiversity, and miles of mountain ridgelines, which this Plan endeavors to protect as scenic resources.

As shown on Figure 5-1, 1,122 acres of wildlife conservation areas are scattered throughout the northeastern part of the City. These conserved open spaces serve multiple functions, including the protection of natural open areas, watersheds, environmentally sensitive areas such as creeks and riparian areas, wildlife habitats, hillsides, and visual resources.

The City's distinct vegetation communities are shown on Figures 5-2a through 5-2d. A total of 36 special-status plant species and 42 special-status wildlife species have been documented to occur in the City or may be potentially affected by activities in the City. Critical habitats for the City's sensitive species are shown on Figure 5-3. Aquatic resources are shown on Figure 5-4. These features have the potential to provide corridors that encourage the movement of wildlife and provide habitat for sensitive wildlife and plant species. Because these sensitive habitats are generally limited to the natural drainages and conserved areas where development is limited, they are deserving of continued protection.



Wild poppies color the City's open spaces in spring.

Mineral Resources

The City is designated as Mineral Resources Zone 3 (MRZ-3), which indicates that significance of mineral deposits cannot be determined from the available data. A mining pit, Bundy Canyon Pit, is currently operational. Additionally, a federal lode mining claim, the Baxty Queen, conducts small-scale prospecting and mining for mineral resources, including rare earth elements (REEs) and precious gem materials. These facilities are depicted on Figure 5-5.

Air Quality

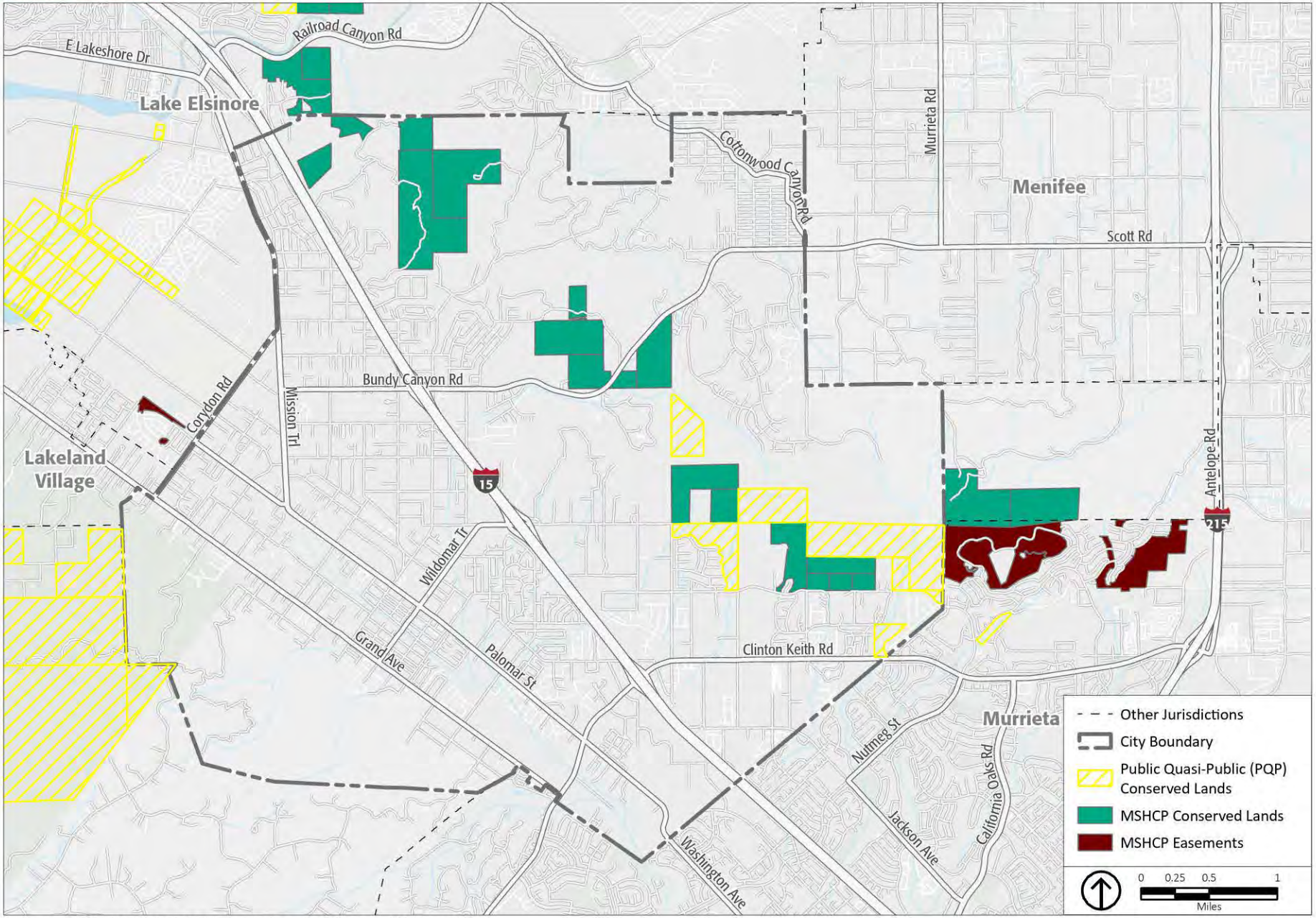
Clean air is a critical component for everyday living. Wildomar is under the jurisdiction of the South Coast Air Quality Management District (AQMD), which includes Los Angeles, Orange, Riverside, and San Bernardino Counties. South Coast AQMD is responsible for controlling emissions from stationary sources of air pollution.



Wildomar is under the jurisdiction of the South Coast Air Quality Management District (AQMD).

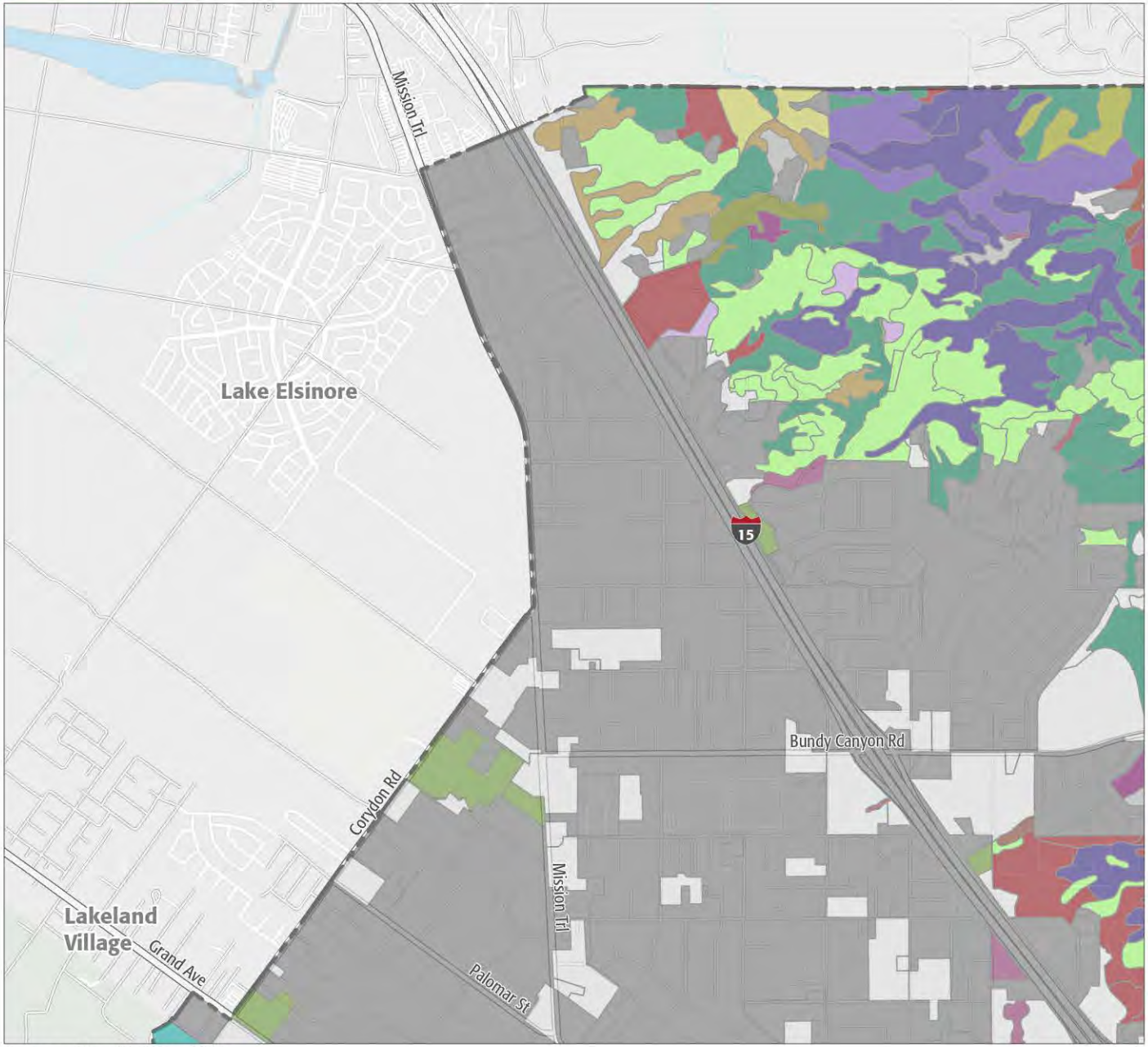
The South Coast AQMD region has among the highest levels of ozone (smog) in the nation, despite great strides in cleaning the air over the past several decades. The sources of pollution include both stationary and mobile sources.

FIG 5-1: CONSERVED LANDS



Source: ESRI, 2024; ECORP Consulting, 2024; PlaceWorks, 2024

FIG 5-2A: VEGETATION COMMUNITIES



City Boundary

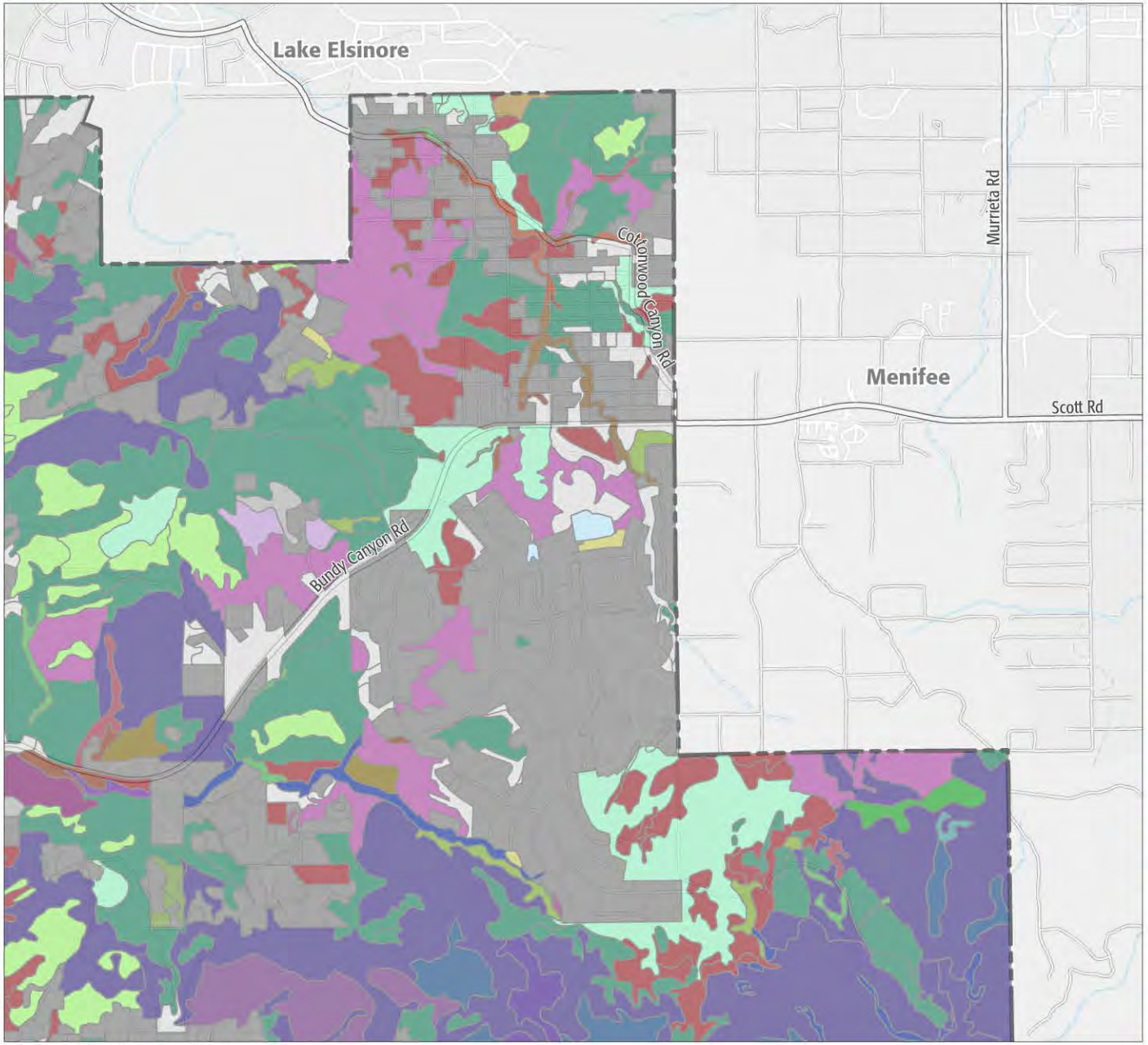
Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- Brittlebush - California Sagebrush Association
- California Annual Grassland Alliance
- California Buckwheat Alliance
- California Sagebrush - (California Buckwheat) - Annual Grass-Herb Mapping Unit
- California Sagebrush - California Buckwheat - (Black Sage - Yellow Bush Penstemon) Mapping Unit
- California Sagebrush - White Sage Alliance
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Hoaryleaf Ceanothus Alliance
- Coast Live Oak / Chaparral Association
- Coast Live Oak Alliance
- Deerweed Alliance
- Eucalyptus Alliance
- Exotic Trees Mapping Unit
- Fremont Cottonwood - Willow Mapping Unit
- Unmapped Area
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit
- White Sage - Brittlebush Association
- Willow Mapping Unit

0 0.25 0.5 1
Miles

Source: PlaceWorks, 2024

FIG 5-2B: VEGETATION COMMUNITIES



City Boundary

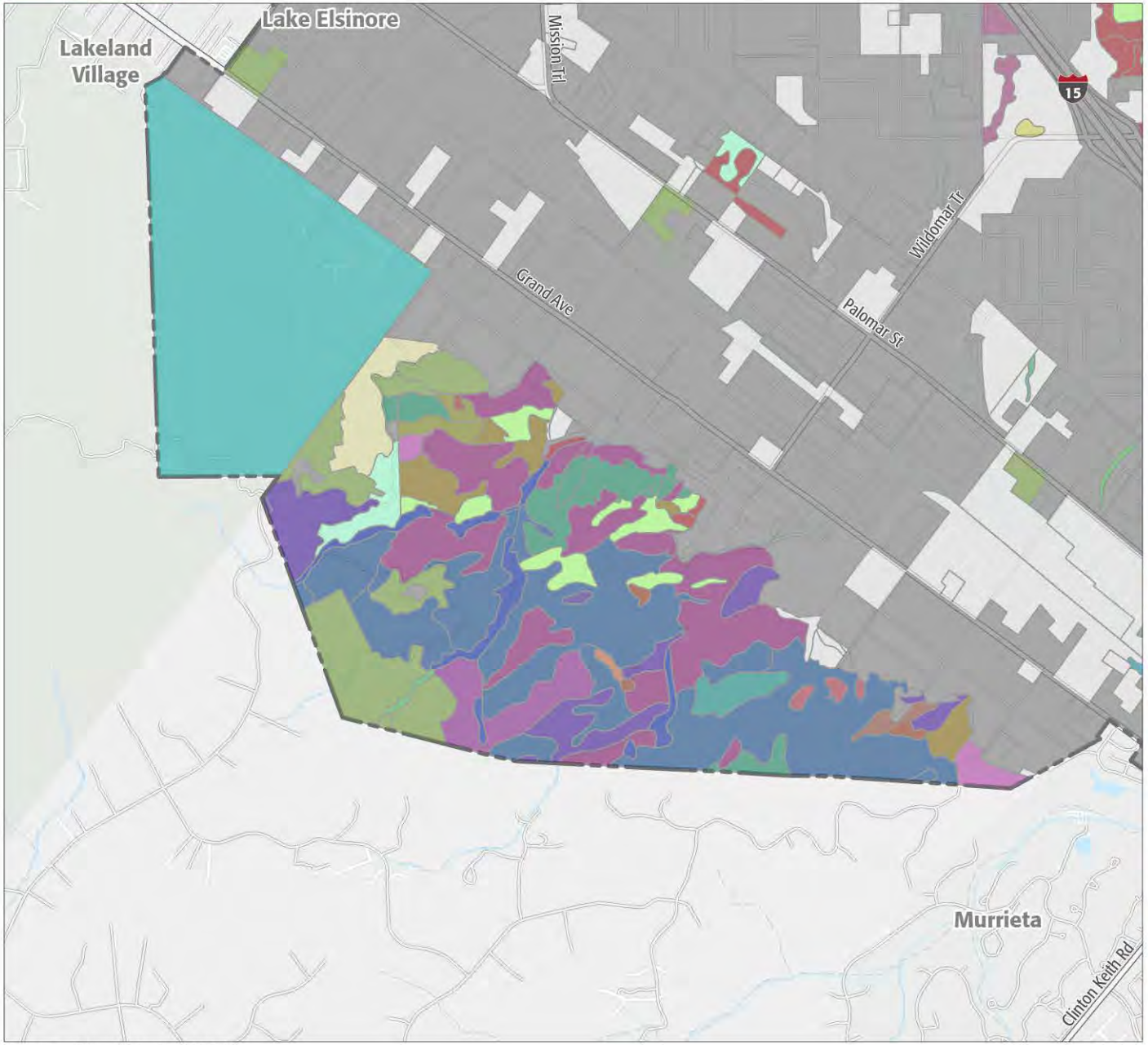
Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- Brittlebush - California Sagebrush Association
- California Annual Grassland Alliance
- California Buckwheat - Brittlebush Alliance
- California Buckwheat - White Sage - (California Sagebrush) Mapping Unit
- California Buckwheat Alliance
- California Sagebrush - California Buckwheat - (Black Sage - Yellow Bush Penstemon) Mapping Unit
- California Sagebrush - California Buckwheat - Laurel Sumac Association
- California Sycamore Alliance
- Chamise - Black Sage Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Hoaryleaf Ceanothus Alliance
- Chamise - Laurel Sumac Association
- Chamise Alliance
- Chamise Pure Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak / Chaparral Association
- Coast Live Oak / Poison Oak Riparian Association
- Coast Live Oak Alliance
- Eucalyptus Alliance
- Exotic Trees Mapping Unit
- Fremont Cottonwood - Willow Mapping Unit
- Hoaryleaf Ceanothus Alliance
- Laurel Sumac - California Buckwheat Association
- Laurel Sumac Alliance
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit
- Water Mapping Unit
- Willow Mapping Unit

0 0.25 0.5 1
Miles

Source: PlaceWorks, 2024

FIG 5-2C: VEGETATION COMMUNITIES



City Boundary

Vegetation Communities and Land Cover Types

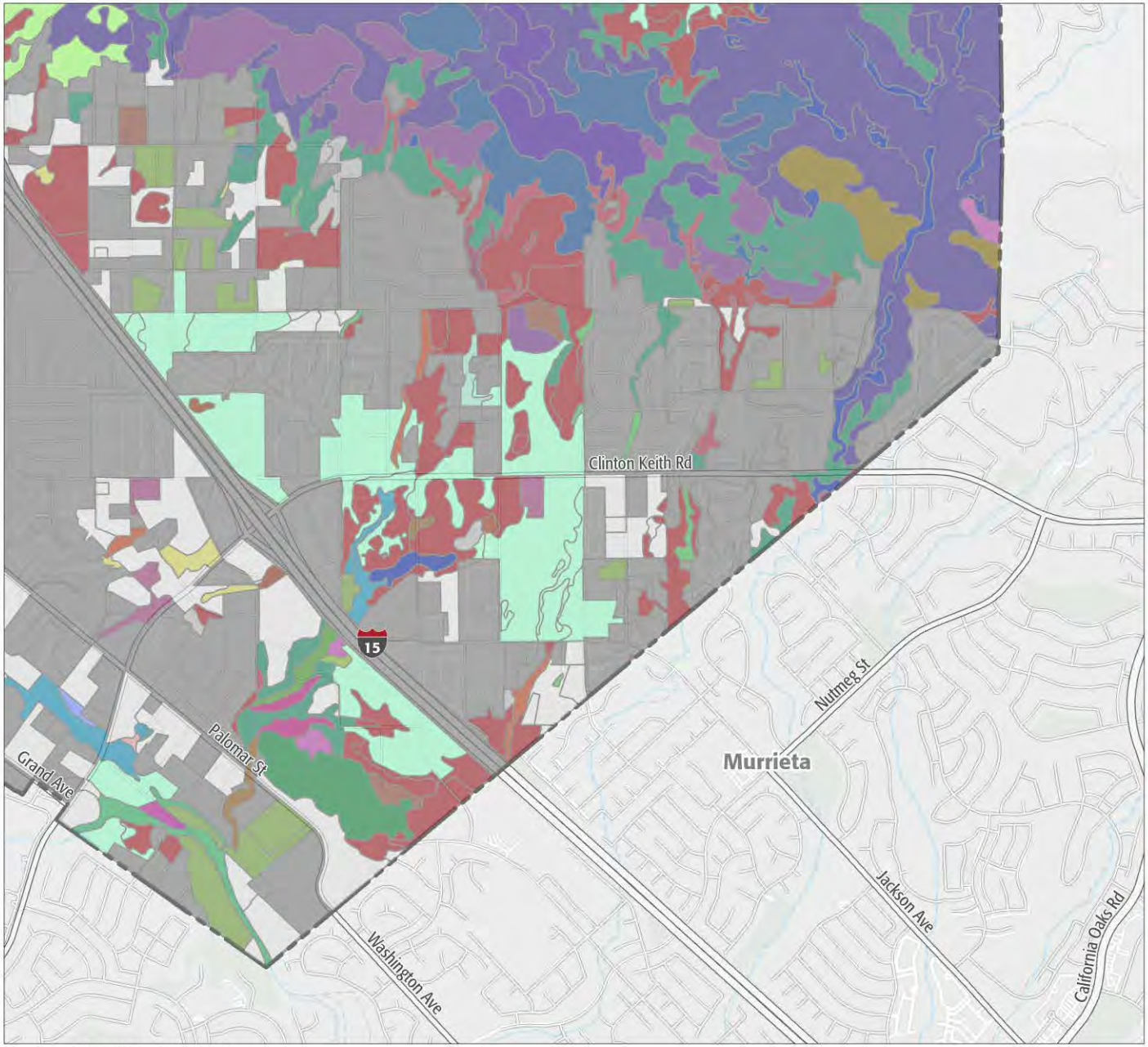
- Agriculture Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- California Annual Grassland Alliance
- California Buckwheat Alliance
- California Chaparral Mapping Unit
- California Sagebrush - (California Buckwheat) - Annual Grass-Herb Mapping Unit
- Chamise - Black Sage Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Hoaryleaf Ceanothus Alliance
- Chamise - Laurel Sumac Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak / Chaparral Association
- Coast Live Oak Alliance
- Deerweed Alliance
- Eucalyptus Alliance
- Exotic Trees Mapping Unit
- Hoaryleaf Ceanothus - Laurel Sumac Association
- Laurel Sumac - California Buckwheat - White Sage Association
- Laurel Sumac - California Buckwheat Association
- Red Willow Alliance
- Scrub Oak - Southern Mixed Chaparral Association
- Unmapped Area
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Willow Mapping Unit

0 0.25 0.5 1
Miles

Source: PlaceWorks, 2024

ENVISION WILDOMAR 2040

FIG 5-2D: VEGETATION COMMUNITIES



City Boundary

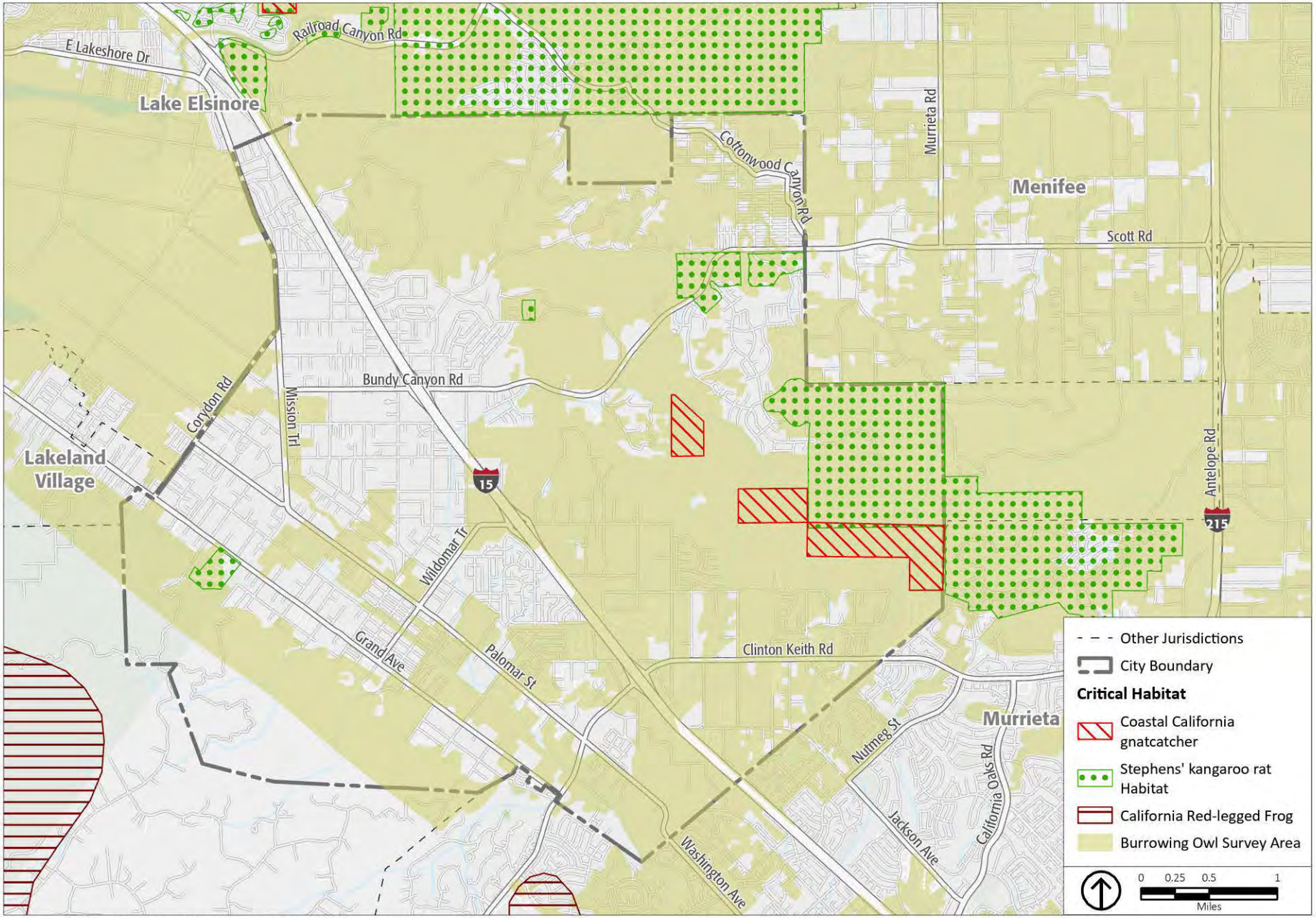
Vegetation Communities and Land Cover Types

- Agriculture Mapping Unit
- Annual Herbaceous Grasslands and Forbs Mapping Unit
- Blue Elderberry - (Mulefat) Mapping Unit
- Brittlebush - California Buckwheat Mapping Unit
- Bulrush - Cattail Mapping Unit
- California Annual Grassland Alliance
- California Buckwheat - Brittlebush Alliance
- California Buckwheat Alliance
- California Sagebrush - (California Buckwheat) - Annual Grass-Herb Mapping Unit
- California Sagebrush - California Buckwheat - White Sage Association
- Chamise - Black Sage Alliance
- Chamise - California Buckwheat Association
- Chamise - Coastal Sage Scrub Disturbance Mapping Unit
- Chamise - Hoaryleaf Ceanothus - Black Sage Association
- Chamise - Laurel Sumac Association
- Chamise Alliance
- Chamise Pure Association
- Coast Live Oak - California Sycamore - Red Willow Association
- Coast Live Oak - Sycamore Riparian Mapping Unit
- Coast Live Oak / Chaparral Association
- Coast Live Oak / Poison Oak Riparian Association
- Coast Live Oak Alliance
- Eucalyptus Alliance
- Exotic Trees Mapping Unit
- Fremont Cottonwood - Red Willow / Arroyo Willow / Mulefat Association
- Fremont Cottonwood - Willow Mapping Unit
- Fremont Cottonwood Dry Mapping Unit
- Hoaryleaf Ceanothus - Laurel Sumac Association
- Hoaryleaf Ceanothus Alliance
- Laurel Sumac - California Buckwheat Association
- Red Willow Alliance
- Scrub Oak - Chamise Alliance
- Urban Interface Mapping Unit
- Urban or development Mapping Unit
- Vacant (disturbed bare ground, <2% vegetative cover) Mapping Unit
- Willow Mapping Unit

0 0.25 0.5 1
Miles

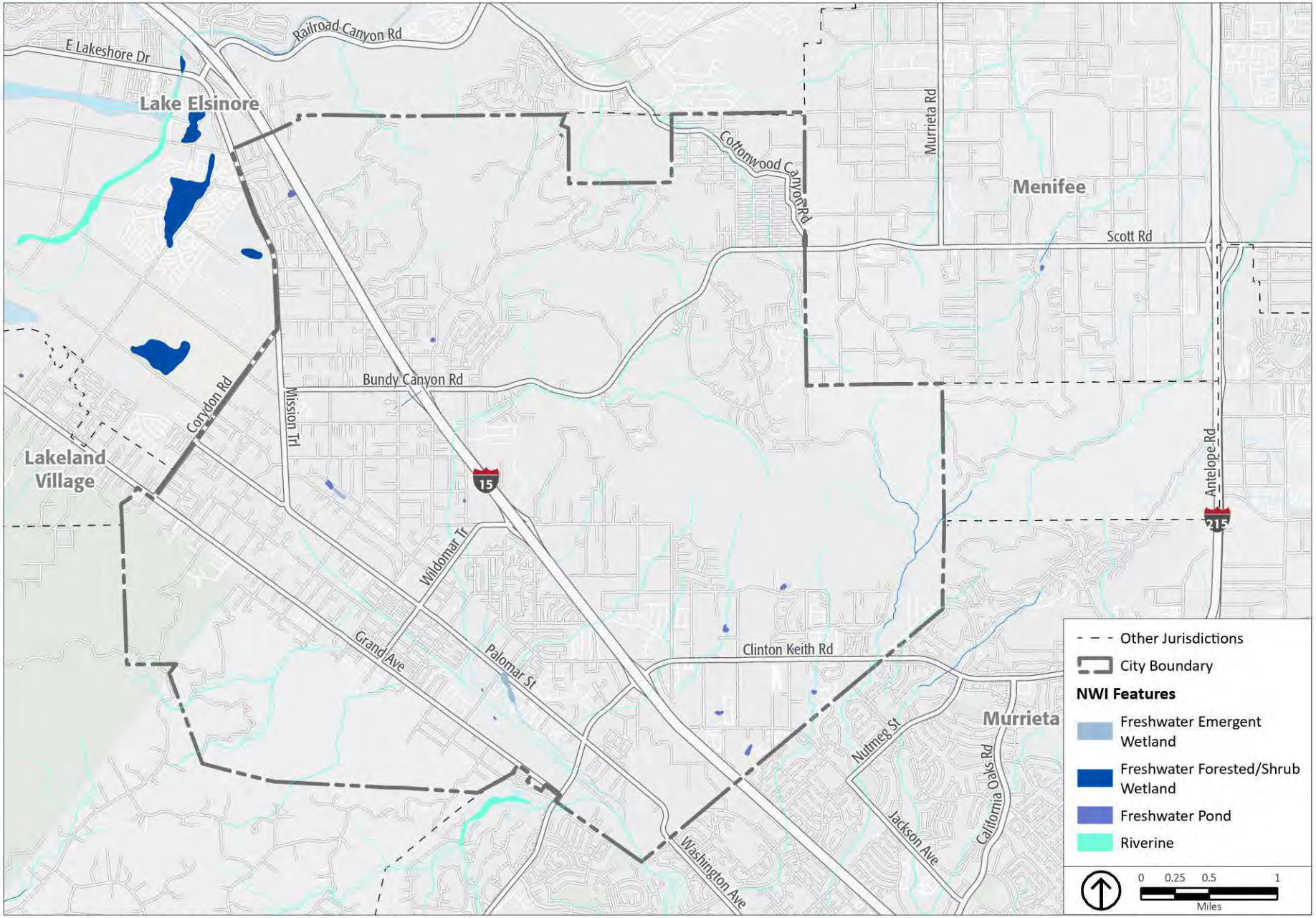
Source: PlaceWorks, 2024

FIG 5-3: CRITICAL HABITAT



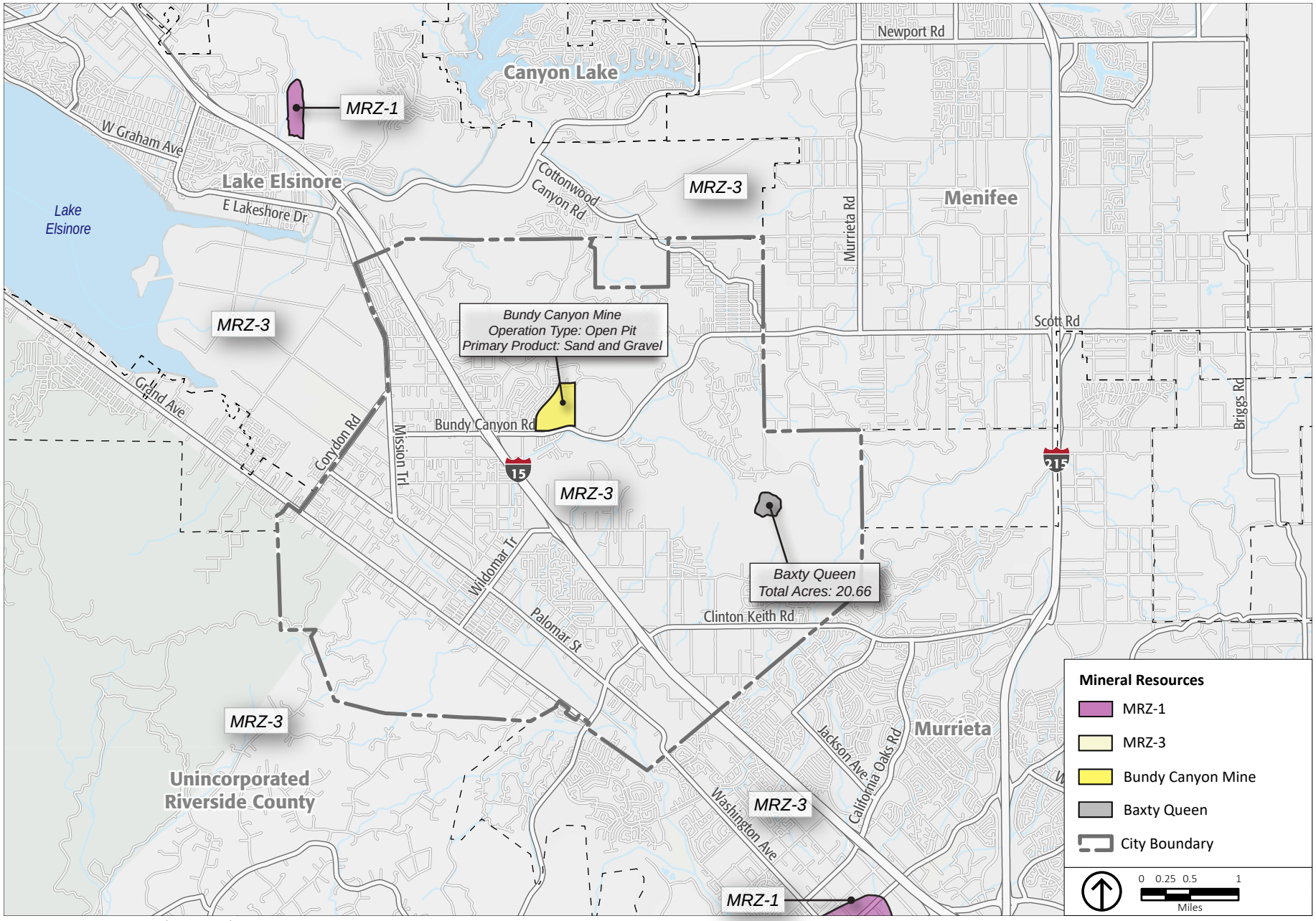
Source: ESRI, 2024; ECORP Consulting, 2024; PlaceWorks, 2024

FIG 5-4: POTENTIAL AQUATIC FEATURES



Source: ESRI, 2024; ECORP Consulting, 2024; PlaceWorks, 2024

FIG 5-5: AREAS OF MINERAL SIGNIFICANCE



Source: ESRI, 2024; PlaceWorks, 2024

Exposure to high levels of air pollution can result in severe health impacts, such as respiratory and cardiovascular disease, asthma, and premature death. Protecting the City's air is thus a vital part of promoting community health. However, air doesn't recognize municipal boundaries. So the policies and programs in this element encourage responsible air management through collaboration with local and state air quality agencies, imposing air pollution regulations on new construction, and paving the way to use less-polluting vehicles and outdoor equipment.

Water Supply and Quality

In addition to clean air, the City needs a clean and adequate supply of water. The Elsinore Valley Municipal Water District (EVMWD) provides water services to Wildomar. EVMWD's water supply is a blend of local groundwater, surface water from Lake Elsinore and Railroad Canyon Reservoirs (Canyon Lake), and imported water.

While EVMWD provides the water, the City is responsible for ensuring that water is used responsibly. This Plan ensures both the protection of water quality in the City and continued collaboration with EVMWD to reduce water use.

Energy

Energy resources provide the power to keep our electronics running and buildings operating, help us keep cool in the summer heat, and power our critical and emergency services. Most of the energy used in Wildomar's buildings is in the form of electricity, provided by Southern California Edison (SCE), and natural gas, supplied by Southern California Gas Company (SoCalGas).

Wildomar promotes energy efficiency and conservation through participation in the Western Riverside Energy Partnership, a Western Riverside Council of Governments (WRCOG) initiative that brings SCE and SoCalGas together with local jurisdictions to achieve energy savings, reduce energy bills, and improve building comfort.

The General Plan's energy policies and implementation programs support the development of affordable, reliable, and independent local power. Policies to promote energy conservation will help lower bills for energy customers, ensure that buildings remain comfortable during all weather conditions, and manage the transition to move diverse power sources.

Solid Waste

Proper solid waste treatment and disposal contribute to safer and healthier environments for people to live in. In Wildomar, CR&R Services collects and disposes of solid waste generated by households and businesses. CR&R provides trash collection, recycling, and organics processing services and employs anaerobic digestion techniques to produce natural gas from organic waste.

The solid-waste-related policies and implementation programs in this element aim to help reduce the amount of waste that Wildomar sends to landfills. This includes efforts to divert organic materials and other recyclables into composting or other recycling programs as well as overall waste reduction efforts.

Greenhouse Gas Emissions

The buildup of greenhouse gases (GHG) in the atmosphere is a factor in climate change. Climate change is responsible for an increase in severe storms and weather that can make some natural hazards, such as floods, droughts, and wildfires, occur more frequently and with greater intensity. Activities that produce GHGs include the use of gas-powered vehicles such as cars and trucks, electricity and natural gas use in local buildings, and the decomposition of materials in landfills. California is working toward a goal of carbon neutrality by 2045, and Wildomar has a role to play in meeting those targets by reducing GHG emissions.

As with other communities across California, Wildomar has a responsibility to reduce GHG emissions and improve climate resiliency. Policies and implementation programs in this element will help guide the reduction of GHG emissions and provide a path

to increased resiliency to climate hazards like drier summers, more intense flooding, and more frequent wildfires. Policies in other elements, such as Safety, work in concert to reduce vulnerability to climate hazards. Through these policies and implementation programs, along with the efforts in the Subregional Climate Action Plan, Wildomar can significantly reduce its GHG emissions and support progress toward California's adopted GHG reduction targets.

Cultural and Historical Resources

Wildomar is part of the ancestral lands of the Pechanga and Soboba Tribes, both federally recognized tribes. For more than 10,000 years, the Pechanga People have called the Temecula Valley, which includes Wildomar, their home. The Soboba tribe has lived within the present-day San Jacinto Valley and surrounding areas for centuries.

The Built Environment Resources Database lists 14 properties in the City whose dates of occupancy or construction are between the years 1885 and 1940, and which range in type from single-family homes to health resorts, as shown in Table 5-1. Although none are currently listed on the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP), four resources have been evaluated as potentially eligible for listing, with a status code of 3S.

Table 5-1: Previously Evaluated Built Environment Resources in the City

Address	Name	Date of Construction	CRHR/ NRHP Code
25025 Catt Road	--	1940	5S2
2525 Catt Road	Schwartz	1934	5S2
32785 Central Street	Judge William Collier Home, Lois Cook House		
21343 Dunn Street	Ben Taylor House	1934	3S
35880 Frederick Street	Heal Ranch, Robinson	1922	5S2
20619 Grand Avenue	--	1935	7N
21999 Grand Avenue	R.J. Brown	1886	3S
22060 Grand Avenue	Easterbrook	1886	3S
22180 Grand Avenue	--	1899	5S2
34860 Iodine Springs Road	Iodine Springs	1925	5S2
21680 Lime Street	--	1945	6Y

Table 5-1: Previously Evaluated Built Environment Resources in the City

Address	Name	Date of Construction	CRHR/ NRHP Code
Palomar Street	Wildomar Bell	1887	5S2
21564 Palomar Street	--	1910	7N
21457 Pecan Street	Dr. O.S. Brown	1888	3S

Source: Cultural Resources Assessment for City of Wildomar General Plan Update, Riverside County, California, ECORP Consulting, Inc., October 27, 2023

Notes: CRHR = California Register of Historical Places, NRHP = National Register of Historic Places

3S: Appears eligible for NRHP individually through survey evaluation.

5S2: Individually eligible for local listing or designation.

6Y: Determined ineligible for NRHP by consensus through Section 106 process – Not evaluated for CR local listing.

7N: Needs to be reevaluated – formerly coded as may become NRHP eligible with specific conditions.

Wildomar's unique cultural and historical resources, both known and undiscovered, tell the story of the City and the people that have occupied the land for thousands of years. The City will continue to consult with local tribes and other stakeholders to identify and protect these irreplaceable treasures.

5.4 Goals and Policies

GOAL OS 1

Biological resources are protected from development, conserved, restored, and enhanced.

Policy OS 1.1
Habitat Conservation. Require and enforce provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and Stephens' Kangaroo Rat Habitat Conservation Plan to protect environmentally sensitive lands, habitats, and vulnerable species.

Policy OS 1.2
Wetland and Riparian Area Protection. To the maximum extent possible, development shall avoid and conserve remaining habitats in wetlands and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these areas.

Policy OS 1.3
Biological Reports. Require biological reports that comply with the MSHCP for new development projects, transportation projects, and other planning efforts in the City.

Policy OS 1.4
Rewilding and Habitat Restoration. Pursue opportunities for rewilding and restoring critical habitats for sensitive species that include, but are not limited to the following: preserving, enhancing, restoring, and expanding an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.

Policy OS 1.5
Wildlife Corridors. Protect existing wildlife corridors by reducing habitat fragmentation from new developments. Work with the Riverside Conservation Agency (RCA) to pursue land purchase opportunities to preserve available lands.

Policy OS 1.6
Natural Vegetation Conservation. Maintain and conserve mature and historic examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes.

Policy OS 1.7
Project Siting. Require that new development projects respect, integrate with, and complement the natural features of the land, including conforming building massing to topographic forms, restricting grading of steep slopes, and encouraging the preservation of visual horizon lines and significant hillsides as prominent visual features.

Policy OS 1.8
Protect Ridgelines. Protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management.

Policy OS 1.9
Contour Grading. Utilize contour grading and slope rounding to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas.

GOAL OS 2

Air quality is protected from adverse environmental factors that contribute to poor air quality.

Policy OS 2.1
Air Quality Coordination. Collaborate with the South Coast Air Quality Management District (South Coast AQMD), Southern California Association of Governments (SCAG), and the California Air Resources Board (CARB) in the preparation and application of regional air quality management plans, programs, enforcement measures, and mitigation measures designed to reduce and/or minimize the amount of primary and secondary air pollutants.

Policy OS 2.2
New Construction. Require compliance with South Coast AQMD regulations and support appropriate future measures to reduce fugitive dust emanating from new project construction sites.

Policy OS 2.3
Compatible Development Siting. Require that siting for new developments is compatible with the existing land uses and ensure that land uses for sensitive receptors such as daycares, schools, hospitals, and elderly housing are separated and protected from polluting point sources using pollution control measures such as distance, barriers, and landscaping.

Policy OS 2.4
Landscaping and Construction Equipment. Encourage the reduction of gasoline- or diesel-powered landscaping and construction equipment and increased use of electric equipment.

Policy OS 2.5
Vehicle Charging Infrastructure. Work with utility providers to expand EV charging infrastructure throughout the community to accelerate the use of zero emission vehicles, prioritizing multifamily, commercial, office, and municipal properties.

Policy OS 2.6
City Vehicles. Purchase City vehicles consistent with the state's Advanced Clean Fleet regulations, as feasible.

GOAL OS 3

Reliable and safe water supply that supports Wildomar's current and future needs.

Policy OS 3.1
Collaboration with EVMWD. Collaborate with the Elsinore Valley Municipal Water District (EVMWD) to conserve and protect water quality and supply and continue to provide assistance for urban water management plans.

Policy OS 3.2
Water Quality Protection. Require that new developments do not degrade natural water bodies such as streams and rivers, and protect groundwater resources.

Policy OS 3.3
Water Conservation Strategies. Encourage water-conserving site design and the use of water-conserving fixtures in new development, and advocate for the adoption and implementation of water conservation strategies by water service agencies.

Policy OS 3.4
Water Conservation in Existing Development. Encourage existing development to use water-conserving mechanisms such as stormwater capture systems, graywater systems, water-efficient appliances, and drought-tolerant landscape planting.

Policy OS 3.5
Recycled Water. Continue to coordinate with and support EVMWD on opportunities to expand the recycled water system in the City.



City of Wildomar's Historic Bell at Wildomar Elementary School.

GOAL OS 4

Cultural and historical resources that are protected, enhanced, and restored for the education, appreciation, and enjoyment of future generations.

Policy OS 4.1
Adaptive Reuse. Repurpose buildings or structures of historical significance to preserve, maintain, and enhance them for future use where appropriate and feasible.

Policy OS 4.2
Tribal Consultation. Consult Native American tribes as part of the SB 18 and AB 52 regulations on projects that could potentially have an impact on archeological sites and other culturally significant properties. Ensure that any inadvertent discoveries of Native American cultural resources are treated with appropriate dignity.

Policy OS 4.3
Paleontological and Archeological Resources. Require new development to avoid paleontological and archeological resources if possible and to minimize impacts to them in accordance with the requirements of CEQA.

Policy OS 4.4
Historic and Cultural Resources Inventory. Maintain and periodically update an inventory of recognized historic and cultural resources of local, regional, or national significance and those that might be eligible for recognition, in consultation with interested parties such as the Wildomar Historical Society.

GOAL OS 5

A high-quality network of open spaces that support preservation of natural resources.

Policy OS 5.1
Open Space Access. Require new developments to provide access to open spaces.

Policy OS 5.2
Murrieta Creek. Enhance Murrieta Creek as a critical riparian area within the City.

GOAL OS 6
Energy is used efficiently and sourced from resilient, low carbon, and renewable energy supplies.

Policy OS 6.1
Energy Conservation. Encourage energy audits and energy-efficient retrofitting of existing buildings throughout the City.

Policy OS 6.2
Energy Transition. Work with local energy providers and contractors to support residents and business owners transitioning to all-electric appliances and renewable energy.

Policy OS 6.3
Grid Reliability. Support and encourage efforts by local energy service providers and other public agencies to improve the safety and resilience of the local power grid.

Policy OS 6.4
Energy Independence. Increase the installation of on-site renewable energy systems in new and existing developments with the capacity to support these systems, enforcing the renewable energy requirements of the California Building Standards Code and encouraging buildings not covered by State requirements to install renewable energy systems.

Policy OS 6.5
Energy Storage. Encourage new and existing buildings to include battery storage systems, especially buildings with solar energy installations and municipal buildings that provide essential community services.

Policy OS 6.6
Municipal Energy Transition. Transition municipal operations to renewable energy sources and electric building operations as feasible.

Policy OS 6.7
Tree Canopy. Maintain and expand the tree canopy in residential and commercial neighborhoods to provide shade, improve air and water quality, reduce the heat island effect, and create habitat for birds and pollinators.

Policy OS 6.8
Urban Cooling. Promote the construction of cool roofs, green roofs, and rooftop gardens, as feasible, to support decreased energy demand and urban cooling. Rooftop gardens also cool the surrounding area through moisture retention and surface reflectivity. The construction of rooftop gardens would reduce energy consumption and associated GHG emissions in the building energy sector.

Policy OS 6.9
Cooling Elements. Encourage site and building design that avoids unwanted heat gain from solar exposure and considers passive solar and wind design. Features that provide shading at suitable times of the day and year generally should be “passive” or automatic, avoiding the need for occupants to regularly monitor or adjust them. Examples of passive and active solar and wind design include orienting buildings to maximize exposure to cooling effects of prevailing winds, daylighting design, natural ventilation, space planning, thermal massing, and locating landscaping and landscape structures to shade buildings.

Policy OS 6.10
Financing. Partner with SCE, the Inland Regional Energy Network, and local solar installers to assist low-income homeowners and small business owners with identifying financing options for installation of rooftop solar energy systems, energy efficiency retrofits, energy storage, and electrification of existing buildings.

GOAL OS 7

Waste generation is decreased through recycling and waste diversion programs.

Policy OS 7.1
Recycling Programs. Support residential, commercial, industrial, and construction/demolition recycling programs to minimize the solid waste stream to landfills.

Policy OS 7.2
Electronic Waste Recycling. Coordinate with businesses that recycle electronic waste (e.g., batteries, fluorescent lamps, compact-fluorescent (CFL) bulbs) and the California Product Stewardship Council, CalRecycle, and other pertinent agencies to increase rates of electronic waste recycling.

GOAL 8

Greenhouse gas emissions are reduced significantly across all sources in the community.

Policy OS 8.1
Climate Action Plan. Work collaboratively with regional agencies, neighboring cities, community-based organizations, businesses, and other partners, as appropriate, to develop and implement a climate action plan or equivalent approach to identify current and future sources and quantify local GHG emissions and strategies to reduce Wildomar's GHG emissions to levels consistent with statewide GHG reduction and elimination goals, including those of Assembly Bill 1279, Executive Order B-55-18, Senate Bill 32, and Executive Order S-03-05.

Policy OS 8.2
Regional Climate Action. Work with regional and subregional agencies to promote collaboration and partnership on climate action issues and to integrate regional tools and resources into Wildomar's climate action planning efforts.



Future by Design
ENVISION WILDOMAR 2040

6. Recreation and Community Services

6. Recreation and Community Services Element

6.1 Vision

Parks, trails, recreation facilities and programs, and community services nurture the social, physical, and mental well-being of Wildomar's residents. The Recreation and Community Services Element supports a vision of an expanded network of parks and trails, enhanced recreation activities, and robust community services that continue to support the healthy lifestyles of Wildomar's current and future generations.

This Element supports a vision of an expanded network of parks and trails, enhanced recreation activities, and robust community services that continue to support the healthy lifestyles of Wildomar's current and future generations.

The City will provide a network of parks and recreational facilities that contribute to individual health by supporting physical activity and access to the mentally restorative powers of nature. Public facilities and community services such as libraries, schools, and arts and cultural programs will enrich the mind and connect neighbors with each other. Wildomar will work with its partners to provide a backbone of public safety and medical services that maintain a high quality of life for the City's residents.

6.2 Purpose

This element addresses California Government Code requirements (§ 65560 et. seq.) to assess open space for outdoor recreation and works in concert with the Land Use Element and Open Space and Conservation Element. Other topics addressed in the element are not required by government code but represent the City's commitment to maintaining and improving recreational and community facilities and programs to support the social, physical, and mental well-being of its residents.

Relationship to Other Planning Efforts

This element is intended to set the overall policy framework for the growth and development of recreational and community services in Wildomar. However, it builds upon several other important planning and policy documents.

Wildomar Parks Master Plan

The City prepared the Wildomar Parks Master Plan (WPMP) in 2015. The plan offers a vision and specific actions that the City can undertake to acquire land and build a parkland system that meets residents' recreational needs.

Wildomar Active Transportation Plan

The Active Transportation Plan (Wildomar ATP) contains strategies and recommendations for multi-use trails, including equestrian access, as well as bicycle and pedestrian networks for both recreation and mobility purposes.

Murrieta Creek Regional Trail Project

Wildomar is a partner in the regionwide Murrieta Creek Regional Trail Project. The project envisions a multi-use, non-motorized trail system along the creek that connects the cities of Temecula, Murrieta, Wildomar, and Lake Elsinore, and echoing the route of the historic Butterfield Overland Trail.

6.3 Planning Context and Approach

Parks and Recreation

The City's current parkland system and recreational open spaces consist of four public parks, recreation facilities at the parks and on joint-use land, and trails that serve as recreational and transportation routes. The four parks in the city are Marna O'Brien Park, Regency-Heritage Park, Windsong Park, and Malaga Park, and they cover more than 15 acres of parkland.



Play structure at Marna O'Brien Park.

The City has three new parks in the planning stages. A 27-acre park is planned adjacent to Ronald Reagan Elementary School, and an 11-acre park is planned along Grand Avenue, adjacent to David A. Brown Middle School. Both parks are planned for a mix of active and passive elements. A 20-acre park is planned on the eastside of Palomar Street, generally south of Pasadena Street adjacent to Gierson Avenue. The park has been proposed as a passive nature park with trails and supporting amenities.

Existing and proposed parkland facilities are shown on Figure 6-1.

The City has several facilities for organized sports play or other recreational activities. Marna O'Brien Park has three (3) baseball fields with spectator and player benches, two (2) full basketball courts, two large multi-use soccer fields, and sports field lighting; while Regency Heritage Park has two (2) basketball half courts and a dog park. Both parks have a tot-lot.

There are also recreational facilities owned by other entities that help to meet the community's recreational needs. These include the ball fields at the Wildomar Cemetery and recreational amenities at public school grounds that may be made available to the public after school hours on weekdays and on the weekend.

The goals and policies in this Element supplement the Wildomar Parks Master Plan (WPMP) by providing an overall vision for the provision of parks and recreational facilities in the City and addressing topics not included in the WPMP. New parks will be designed to be safe, sustainable, and inclusive to accommodate residents of all ages, backgrounds, and abilities. While expanding access to such facilities, the City will strive to serve neighborhoods with the highest unmet needs. This expansion will be abetted by creative approaches to joint use opportunities and funding sources.

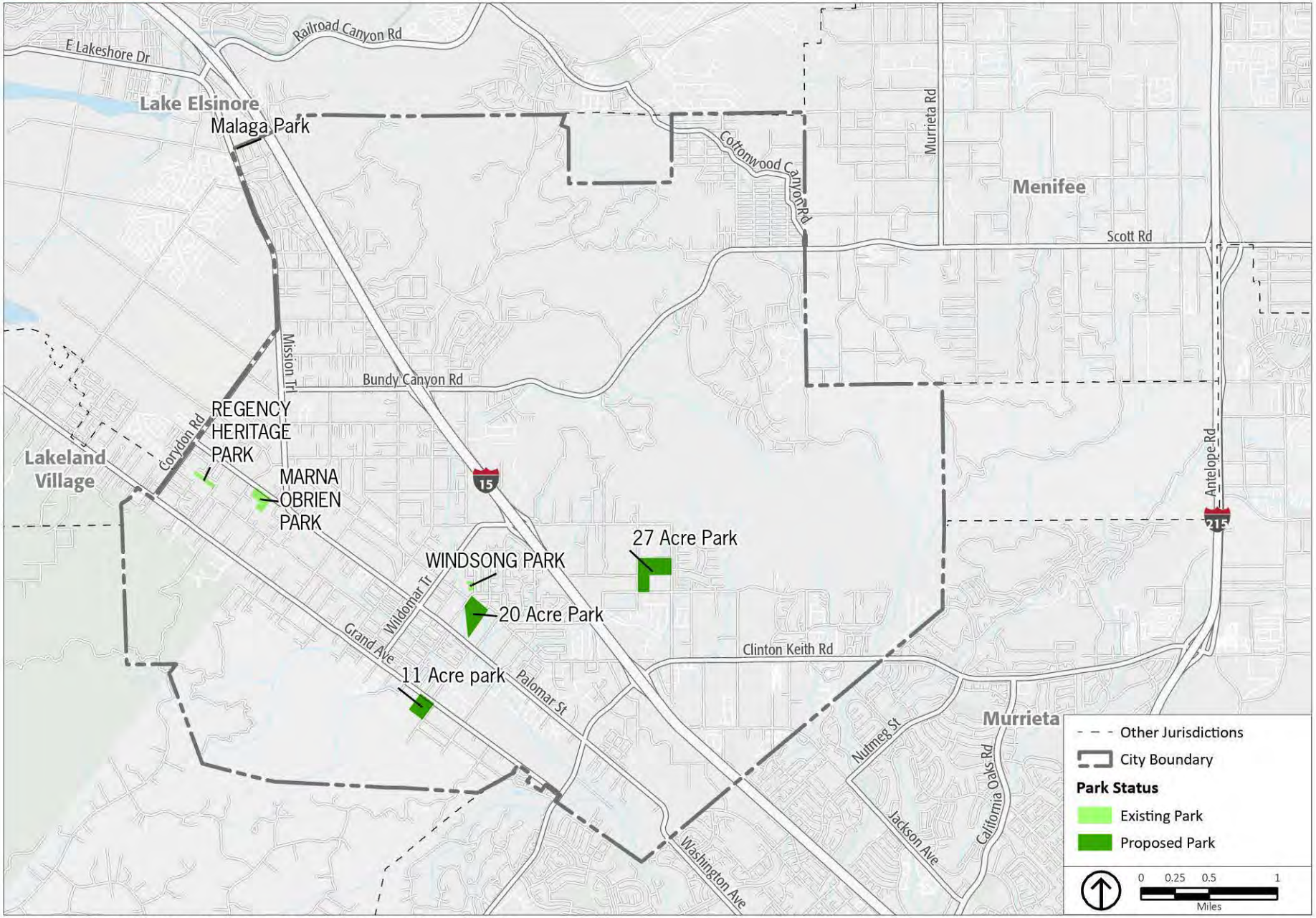
Trails

Wildomar has a network of multi-use and equestrian trails that serve as both recreational facilities and transportation routes for pedestrians, hikers, and cyclists. The trails connect to different parts of Wildomar and regional trail networks. Existing and proposed trails are shown on Figure 6-2.



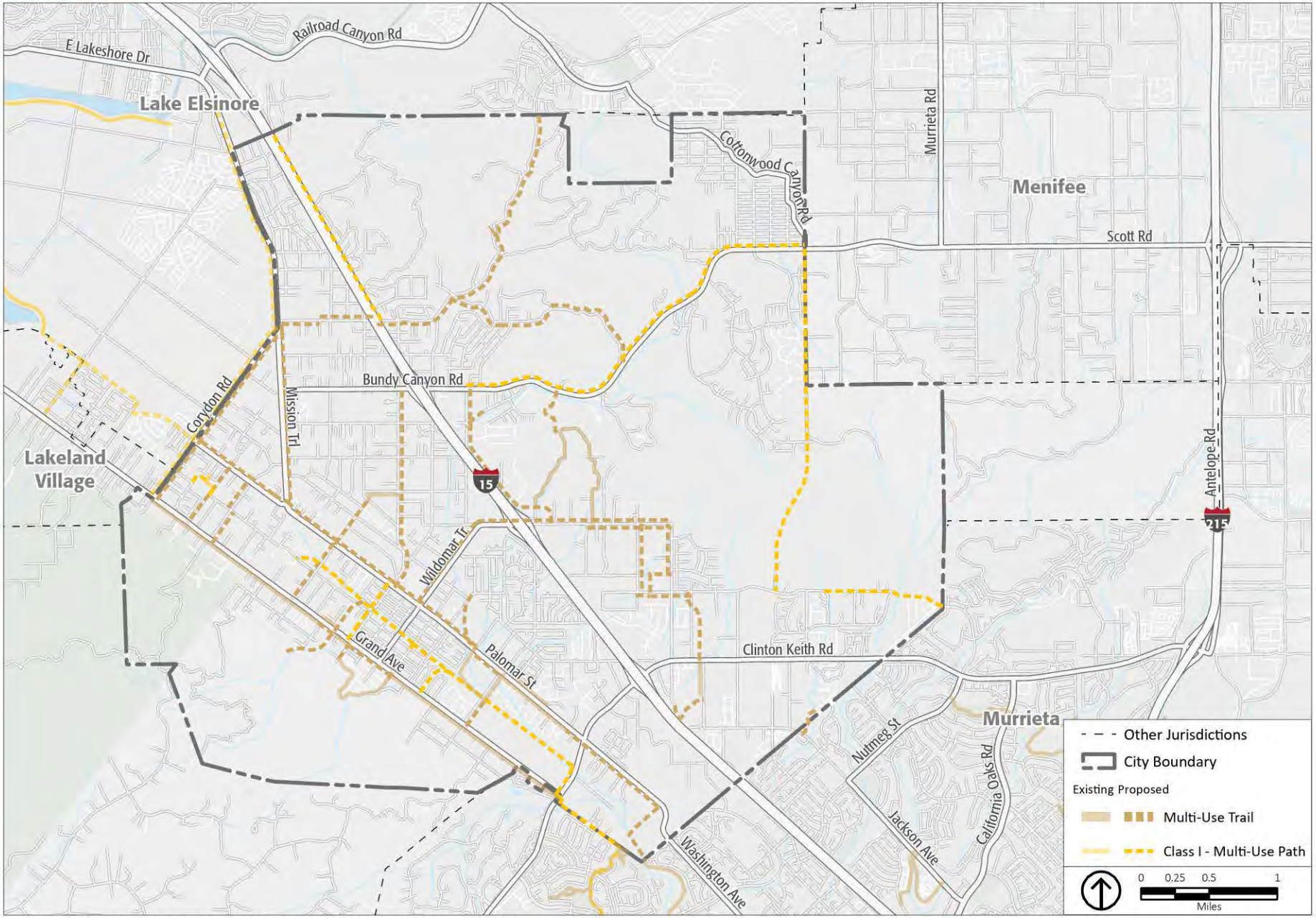
Multi-use trail along Grand Avenue.

FIG 6-1: PLANNED PARKS NETWORK



Source: ESRI, 2024; Chen Ryan Associates, 2023; PlaceWorks, 2024

FIG 6-2: PLANNED MULTI-USE TRAILS



Source: ESRI, 2024; Chen Ryan Associates, 2023; PlaceWorks, 2024

Murrieta Creek is a regional creek that runs through the cities of Temecula, Murrieta, Wildomar, and Lake Elsinore. The Murrieta Creek Regional Trail Project is an ongoing citywide priority and multi-agency collaboration to create a multi-use, non-motorized trail system along Murrieta Creek.

The General Plan recognizes that Wildomar's multi-use trails are highly valued by residents. In addition to implementing prior plans for adding to this network, a future Trails Master Plan will provide more detailed guidance on trail design, signage, and wayfinding.

Community Services

The City of Wildomar has a range of community services, from schools to police, fire, and emergency services, the locations of which are shown on Figure 6-3. The City partners with various departments in Riverside County to provide these services. To support the social, physical, and mental well-being of residents, the General Plan provides for facilities, programs and services that nurture the arts and culture, healthy diets, lifelong learning, and public safety.

School Services

The Lake Elsinore Unified School District operates the following seven schools in the City:

- Valley Adult School:
  21440 Lemon Street
- Ronald Reagan Elementary School:
  35445 Wildomar Trail
- Donald Graham Elementary School:
  35450 Frederick Street
- Wildomar Elementary School:
  21575 Palomar Road
- William Collier Elementary School:
  20150 Mayhall Drive
- David A. Brown Middle School:
  21861 Grand Avenue
- Elsinore High School:
  21800 Canyon Drive

Library Services

There is one library within the City limits. The Wildomar Library at 34303 Mission Trail is a part of the Riverside County Library System. It offers traditional services plus public computers and copying.

Fire Protection Services

CAL FIRE/Riverside County provides fire protection services for residents and businesses in the City. Wildomar Fire Station 61 is at 32637 Gruwell Street.

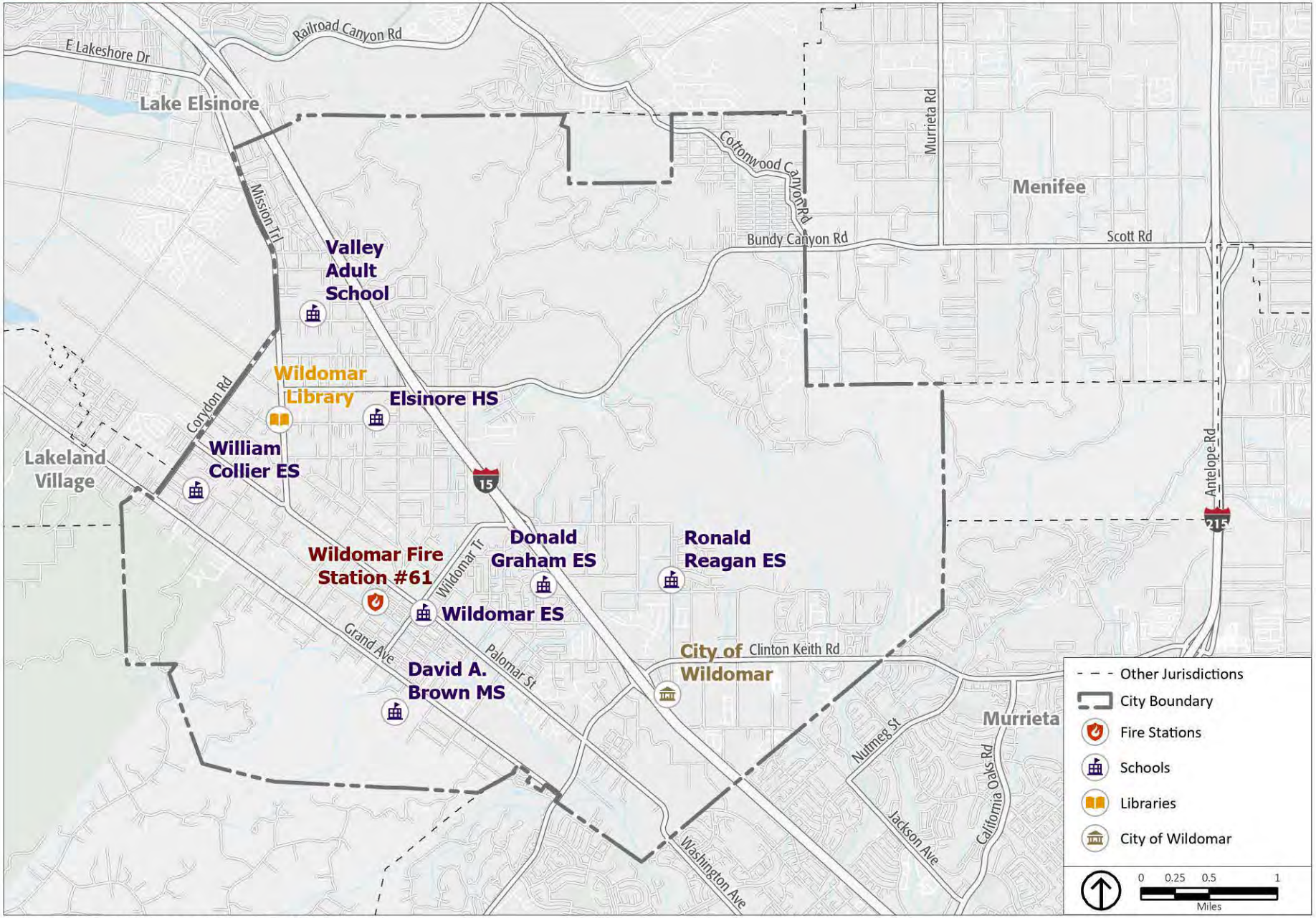


Wildomar Fire Station.

Police Protection Services

Law enforcement services are provided by the Riverside County Sheriff's Department with local policing directed from the Lake Elsinore Sheriff's station located at 333 Limited Avenue, Lake Elsinore.

FIG 6-3: COMMUNITY SERVICES



Source: City of Wildomar, 2023; PlaceWorks, 2024

6.4 Goals and Policies

GOAL RC 1
A system of parklands and recreational open spaces that meet the needs of Wildomar's current and future residents.

Policy RC 1.1
Parks Master Plan. Implement the Parks Master Plan to achieve the City's vision for parks facilities.

Policy RC 1.2
Service Level Goal. Provide and maintain three (3) acres of neighborhood and community parks per 1,000 residents.

Policy RC 1.3
Park Demand and Evaluation. Evaluate the community's parks and recreational needs and the adequacy of the City's recreational facilities and programs in meeting these needs.

Policy RC 1.4
Park Equity. Seek opportunities to develop parks in neighborhoods with the highest unmet need.

Policy RC 1.5
Developer Fee Contribution. Require developers to contribute fees as part of the development review process to fund parkland acquisition and improvements.

Policy RC 1.6
Joint Use Agreements. Collaborate with agencies and organizations such as Elsinore Valley Municipal Water District (EVMWD) and enact joint use agreements for open spaces such as flood control channels and water recharge basins that could be used jointly for recreational purposes.

Policy RC 1.7
Land Acquisition. Pursue the acquisition of public and private land, to provide adequate parkland as envisioned in the Parks Master Plan.

Policy RC 1.8
Community Facilities District. Require new developments to be annexed into the Community Facilities District to support maintenance of open space, parkland, and trails.



Decorative landmark at Marna O'Brien Park.

GOAL RC 2
Parkland and recreational facilities that are safe, inclusive, and sustainable.

Policy RC 2.1
Siting and Design. Design new parkland and recreational facilities that are compatible with the surrounding built and natural environments; utilize sustainable best practices; and when feasible, incorporate features that reflect Wildomar's unique attributes.

Policy RC 2.2
Safety Through Design. Require new parkland and recreational facilities to be designed for safety using best practices, including providing shade structures, appropriately trimmed landscaping, sufficient lighting for nighttime activities, sufficient and accessible access points, and placing community-gathering features and amenities along main routes with high pedestrian traffic.

Policy RC 2.3
Design For Inclusiveness. Design new parkland and recreational facilities and, when feasible, retrofit existing facilities to be more inclusive for users of all ages and abilities. Examples of such design features include meeting and exceeding Americans with Disabilities Act (ADA) accessibility requirements and offering play equipment to accommodate people with all abilities.

GOAL RC 3

A network of well-designed trails that provide recreational opportunities and connect residents to the places that they desire to go.

Policy RC 3.1
Trails Master Plan. Implement a Trails Master Plan that builds on the Trail Design Guidance in the Wildomar Active Transportation Plan (Figure 7-1) and includes an adopted Trails Map and specific trail design guidance appropriate for the surrounding built and/or natural environment.

Policy RC 3.2
Murrieta Creek Trail. Seek funding to design and build the Murrieta Creek Trail as a recreational amenity with appropriate access and safety considerations.

Policy RC 3.3
Equestrian Trails. Ensure that the Trails Master Plan provides some trails that support equestrian usage.

Policy RC 3.4
Trail Signage And Wayfinding. Require new trails to have clearly labeled signage at trailheads and informational wayfinding signage along the trails. When feasible, have wayfinding signage that shows the proximity to nearby trails.

RC 3.5
Trail Connectivity. Prioritize new trails that offer connectivity to open spaces, other trails or active transportation facilities, and local and regional destinations.



Wildomar Elementary School.

GOAL RC 4

Community services and recreational programs that support a high quality-of-life and healthy lifestyles.

Policy RC 4.1
Diversity of Community Services. Provide a variety of community services and recreational programs to enhance the quality of life for the City's diverse populations.

Policy RC 4.2
Inclusive Recreation. Provide community services and recreational programming that support individuals with different physical, mental, developmental, and age-related needs.

RC 4.3
Arts and Culture. Explore opportunities to expand the presence of arts and culture in the physical and social fabric of Wildomar, including, but not limited to, cultural facilities and events, arts education and programs, and public art requirements for new construction and public improvement projects.

Policy RC 4.4
Library Resources. Continue to collaborate with Riverside County to support the Wildomar Library to ensure that Wildomar residents have access to high-quality library resources.

Policy RC 4.5
Healthy Food Options. Encourage and support community gardening and farmers markets to provide residents with healthy food options.

Policy RC 4.6
Educational System. Partner with local public and private schools, including the Lake Elsinore Unified School District, to maintain effective educational, vocational, and workforce training programs.



Wildomar Library.

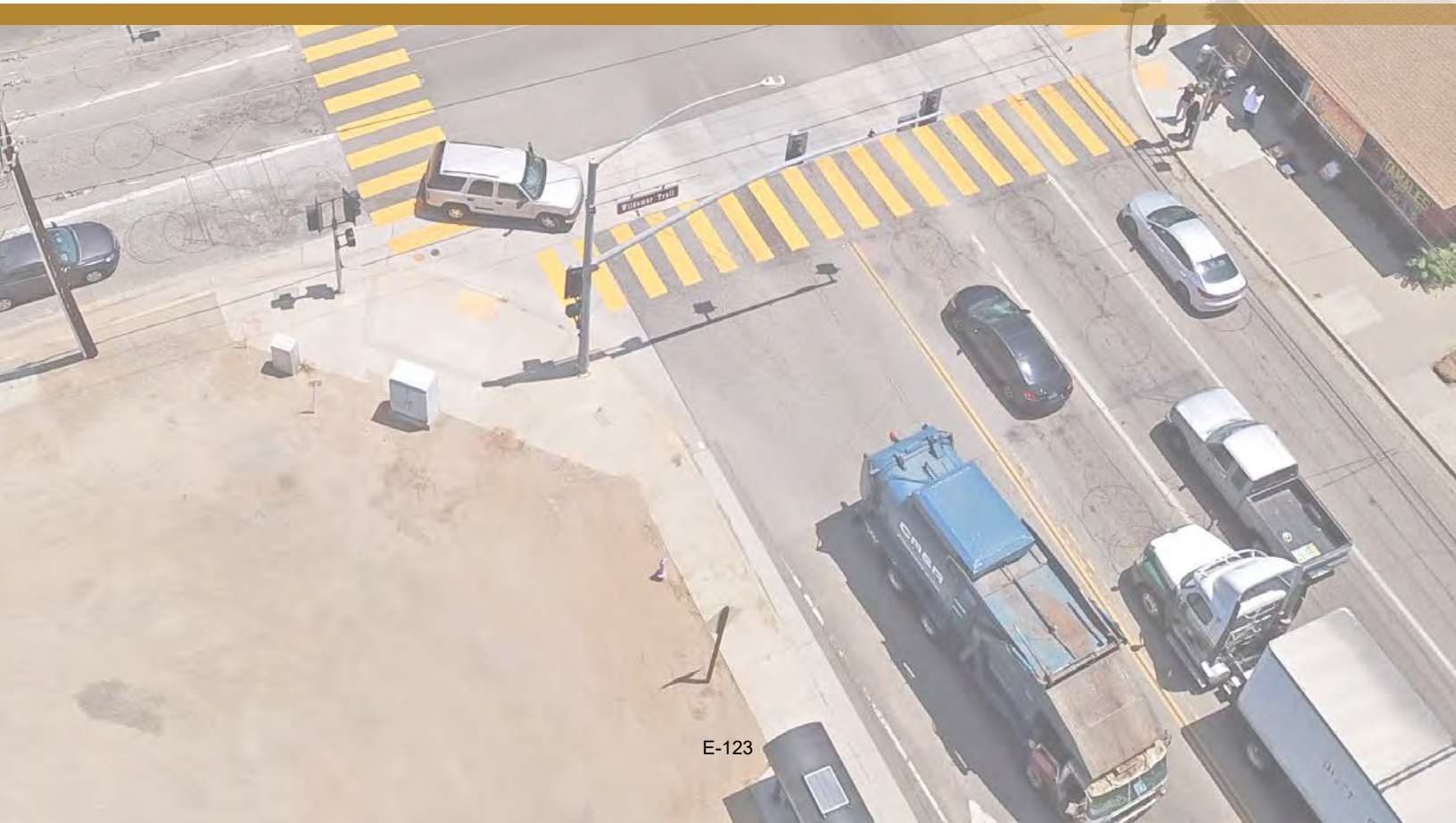
Policy RC 4.7
Police, Fire and Emergency Medical Services. Work with the Riverside County Sheriff's Department and CAL FIRE Riverside County Fire Department to continue to provide effective law enforcement, fire, and emergency medical services.

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Future by Design
ENVISION WILDOMAR 2040

7. Noise



7. Noise Element

7.1 Vision

The vision for managing noise in Wildomar is to allow the ”good noises” associated with a vibrant city full of life and limit the impact of the ”bad noises” that occur infrequently as a part of that life so that there are still quiet places to sleep, relax, and recharge.

The vision for managing noise in Wildomar is to allow the ”good noises” associated with a vibrant city full of life and limit the impact of the ”bad noises”

People’s relationship to noise can be complicated. Certainly, noise can be unwelcome at times, but places that are full of life are often noisy. People make noise going about their daily routines as they move about, use equipment, build things, talk, sing, shout, and laugh. People also play music, cheer for sports, have dogs, and generally make themselves known. These are sounds of life and are welcome in most instances. Anyone with children or experience near a school during recess understands. To most, these are good sounds and would not be considered noise in the right context.

Noise becomes a nuisance when it regularly disturbs sleep, discourages the enjoyment of the outdoors, and affects the daily routine of residents. When this occurs, it is essential to lower the level of noise.

7.2 Purpose

California Government Code § 65302(f) requires municipalities to prepare and adopt “a Noise Element that shall identify and appraise noise problems in the community.” The Noise Element supports development locations of planned noise-sensitive land uses and facilitates noise levels for sensitive noise receivers. For purposes of this Noise Element, "noise-sensitive areas and uses" include residential areas, parks, schools, churches, hospitals, and long-term care facilities. It is also important that noise generating uses such as industrial and commercial be protected from incursion of noise-sensitive uses to avoid noise complaints that may affect the operation of these fixed noise sources.

7.3 Noise

At the basic level, noise is defined as unwanted sound and is known to have several adverse effects on people, including hearing loss, speech and sleep interference, physiological responses, and annoyance. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. People judge the relative magnitude of sound sensation in subjective terms such as “noisiness” or “loudness.”

Noise also uses specific terminology to describe levels of noise and how measurements are taken and compared. Noise also reacts to the environment and can be reduced through barriers such as walls, buildings, and topography. The most obvious noise source in the City is traffic from I-15 and major roadways such as Clinton Keith, Bundy Canyon, and Wildomar Trail.

7.4 Terminology

Like many technical fields, specific terms are used to explain different aspects of analysis. For noise, understanding the following terms will help when reading this element.

- **Decibel (dB)**

  This is a unit for measuring the amplitude of a sound that is based on a logarithmic scale, which

compresses the wide range of sound pressure levels to a more usable range of numbers.

- **A-weighted decibels (dBA)**

  This refers to the sound pressure level in decibels as measured on a sound level meter using the A-weighting network. This method de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on frequencies within the sensitivity range of the human ear.

- **Day-Night Average Sound Level (Ldn)**

  This noise measurement describes the average noise level over a 24-hour period after the addition of 10 decibels to sound levels after 10 p.m. and before 7 a.m. The 10 dBA adjustment accounts for our greater sensitivity to nighttime noise and the fact that lower ambient levels at night tend to make noise events, such as aircraft flyovers, more intrusive.

- **Community Noise Equivalent Level (CNEL)**

  Similar to Ldn, the CNEL is the 24-hour average noise level after the addition of 5 dB to sound levels from 7:00 p.m. to 10:00 p.m. and 10 dB to sound levels between 10:00 p.m. and 7:00 a.m.

- **Equivalent Continuous Noise Level (Leq)**

  Leq is a noise descriptor that can be thought of as the average noise level during a period of time. The average noise level is based on the energy content (acoustic energy) of the sound. It is typically computed over 1-, 8-, and 24-hour sample periods.

- **Noise Contours**

  Noise contours are a graphical representation of projected noise exposure levels associated with noise sources such as roadways, aircraft, and railroad operations. They are expressed as the physical distance from the noise source at which different noise levels can be heard.

7.5 Noise Environments & Measurements

All sound levels referred to in this element are A-weighted to de-emphasize the very low and very high frequencies in a manner similar to the human ear. A-weighting gives a better measurement for human annoyance and some health effects.

Ambient noise, which is the total noise in an environment, is usually measured with an A-weighted decibel scale (dBA). However, ambient noise varies over time; therefore, other metrics that give an average noise level over a specified period of time are used. Such metrics include the energy-equivalent noise level (Leq), the day-night average noise level (Ldn), and the community noise equivalent level (CNEL). Leq is an hourly average, and Ldn and CNEL are 24-hour weighted averages.

Ambient noise monitoring was conducted in October 2022 to determine a baseline noise level for different environments. The results of the noise measurements can be found in Appendix 5.13-1 of the General Plan Environmental Impact Report.

7.6 Planning Context

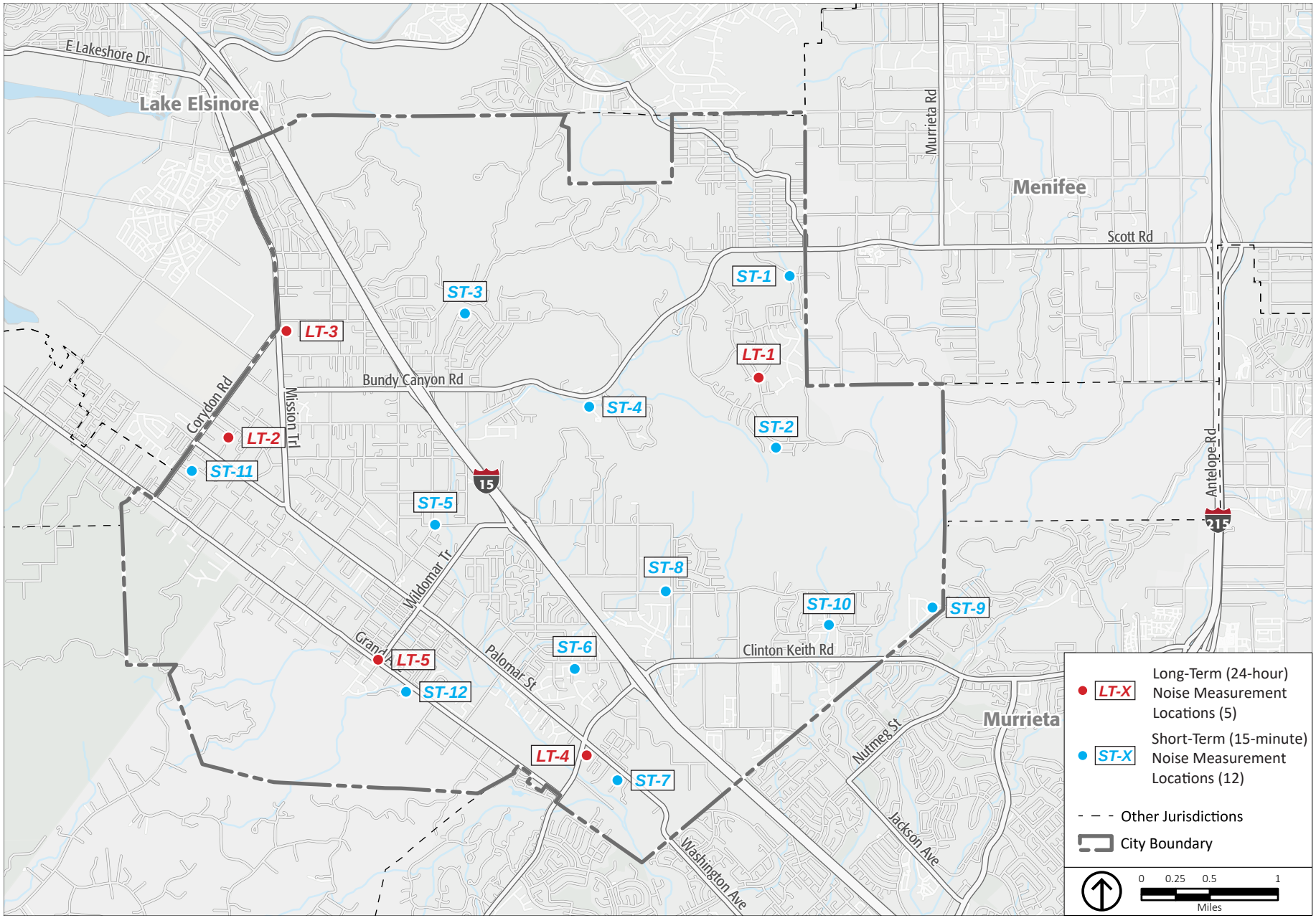
Generally, Wildomar is a quiet town, and most noise is associated with traffic. In a real sense, this means that noise levels are less during nights, weekends, and holidays when traffic is less than normal daily volumes. Tables 7-1 and 7-2 show the ambient noise measurements recorded during preparation of this element. Figure 7-1 shows the locations where measurements were recorded. Roadway noise and ambient noise are both important to understand because road noise helps guide land use decisions, and ambient noise provides a measurement against which future noise generating uses will be measured.

Table 7-1: Long-Term Measurement Summary

Monitoring Location	Description	24-Hour Noise Level, dBA		
		CNEL	Lowest L_{eq} (1hr)	Highest L_{eq} (1hr)
LT-1	Intersection of Harvest Way and Plowshare Road near 3392 Harvey Way (residence) 9/27/2023, 9:12 AM	67	30	84
LT-2	Corydon Road near 32885 Corydon Road (mixed-use area) 09/18/2023, 4:00 PM	74	56	70
LT-3	By Corydon Road and Mission Trail 09/18/2023, 3:35 PM	77	60	81
LT-4	Along Clinton Keith Road by 32450 Clinton Keith Road (commercial) 09/18/2023 2:40 PM	71	53	75
LT-5	Along Wildomar Trail by 32420 Wildomar Trail (commercial) 09/18/2023 3:04 PM	75	60	79

Source: General Plan EIR, Appendix 5.13-1.

FIG 7-1: SHORT AND LONG TERM NOISE MEASUREMENT LOCATIONS



Source: City of Wildomar, 2023; PlaceWorks, 2024

Table 7-2: Short-Term Noise Measurements Summary in A-weighted Sound Levels

Monitoring Location	Description	15-minute Noise Level, dBA						
		L_{eq}	L_{max}	L_{min}	L50	L25	L8	L2
ST-1	Intersection of Deep Wells Road and Hidden Hollow Road near 24960 Deep Well Road (Residence) 09/15/2023 12:38 PM	46.9	69.8	36.3	40.5	45.0	51.5	56.1
ST-2	Intersection of The Farm Road and Wheelbarrow Road near 34474 Wheelbarrow Lane (Residence) 09/15/2023 1:07 PM	40.9	54.2	35.4	38.7	41.4	44.3	47.5
ST-3	Intersection of Gafford Road and Great Falls Road, near 33514 Great Falls Road (Residence) 9/15/2023 2:03 PM	49.3	69.7	39.6	41.6	43.3	49.5	58.0
ST-4	Near intersection of Oak Circle Drive and Bundy Canyon Road, near 23411 Bundy Canyon Road (Church) 9/15/2023 1:33 PM.	63.6	74.3	42.2	62.4	65.0	67.3	69.7
ST-5	Intersection of Gruwell Street and Wildomar Trail near 22271 Wildomar Trail (Residence) 9/15/2023 3:00 PM	47.9	95.2	38.8	42.2	46.1	52.2	56.8
ST-6	Intersection of Avry Road and Catt Road near 35992 Avry Way (Residence) 9/15/2023 3:00 PM.	62.3	62.5	62.2	62.3	62.4	62.5	62.5
ST-7	Near Washington Avenue near Murrieta Springs Adventist Christian Academy near 32477 Starbucks Circle (Church) 9/15/23 3:25 PM	49.6	61.2	42.8	48.8	50.5	52.3	54.7
ST-8	Intersection of Brilliante Drive and El Diamante Drive near 5335 El Diamante Drive 9/18/23 12:02 PM	64.3	87.0	44.6	52.5	59.8	66.7	72.6
ST-9	Intersection of Seagrass Trail and Via Sarah, near 25934 Seagrass Trail (Residence) 9/18/2023 12:30 PM.	46.5	61.1	34.3	40.9	40.9	46.1	55.6

Table 7-2: Short-Term Noise Measurements Summary in A-weighted Sound Levels

Monitoring Location	Description	15-minute Noise Level, dBA						
		L_{eq}	L_{max}	L_{min}	L50	L25	L8	L2
ST-10	Intersection of Cassandra Street and Loring Road, near 25139 Loring Road (Residence) 9/18/2023 12:55 PM	51.9	70.0	38.1	42.1	45.0	52.7	63.1
ST-11	Intersection of Union Street and Trailwood Court, near 32755 Trailwood Court (Residence) 9/18/23 1:38 PM	64.0	64.2	64.0	64.0	64.1	64.1	64.2
ST-12	Intersection of Athea Way and Willow Road, near 21827 Athea Way (Residence) 9/18/23 2:09 PM	65.0	77.3	47.8	60.8	65.8	69.8	72.5

Source: General Plan EIR, Appendix 5.13-1.

7.7 Noise Standards

Interior Noise Standards

The State of California's noise insulation standards are codified in the California Code of Regulations, Title 24, Building Standards Administrative Code, Part 2, California Building Code. These noise standards are applied to new construction for the purpose of providing suitable interior noise environments. Noise studies must be prepared when a project seeks to place people near major transportation noise sources, and where such noise sources create an exterior noise level of 60 dBA CNEL or higher. A project must demonstrate that structures have been designed to limit interior noise in habitable rooms.

Exterior Noise Standards

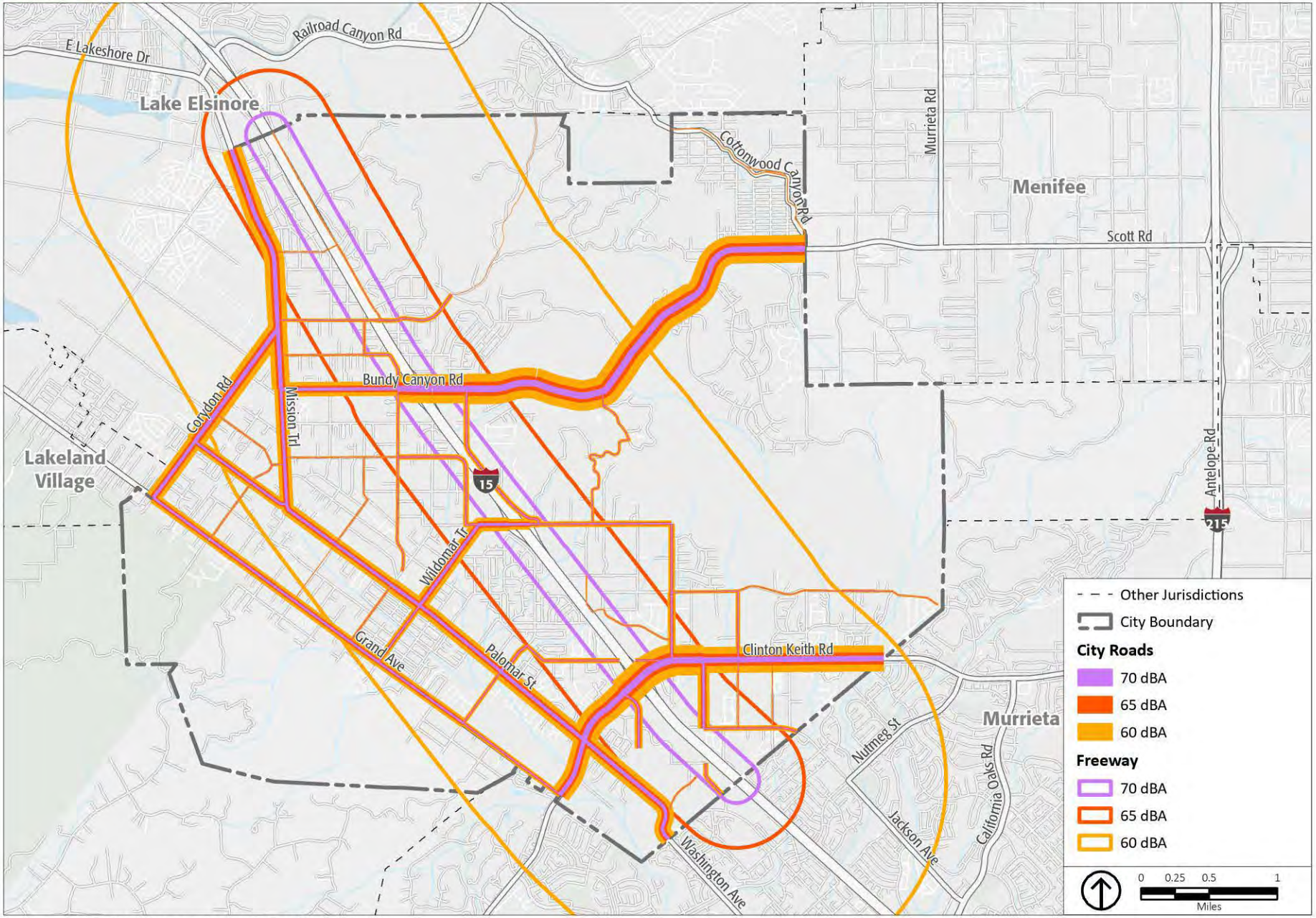
Table 7-3 provides the City with a tool to gauge the compatibility of land uses relative to existing and future noise levels. The noise standards can be modified for areas that already have higher noise, and for activities like festivals, markets, and outdoor performances. Generally, there is more flexibility for outdoor noise than indoor, and design features such as berms, walls, windows, and setbacks will all be factored into review of the project.

7.8 Noise Contours

Figure 7-2 shows the projected noise following the roadways and potential segments of transportation based on the traffic analysis prepared for the land use diagram (Figure 2-2). The contours are calculated using predicted traffic data for the City roadways and do not factor in topography, other buildings, or noise attenuation. While the contours may not be able to precisely predict noise levels, they can be used as a general guide to consider noise levels for any future projects.

.

FIG 7-2: FUTURE NOISE CONTOURS



Source: City of Wildomar, 2023; PlaceWorks, 2024

Table 7-3: Noise Compatibility Standards for Land Uses

Land Use Category	Normally Acceptable (dBA CNEL)	Conditionally Acceptable (dBA CNEL)	Normally Unacceptable (dBA CNEL)	Conditionally Unacceptable (dBA CNEL)
Single Family Residential)	60	65	70	70+
Infill Single Family Residential	65	75	80	80+
Motels, Hotels, Transient Lodging	60	70	80	80+
Schools, Libraries, Churches, Hospitals, Nursing Homes	60	70	80	80+
Amphitheater, Concert Hall, Auditorium, Meeting Hall	-	65	-	65+
Sports Arenas, Outdoor Spectator Sports	-	70	-	75+
Playgrounds, Neighborhood Parks	70	-	75	75+
Golf Courses, Riding Stables, Water Recreation, Cemeteries	70	-	80	80+
Office Buildings, Business, Commercial, Professional	65	75	85+	-
Industrial, Manufacturing, and Utilities	70	80	85+	-
Freeway Adjacent Commercial Office, and Industrial Uses	65	80	85+	-

Aircraft Noise Levels

The closest airport to the City is the Skylark Airport (Skydive Elsinore), a private airstrip with minimal air traffic approximately 425 feet northwest of Wildomar's western boundary. Air traffic is primarily from the 25 aircraft owned by Skydive Elsinore, which are used to provide skydiving and gliding services. The small aircraft and limited flight operations do not generate significant noise affecting the City. The nearest public airport is approximately 4.8 miles southeast of Wildomar and is known as the French Valley Airport.

Airport noise contours do not extend into the City's sphere of influence, and airport noise does not significantly affect nearby sensitive receptors (i.e., all residences are outside of the 55 and 60 dBA Ldn noise contours. Therefore, while aircraft overflights will be heard, the noise generated does not result in the need to adjust land uses or activities in the City.

Roadway Noise Levels

Vehicular noise on roadways depends on speed, volume, and traffic conditions. Typically, vehicles moving slower in high traffic generate less noise than cars operating fast under low or no traffic conditions.

To establish the baseline noise conditions, traffic data representing annual average traffic volumes for existing conditions on major roadways were obtained from the regional traffic model to allow calculations for existing and projected traffic volumes. Distances from the centerlines of selected roadways to the 60, 65 and 70 dB CNEL contours are summarized in Table 7-4. These distances should be treated as estimates; actual distances may vary due to factors such as road curvature, roadway grade, shielding by local topography or structures, and elevated roadway.

Table 7-4: Noise Contours from Centerline for Roadways

Roadway	Segment[1]	Existing CNEL			Buildout CNEL		
		70 dBA	65 dBA	60 dBA	70 dBA	65 dBA	60 dBA
Almond Street	Lemon Street to Waite Street	-	-	-	14	31	67
Bayless Road	Wildomar Trail to Depasquale Road	-	-	-	6	13	28
Bryant Street	Corydon Street to Lorena Lane	-	-	-	9	20	43
Bryant Street	Lorena Lane to Palomar Street	-	-	-	7	15	32
Bryant Street	Grand Avenue to Palomar Street	-	-	-	10	21	46
Bundy Canyon Road	Mission Trail to Orange Street	56	120	259	61	130	281
Bundy Canyon Road	Orange Street to I-15 SB Ramps	92	198	427	113	243	523
Bundy Canyon Road	I-15 SB Ramps to I-15 NB Ramps	92	198	426	121	260	560
Bundy Canyon Road	I-15 NB Ramps to Monte Vista Road	85	183	395	122	263	567
Bundy Canyon Road	Monte Vista Road to The Farm Road	82	177	382	128	275	593
Bundy Canyon Road	The Farm Road to City Limit	72	155	335	116	250	539
Catt Road	McVicar Street to Clinton Keith Rd	-	-	-	22	48	104
Clinton Keith Road	Grand Avenue to Palomar Street	65	139	299	84	181	391

Table 7-4: Noise Contours from Centerline for Roadways

Roadway	Segment[1]	Existing CNEL			Buildout CNEL		
		70 dBA	65 dBA	60 dBA	70 dBA	65 dBA	60 dBA
Clinton Keith Road	Palomar Street to Hidden Springs Road	93	201	434	111	238	513
Clinton Keith Road	Hidden Springs Road to I-15 SB Ramps	113	243	524	135	292	629
Clinton Keith Road	I-15 SB Ramps to I-15 NB Ramps	111	238	514	134	289	623
Clinton Keith Road	I-15 NB Ramps to Wildomar Trail	101	218	469	136	293	630
Clinton Keith Road	Wildomar Trail to Inland Valley Drive	97	209	451	126	272	586
Clinton Keith Road	Inland Valley Drive to City Limit	83	178	384	109	236	507
Corydon Road	Grand Avenue to Palomar Street	56	121	260	65	140	301
Corydon Road	Palomar Street to Mission Trail	61	131	282	80	172	370
Cottonwood Canyon Road	City Limit to Bundy Canyon Road	4	9	19	5	11	24
Depasquale Road	Bayless Road to Wildomar Trail	-	-	-	10	22	47
Elizabeth Lane	Clinton Keith Road to Preilipp Road	-	-	-	6	13	28
Gateway Drive	Inland Valley Drive to City Limit	-	-	-	16	34	72
Grand Avenue	Corydon Road to Sheila Lane	38	82	176	45	97	209
Grand Avenue	Sheila Lane to Gruwell Street	39	83	179	43	92	198
Grand Avenue	Gruwell Street to Wildomar Trail	38	83	178	45	97	209
Grand Avenue	Wildomar Trail to McVicar Street	27	58	124	40	87	186
Grand Avenue	McVicar Street to Clinton Keith Rd	23	51	109	24	52	111
Grape Street	City Limit to Olive Street	-	-	-	8	16	35

Table 7-4: Noise Contours from Centerline for Roadways

Roadway	Segment[1]	Existing CNEL			Buildout CNEL		
		70 dBA	65 dBA	60 dBA	70 dBA	65 dBA	60 dBA
Grape Street	Olive Street to Lemon Street	-	-	-	11	23	50
Gruwell Street	Grand Avenue to Palomar Street	10	21	46	11	24	52
Hidden Springs Road	Clinton Keith Rd to South of Clinton Keith Rd	46	99	214	33	72	154
Inland Valley Drive	Clinton Keith Road to Preilipp Road	42	91	195	49	107	230
Inland Valley Drive	Gateway Drive to Palomar Street	-	-	-	10	22	47
Jefferson Avenue	Inland Valley Drive to City Limit	-	-	-	22	47	101
La Estrella Street	Wildomar Trail to Salida Del Sol	6	13	28	15	31	68
La Estrella Street	Salida Del Sol to City Limit	-	-	-	9	20	44
Lemon Street	Mission Trail to I-15	12	25	54	15	33	71
Lemon Street	I-15 to Lost Road	12	27	58	20	44	94
Lorena Lane	Bryant Street to Mission Trail	-	-	-	13	27	59
Lost Road	Grape Street to City Limit	-	-	-	3	6	13
McVicar Street	Palomar Street to Catt Road	-	-	-	27	58	124
McVicar Street	Grand Avenue to Palomar Street	10	21	45	18	40	85
Mission Trail	City Limit to Lemon Street	73	156	337	84	181	391
Mission Trail	Lemon Street to Corydon Road	75	162	350	80	172	371
Mission Trail	Corydon Road to Bundy Canyon Road	59	127	273	76	164	354
Mission Trail	Bundy Canyon Road to Palomar Street	40	86	186	56	121	260
Monte Vista Drive	Bundy Canyon Road to Wildomar Trail	18	39	84	26	55	120
Olive Street	Mission Trail to Grape Street	-	-	-	6	14	29

Table 7-4: Noise Contours from Centerline for Roadways

Roadway	Segment[1]	Existing CNEL			Buildout CNEL		
		70 dBA	65 dBA	60 dBA	70 dBA	65 dBA	60 dBA
Orange Street	Bundy Canyon Road to Walnut Street	-	-	-	16	34	73
Orange Street	Walnut Street to Palomar Street	-	-	-	16	34	72
Palomar Street	Corydon Road to Mission Trail	23	50	108	45	96	207
Palomar Street	Mission Trail to Orange Street/Gruwell Street	42	89	193	55	118	255
Palomar Street	Orange Street/Gruwell Street to Wildomar Trail	51	110	237	62	134	289
Palomar Street	Wildomar Trail to McVicar Street	40	86	185	58	125	270
Palomar Street	McVicar Street to Clinton Keith Rd	44	95	205	68	147	317
Palomar Street	Clinton Keith Rd to Washington Ave	50	107	231	69	149	321
Prielipp Road	Inland Valley Drive to City Limit	19	42	90	22	48	104
Salida Del Sol	La Estrella Street to Clinton Keith Road	6	13	27	19	42	90
Sauer Road/Oak Circle Drive	Bundy Canyon Road to Wildomar Trail	-	-	-	14	29	63
Waite Street	Mission Trail to Almond Street	-	-	-	10	23	49
Waite Street	Almond Street to Bundy Canyon Road	-	-	-	20	42	91
Walnut Street	Mission Trail to Wesley Street	-	-	-	8	17	38
Walnut Street	Wesley Street to Orange Street	-	-	-	8	18	39
Walnut Street	Orange Street to Wildomar Trail	-	-	-	24	51	111
Washington Avenue	Inland Valley Drive to City Limit	-	-	-	27	58	126
Wesley Street	Walnut Street to Palomar Street	-	-	-	8	18	39
Wesley Street	Grand Avenue to Palomar Street	-	-	-	4	9	19

Table 7-4: Noise Contours from Centerline for Roadways

Roadway	Segment[1]	Existing CNEL			Buildout CNEL		
		70 dBA	65 dBA	60 dBA	70 dBA	65 dBA	60 dBA
Wildomar Trail	Grand Avenue to Palomar Street	30	64	138	30	65	140
Wildomar Trail	Palomar Street to I-15 SB Ramps	39	85	182	58	124	268
Wildomar Trail	I-15 SB Ramps to I-15 NB Ramps	33	72	154	46	99	212
Wildomar Trail	I-15 NB Ramps to Monte Vista Drive	16	34	72	28	59	128
Wildomar Trail	Bayless Road to Wildomar Trail	14	30	64	27	57	124
Wildomar Trail	Wildomar Trail to La Estrella Street	17	36	77	27	59	128
Wildomar Trail	La Estrella Street to Clinton Keith Road	30	64	138	33	71	153
Wildomar Trail	Monte Vista Drive to Bayless Road	39	85	182	24	52	112
Yamas Drive	Clinton Keith Road to Preilipp Road	-	-	-	9	20	43

Source: Chen Ryan Transportation 2023 in General Plan EIR Appendix 5.17-1.
Note: Distances are measured in feet from centerline.
1 Noise contours for I-15 used Caltrans 2021 data.

7.9 Stationary Noise

Primary stationary noise sources during operation in commercial and industrial zones could include loading docks, large mechanical equipment, and fabrication. Ideally these uses and activities are located away from sensitive receptors. Other noise sources that affect people include nightclubs, outdoor dining areas, gas stations, car washes, drive throughs, fire stations, air conditioning units, swimming pool pumps, school playgrounds, athletic and music events, and public parks.

While new noise should be minimized, placing new noise-sensitive land uses in areas subject to noise currently or in the future should also be discouraged. Noise-generating uses are often those that provide jobs, manufacture goods, and services. It is important to protect these types of land use because encroachment of people into existing noise environments often shortens the longevity of the noise-generating land use.

For future noise-generating uses, a project that cannot contain its noise within the property boundaries will need physical and operational features to address its noise. Ideally, these measures would be integrated with the overall project design and not added as an afterthought.

7.10 Construction Noise

Construction occurs as the City continues development and growth. Although beneficial to the City, the process generates temporary construction noise. Noise from construction depends on the size of the

project and how long it takes to build it, which could be several years. Methods to minimize the impacts of construction noise, such as setting reasonable construction times and ensuring that mufflers and noise suppression features of equipment are working, can help limit noise intrusion into adjacent areas. Engagement with the community is crucial for explaining noise and addressing noise concerns. Even though construction noise is considered temporary, it can still result in impacts to adjacent uses. The City's noise ordinance restricts certain activities to specific days and times, but construction noise may still disturb existing residents.

7.11 Vibration

Sources of vibration include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) and those introduced by human activity (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous (e.g., operating factory machinery) or transient (e.g., construction).

Usually vibration is a minor annoyance, but with fragile buildings or certain sensitive uses, vibration can cause damage or disrupt operations. Vibration amplitudes are commonly expressed in peak particle velocity (PPV) or root-mean-square (RMS) vibration velocity. PPV and RMS vibration velocity are normally described in inches per second (in/sec) or in millimeters per second. PPV is defined as peak rate of speed at which soil particles move (e.g., inches per second) due to ground vibration, which shows the maximum instantaneous positive or negative peak of a vibration signal. PPV is typically used when monitoring transient and impact vibration and correlates well to the stresses experienced by buildings.

However, PPV is not always suitable for evaluating human response. It takes time for the human body to respond to vibration signals. The human body responds to average vibration amplitude. As with airborne sound, the RMS velocity is often expressed in decibel notation as vibration decibels (VdB). The typical background vibration velocity level in residential areas is approximately 50 VdB. Ground vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels.

One of the impacts of construction is vibration that people can feel. Vibration can be a short-term sensation, like when a heavy truck passes, but if several trucks were to pass by or machinery nearby creates a constant vibration, the vibration can have negative effects on people. What starts as a minor irritation, over time turns into feelings of unease, disrupts sleep, and becomes a constant annoyance that reduces the enjoyment people have in their homes. Vibration can also disrupt delicate procedures such as surgery and manufacturing.

Vibrations generated by construction activity can be transient, random, or continuous. Transient construction vibrations are generated by blasting, impact pile driving, and wrecking balls. Continuous vibrations result from vibratory pile drivers, large pumps, and compressors. Random vibration can result from jackhammers, pavement breakers, and heavy construction equipment. Table 7-5 describes the general human response to different ground vibration-velocity levels.

Table 7-5: Human Response to Different Levels of Ground Noise and Vibration

Vibration-Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

Source: Federal Transit Administration (FTA). 2018, September. Transit Noise and Vibration Impact Assessment Manual. US Department of Transportation

Note: VdB = vibration decibels referenced to 1 micro inch per second and based on the RMS velocity amplitude.

7.12 Goals and Policies

GOAL N 1

A City with appropriate noise and vibration levels that supports a range of places to promote the health, safety, and general welfare of the public and protects from adverse noise impacts.

Policy N 1.1
Sound Design. Require the use of integrated design-related noise reduction measures for interior and exterior areas prior to using noise barriers, buffers, or walls to reduce noise levels generated by or affected by new development.

Policy N 1.2
Noise Compliance. Continue to require developments to comply with local, regional, and state building code regulations and standards, including but not limited to the City's municipal code; Title 24 of the California Code of Regulations, including the California Green Building Code; Occupational Safety and Health Administration, Federal Transit Administration, and Federal Highway Administration regulations; and subdivision and development codes.

Policy N 1.3
Noise Boundaries. Coordinate with the County of Riverside and the cities of Lake Elsinore, Menifee, and Murietta to minimize noise impacts from adjacent land uses along the City's boundaries, especially its rural edges.

Policy N 1.4
Noise Barriers. Discourage use of noise barriers and walls constructed exclusively for noise-attenuation purposes where possible. In instances where noise barriers cannot be avoided, consider the use of site planning and building material/design features in conjunction with barriers to mitigate visual impacts and reduce the size of barriers.

Policy N 1.5
Temporary Noise. Regulate temporary noise, such as party noise, live events, playground noise, construction during the day and night (including concrete slab pouring), and barking dogs, through the City's municipal code.

Policy N 1.6
Construction Noise. Require development to minimize the exposure of neighboring properties to excessive noise levels from construction-related activity during all phases of construction.

Policy N 1.7
Vibration Assessment. Restrict the placement of sensitive land uses in proximity to vibration-producing land uses.

Policy N 1.8
Vibration Velocity Level. Require new development to generate operational and/or construction vibration levels no greater than 75 VdB at the property line of a sensitive receptor where feasible, as indicated in Table 7-4.

GOAL N 2

Promote existing and future land compatibility with current and projected local and regional noise conditions.

Policy N 2.1
Land Use Compatibility. Require future developments to adhere to the land use compatibility standards in Table 7-3.

Policy N 2.2
Protect Noise-Sensitive Land Uses. Discourage noise-sensitive uses in areas in excess of the listed noise levels in Table 7-3.

Policy N 2.3
Guide Noise-Tolerant Use. Plan and promote noise-tolerant land uses in noise-generating areas such as transportation corridors adjacent to I-15.

Policy N 2.4
Secure Noise-Producing Areas and Noise-Sensitive Land Uses. Minimize nonresidential noise impacts on residential use and preserve areas of noise-generating uses by limiting the incursion of residential and noise-sensitive uses.

Policy N 2.5
Development Near Transportation Corridors. For development in infill areas; near Riverside Transit Agency Bus Lines (RTA bus); or along highways, arterials, and collectors, allow an exemption from exterior noise standards for secondary open space areas (such as front yards, parking lots, stoops, porches, or balconies) if noise standards can be met for primary open space.

GOAL N 3

Promote reduction of noise from non-transportation-related sources on sensitive receptors.

Policy N 3.1
Noise Compliance. Ensure compliance with standards and procedures for mitigating construction-related activities that introduce excessive noise levels.

Policy N 3.2
Non-transportation Operation. Continue to require future developments involving the use of stationary equipment to comply with standards for regulating noise levels for operation of the project and thresholds for any noise-sensitive receivers.

GOAL N 4

Curb traffic level noise increases near sensitive receivers and areas exceeding noise level standards by promoting safe and reasonable truck traffic routes, alternative modes of transportation, and adherence to regulations for existing and future transportation noise sources.

Policy N 4.1
Transportation Compliance. Require that future transportation noise sources comply with the City's exterior noise levels.

Policy N 4.2
Truck Delivery Transport. Require that commercial or industrial truck delivery hours be limited when adjacent to noise-sensitive land uses unless there is no feasible alternative or there are overriding transportation benefits.

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8. Housing



8. Housing Element

Wildomar's 6th Cycle Housing Element (2021-2029) was adopted on October 13, 2021. It will be included as Appendix C.

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9. Safety



9. Safety Element

Wildomar's updated Safety Element was adopted on October 13, 2021. It will be included as Appendix D.

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10. Implementation



10. Implementation

This section serves as a working checklist of implementation programs for city staff and local decision makers to ensure that the General Plan vision is realized. An implementation program is an action, procedure, program, or technique that carries out goals and policies. Implementation measures are comprehensive in nature, encompassing amendments of existing and preparation of new plans, ordinances, and development of design standards; administration of city procedures and development review and approval processes; and interagency coordination.

The following tables describe the relevant actions and programs to implement the Plan's goals and policies and identifies the corresponding policies, responsible city departments, and the time frame for application. The latter are expressed in four general time periods: short refers to immediately following to within two years of the General Plan's adoption, medium refers to three to five years, long to five years and longer, and ongoing to those actions that continue or are periodically implemented through the life of the General Plan.

The described programs and actions are intended to inform and guide the development of the city's annual budget. During that time, city staff will review and prioritize the level of expenditure necessary to carry out the prescribed action and program. Completion of a recommended implementation program will depend on a number of factors such as citizen priorities, finances, and staff availability.

To enable Wildomar's General Plan to serve its purpose effectively, the list of programs and actions need to be reviewed, maintained, and implemented in a systematic and consistent manner. At a minimum, the programs and timeframes described in this chapter should be comprehensively reviewed and updated at least once every five (5) years to reflect available fiscal resources, community needs, and priorities. Revisions to these shall not constitute an amendment of the General Plan, provided that they are consistent with the Vision Statement and carry out its goals and policies. As such, future revisions to this Implementation Plan will not necessitate environmental review to conform to California Environmental Quality Act (CEQA) requirements, as each item described in this Plan will require subsequent action and evaluation.

The table below provides guidance for reading and understanding the components of the implementation table.

Table 10-1: How to Read Implementation Actions

Implementation Program describes, in general terms, the nature of the implementation action. Specifics of the action item will be developed as part of the budget process.
Relevant Policies list the General Plan policies for each Element that are implemented by this action.
Responsible Party specifies the city department with the primary responsibility for implementing the action, and in some cases may include an external agency or organization that has a secondary role with leadership provided by the City.
Timing indicates whether the action is an effort that should happen on an ongoing basis, or as a short-, medium-, or long-range priority.

Implementation actions for the Housing and Safety Elements are included in the Housing and Safety Element documents, which were adopted by the City on October 13, 2021.

Implementation Programs	Relevant Policies	Responsibility	Timing
Land Use			
LU-I1 Intergovernmental Coordination. Continue to collaborate and work in partnership with external governmental agencies responsible for providing services and/or responsible for improvements and programs that may impact or benefit Wildomar's residents among which are Riverside County, Lake Elsinore Unified School District, Riverside Transit Agency, utility providers and adjoining cities.	LU-1.1, 3.2, 12.2, 12.4, 12.6	All applicable City Departments	Ongoing
LU-I2 Density Transfer and Clustering. Develop and implement processes, procedures, and standards enabling the transfer of density from open lands to promote infill and clustering within and adjoining existing urbanized areas. Identify candidate donor and receiver sites.	LU-1.3, 3.1	Planning Department	Short
LU-I3 Development Review and Entitlement. Review proposed development projects and applications for conformance with the General Plan Land Use and Circulation Plans, goals and policies specified for each Plan Element, and applicable regulatory codes and requirements including the Zoning Ordinance. Proposed projects shall be reviewed regarding conformance with permitted uses, development standards, and objective design guidelines and	LU-3.4, 4.1, 4.2, 4.3, 5.1, 5.2, 6.1, 7.1, 8.1, 8.2, 8.3, 9.1, 9.2, 9.3, 10.1, 10.2, 10.3, 10.4, 11.1, 11.2, 11.3, 11.4,	Planning, Building and Safety, and Public Works/Engineering Departments; Riverside County Fire Department	Ongoing

Implementation Programs	Relevant Policies	Responsibility	Timing
standards. Development applicants will be required to submit pertinent studies and analyses to enable review for compliance.	12.5, 13.1, 13.2		
LU-I4 Service Adequacy Review. Review development projects for their impacts on, and the adequacy of, utility and municipal infrastructure to provide service. Require the assessment of fees and/or construction of improvements to mitigate deficiencies. Require development applicants to submit technical studies and analyses as necessary to enable review.	LU-2.1	Planning and Public Works/Engineering Departments; and EVMWD	Ongoing
LU-I5 Development Fees. Periodically, review and update development impact fees to assure that costs for services and improvements are adequately funded consistent with City Council policy, consistent with requirements for the nexus of fees with development impacts.	LU-2.1, 12.3	Planning, Building & Safety, Public Works and Finance Departments	Ongoing
LU-I6 Old Town Vision. Work with community members and property owners to update and implement the Wildomar Old Town Vision.	LU-3.3	Planning and Economic Development Departments	Long
LU-I7 Wildomar Trail/I-15 Visioning. Undertake a coordinated advanced planning process to identify economic and community development objectives for the Wildomar Trail/I-15 opportunity zone.	LU-3.5	Planning, Economic Development and Public Works/Engineering Departments; City Manager's Office	Medium
LU-I8 Clinton Keith Corridor Planning. Undertake a coordinated advanced planning process to identify economic and community development objectives for the Clinton Keith Corridor, including the means and methods to discourage undesirable land uses and encourage land uses desired by the community.	LU-3.6, 4.4	Planning, Economic Development and Public Works/Engineering Departments; City Manager's Office	Short
LU-I9 Mission Trail Corridor Planning. Undertake a coordinated advanced planning process to identify economic and community development objectives for redevelopment of the Mission Trail Corridor.	LU-3.7	Planning, Economic Development and Public Works/Engineering	Long

Implementation Programs	Relevant Policies	Responsibility	Timing
		Departments; City Manager's Office	
LU-I10 Development Code Update. Update the City's current Zoning Ordinance for consistency with the General Plan's provisions for the types, distribution, and density/intensity of permitted uses and objectives for their physical form, scale, and character of development through consideration of the following concepts: a) Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review. b) Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems. c) Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code. d) Incorporate water conservation techniques, such as use of porous pavement and drought tolerant landscaping. e) Encourage innovative and creative design concepts. f) Encourage the provision of public art. g) Include consistent and well-designed signage that is integrated with the building's architectural character. h) Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses. i) Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods. j) Mitigate noise, odor, lighting, and other impacts on surrounding properties. k) Provide and maintain landscaping in open spaces and parking lots. l) Include extensive landscaping, including robust initial plantings.	LU-5.1, 5.2, 5.4, 6.1, 6.2, 7.1, 8.1, 9.1, 9.2, 9.3, 9.4, 10.4, 11.1, 11.3, 11.4, 12.5, 13.2	Community Development Department	Short

Implementation Programs	Relevant Policies	Responsibility	Timing
m) Preserve natural features, such as unique natural terrain, drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems. n) Ensure transitions in building height and bulk that are sensitive to the physical and visual character of adjoining uses. o) Use open space, greenways, recreational lands, and watercourses as buffers and transitions between use types.			
LU-I11 Industrial Design Standards. Prepare design standards and guidelines for industrial use types that ensure compatibility with adjacent uses and incorporate design features, such as screen walls, landscaping and setbacks, and include height and lighting restrictions, so as to minimize adverse impacts on adjacent uses and enhance the visual characteristics of the area.	LU-5.3	Planning and Economic Development Departments	Short
LU-I12 Mixed Use Design Standards. Prepare design standards and guidelines for mixed use developments that address the following objectives: a) Locate along major roadways, trails and transit lines to enhance accessibility. b) Orient entrances to primary external or internal streets and provide parking in the rear and in shared parking facilities. c) Allow shared parking and reduced parking standards. d) Mitigate potential conflicts between uses, considering such issues as noise, lighting, security, trash, and truck, and automobile access. e) Provide wide sidewalks, plazas, and courtyards along building frontages for outdoor dining and gathering. f) Integrate pedestrian walkways connecting parking areas with buildings and public spaces that are well defined by paving materials, landscaping, lighting, and way-finding signage. g) Include landscaping that is sustainable and contributes to the aesthetic and economic value of	LU-10.1	Planning and Economic Development Departments	Medium

Implementation Programs	Relevant Policies	Responsibility	Timing
the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions.			
LU-I13 Code Enforcement. Continue to maintain an active program to enforce the Municipal Code and other nuisance abatement programs that aim to keep the city's neighborhoods attractive, safe, and free from public nuisances.	LU-6.3	Code Enforcement and Building and Safety Departments	Ongoing
LU-I14 Property Improvement Loans and Grants. Pursue and administer funding for loans and grants for the maintenance and enhancement of private commercial, industrial, and residential properties and buildings.	LU-6.3	City Manager's Office, Economic Development and Community Services Departments	Medium
LU-I15 Capital Improvement Program. Review, update and expand the city's Capital Improvement Program in order to schedule and identify funding sources to implement projects providing services for existing and future residents and businesses including maintenance of existing projects and acquisition, construction, rehabilitation and replacement of public buildings, facilities and infrastructure.	LU-3.2, 12.1, 12.2, 12.6	Public Works Department	Ongoing
Circulation			
CI-I1 Roadway Design Standards and Streets Design Manual. Develop updated Roadway Design Standards and a Streets Design Manual that incorporate and provide detailed guidelines and specifications for the integration of Complete Streets principles into typical roadway cross-sections and designs. This manual will serve as a comprehensive resource for engineers, designers, and other stakeholders involved in the construction of roadway infrastructure in the City and will ensure the consistent application of Complete Streets principles.	CI-1.2	Public Works and Engineering Department	Short
CI-I2 Traffic Calming Guidelines. Update the City's Neighborhood Traffic Calming Guidelines/Manual to guide the strategic implementation of traffic calming tools on local residential and/or collector roadways consistent with the Complete Streets framework and policy objectives. This manual will enhance the standardized approach to improve safety and create more pedestrian-friendly environments.	CI-1.5	Public Works and Engineering Department	Medium

Implementation Programs	Relevant Policies	Responsibility	Timing
CI-I3 Transportation Impact Analysis (TIA) Guidelines. Develop and adopt guidelines for assessing the traffic and circulation impacts of proposed projects.	CI-5.4	Public Works and Engineering Department	Medium
CI-I4 Utilize Transportation System Management. Develop an Intelligent Traffic Systems (ITS) Master Plan that outlines the vision, goals, and strategies for deploying and integrating intelligent transportation systems within the City. The plan will serve as a roadmap for leveraging technology to improve transportation operations and services.	CI-5.13	Public Works and Engineering Department	Medium
CI-I5 Trail Design. Develop Trail Design Standards and/or a Trail Design Manual to guide the creation of trails that cater to a wide range of users, promote connectivity, respect environmental considerations, and ensure a consistent and high-quality trail network throughout the community.	CI-7.5	Public Works and Engineering Department	Short
Economic Development			
ED-I1 Economic Development Strategic Action Plan. Adopt, periodically update, and implement an economic development strategic action plan with objectives for the time frame of the plan (generally 3 to 5 years) and with strategies and action plans, which may complement or supplant these implementation measures.	ED-1.1, 1.2, 1.3, 1.4, 1.5, 2.1, 2.2, 2.3, 2.4, 2.5	Economic Development and Planning Departments	Short and Ongoing
ED-I2 Economic Development Training. Ensure that key staff have the opportunity for economic development training through the California Association for Local Economic Development or similar organizations; provide in-house economic development training for other city staff and for elected and appointed officials.	ED-2.3	Economic Development Department	Ongoing
ED-I3 Business Visitation. Establish and undertake a program to regularly meet with existing businesses to maintain an understanding of local market conditions, the potential for existing businesses to expand or contract, and to identify opportunities to connect local businesses with regional economic development service providers.	ED-1.1, 2.2, 2.4,	Economic Development Department	Ongoing

Implementation Programs	Relevant Policies	Responsibility	Timing
ED-I4 Entrepreneurship Training. Collaborate with the Inland Empire Small Business Development Center, the Inland Empire Center for Entrepreneurship, the Inland Empire Women's Business Center, and the Murrieta/Wildomar Chamber of Commerce to offer periodic local informational workshops for residents who might be interested in starting a new business and to improve access of residents to business training classes and services on an ongoing basis.	ED-1.2, 1.5, 2.3	Economic Development Department	Ongoing
ED-I5 Marketing and Communications Strategy. In conjunction with the economic development strategic action plan, develop, periodically update, and implement a marketing and communications strategy to promote Wildomar as a lucrative location to operate a business; include attendance/sponsorships at industry conferences for target economic sectors and business types and a buy-local program.	ED-1.3, 2.2, 2.5	Economic Development Department	Ongoing
ED-I6 Development Review. Review proposed development applications to ensure projects conform to the vision and policies for economic activity centers described in the General Plan.	ED-3.1, 3.2, 3.3, 3.4	Planning, Economic Development, Public Works/Engineering and Economic Development Departments; RCFD	Ongoing
ED-I7 Funding and Financing Districts Policy. Prepare a policy guide that explains when and how the city supports the establishment of business improvement districts, landscape and lighting maintenance districts, enhanced infrastructure financing districts, and similar programs to support enhanced public realm improvements, public facilities, and expanded services in focus areas.	ED-4.2	City Manager, Public Works/Engineering and Administrative Services Departments	Short
ED-I8 Fiscal Analysis Policy. Prepare a policy guide that explains when and how the city requires a fiscal impact analysis for general plan amendments and changes in zoning	ED-4.3	City Manager and Administrative Services Department	Short

Implementation Programs	Relevant Policies	Responsibility	Timing
Open Space and Conservation			
OS-I1 Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Develop educational resources to educate and equip city staff with the skills and knowledge to continue enforcing provisions of the MSHCP.	OS-1.1, 1.3	Community Development Department	Short
OS-I2 Development Review. Review proposed development applications to ensure that projects: • Protect habitats for critical and endangered species, conserve superior examples of native trees/vegetation and forest land, maintain wildlife corridors, preserve productive agricultural lands, and are compatible with their surrounding natural environment. • Conform with all applicable standards for criteria air pollutants, including requiring relevant studies and analyses to demonstrate compliance. - Do not degrade surface water or groundwater quality. - Preserve open spaces so that they continue to form landscape links, reduce vegetation in open spaces as a fuel management best practice, and provide easements to access open spaces where possible. Protect and preserve paleontological and archaeological resources from destruction	OS-1.2, 1.5, 1.6, 1.7, 2.1, 2.3, 3.2, 4.3, 5.1	Planning, Economic Development, Public Works/Engineering and Economic Development Departments; RCFD	Ongoing
OS-I3 Habitat Restoration and Rewilding Opportunities. Prepare a study to evaluate opportunities to restore habitats for sensitive species and areas that could be returned to their natural state.	OS-1.4	Community Development Department	Long
OS-I4 Wildlife Displacement. Coordinate with partners like Animal Friends of the Valleys to provide educational resources to residents in proximity to large scale development projects that may disturb animal habitats, prior to significant construction activity.	OS-1.5	Planning and Building and Safety Departments	Ongoing
OS-I5 Wildlife Corridor Management Plan. Prepare a Wildlife Corridor Management Plan, including identification of existing corridors and methods to protect them.	OS-1.5	Community Development Department, Public Works	Long

Implementation Programs	Relevant Policies	Responsibility	Timing
		Department, Western Riverside County Regional Conservation Authority	
OS-I6 Tree Preservation Ordinance. Draft and adopt a tree preservation ordinance that provides protections for mature and historic examples of native trees.	OS-1.6	Community Development Department, Public Works Department	Medium
OS-I7 Ridgelines. Develop a map of the city's ridgelines that need to be protected from development and identify any recommended updates to Development Code standards to protect ridgelines. Require new development projects to conduct studies to evaluate for conformance to the standards. Review development projects to ensure new projects use contour grading to conform to the natural configuration of hilly topography.	OS-1.8, 1.9	Community Development Department	Medium
OS-I8 Collaboration with Air Quality Management Agencies. On an ongoing basis, attend meetings with air quality management agencies such as South Coast AQMD, SCAG, and CARB to coordinate programs to reduce or minimize air pollutants.	OS-2.1	Community Development Department	Ongoing
OS-I9 Construction Site Evaluation. Conduct field visits of construction sites to check for compliance with measures and strategies to reduce fugitive dust during construction.	OS-2.2	Public Works/Engineering Departments	Ongoing
OS-I10 Zero-emission Landscaping and Construction Equipment. Collaborate with local construction and landscape service providers to develop a strategy, timeline, and incentives for the phasing out of gasoline- or diesel-powered equipment that considers the availability and costs of zero-emission equipment, community health benefits, and potential regulatory and enforcement mechanisms.	OS-2.4	Public Works/Engineering Departments	Short
OS-I11 Zero-emission Equipment Incentives. Work with the South Coast AQMD to provide education about available grants and loans to support the transition to zero-emission equipment.	OS-2.4	Public Works/Engineering Departments	Short

Implementation Programs	Relevant Policies	Responsibility	Timing
OS-I12 Collaboration with Elsinore Valley Municipal Water District (EVMWD). On an ongoing basis, attend meetings with EVMWD to coordinate programs to conserve and protect water quality and supply.	OS-3.1	Public Works/Engineering and Planning Departments	Ongoing
OS-I13 Water-Efficient Municipal Codes. Explore potential amendments to the Wildomar Municipal Code to enable and promote water conservation strategies such as stormwater capture systems, graywater systems, recycled water systems, and drought-tolerant landscape planting in existing and new developments.	OS-3.3, 3.4, 3.5	Community Development Department	Short
OS-I14 Adaptive Reuse Education Program. Develop educational materials to inform landowners with buildings or structures of historical significance of the processes and funding opportunities available to preserve, maintain, and enhance the structures.	OS-4.1	Community Development Department	Short
OS-I15 Tribal Consultation Procedures. Educate new planning staff about the tribal consultation procedures as a part of the onboarding process.	OS-4.2	Community Development Department	Ongoing
OS-I16 Murrieta Creek. Create a multi-agency task force with the cities of Lake Elsinore, Temecula, and Murrieta to advance the planning and design process for the Murrieta Creek Regional Trail plan and protect the creek as a critical riparian area.	OS-5.2	Community Development and Public Works/Engineering Departments	Medium
OS-I17 Energy Efficiency Partnerships. Collaborate with SCE and the Southern California Regional Energy Network (SoCalREN) to promote, conduct, and provide incentives for energy efficiency audits and retrofits.	OS-6.1	Community Development and Public Works/Engineering Departments	Medium
OS-I18 Electrification Partnerships. Collaborate with SCE and SoCalREN to promote, conduct, and provide incentives to electrify existing buildings.	OS-6.2	Community Development Department	Medium
OS-I19 Energy Contractors. Work with the local builder and developer community to ensure that builders and developers understand new electrification opportunities and to promote efficiency in the electrification process.	OS-6.2	Community Development Department	Medium

Implementation Programs	Relevant Policies	Responsibility	Timing
OS-I20 Renewable Energy Partnerships. Collaborate with SCE and local solar energy installers to promote, conduct, and provide incentives and opportunities to expand renewable energy generation and storage.	OS-6.4, 6.5	Community Development Department	Medium
OS-I21 Tree Inventory. Conduct an inventory of Wildomar's existing tree cover, identifying areas that are currently underserved and trees that should be replaced.	OS-6.7	Public Works/Engineering and Planning Departments	Short
OS-I22 Urban Heat Assessment. Identify areas of Wildomar that are particularly susceptible to the effects of extreme heat, which may be priority areas for the installation of trees, cool or green roofs, and other cooling elements.	OS-6.7, 6.8, 6.9	Community Development and Public Works Departments	Short
OS-I23 Cool Design. Provide development incentives for new development that integrates passive solar and wind design, cool roofs, and other cooling building features. Consider financial assistance for major renovations that install these features in existing buildings.	OS-6.8, 6.9	Community Development and Economic Development Departments	Medium
OS-I24 Waste Education and Outreach. Support efforts led by the City's waste hauler and other community partners to provide education and outreach regarding waste sorting and local recycling requirements, and pursue the establishment of convenient public drop-off locations for electronic waste.	OS-7.1, 7.2	Public Works Department	Ongoing
OS-I25 Design for Waste Collection. Modify the residential and commercial design standards to ensure that all new developments and renovations provide adequate space for required garbage, recycling, and organic waste bins.	OS-7.1	Community Development Department	Short
OS-I26 Climate Action Plan. Prepare a Climate Action Plan or equivalent approach that builds on and makes use of regional and subregional tools such as the WRCOG Subregional Climate Action Plan Toolkit and related SCAG initiatives.	OS-8.1, 8.2	Community Development and Public Works/Engineering Departments	Medium

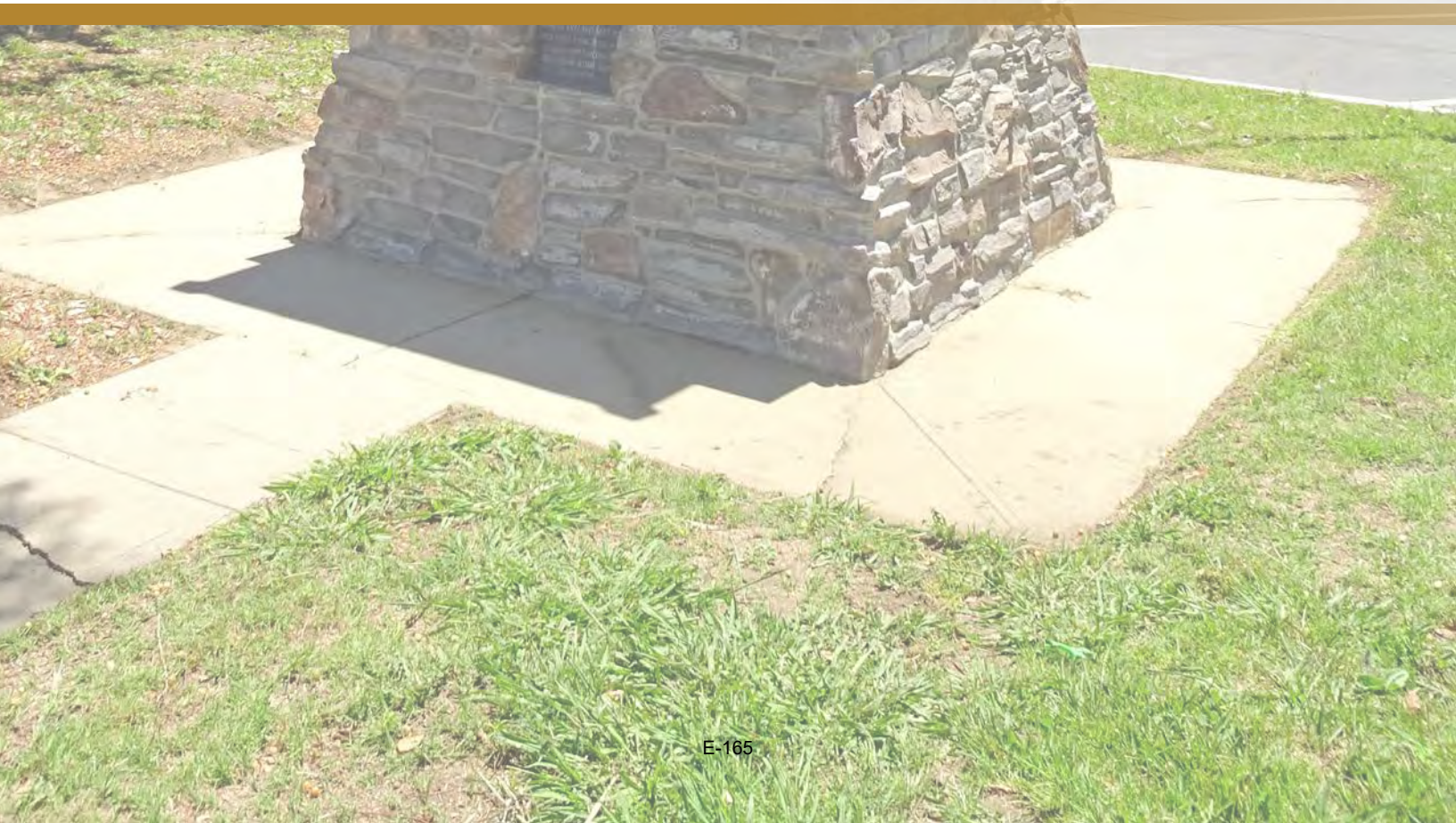
Implementation Programs	Relevant Policies	Responsibility	Timing
Recreation and Community Services			
RC-I1 Parks Master Plan. Update the City's Parks Master Plan to include the following: • New standards for park design for topics such as sustainable design, water features, shade structures, and safety through design. • Recreational programs and community services • Reference the policies in the General Plan. Conduct a thorough evaluation of the plan to ensure that implementation measures meet the goals of the General Plan, and update if necessary. Periodically review and update the plan to enable attainment of the standard of 3 acres per 1,000 residents.	RC-1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3, 4.1, 4.2, 4.4	Community Development, Community Services and Public Works/Engineering Departments	Medium
RC-I2 Development Impact Fees. Periodically, review and update development fees to assure that costs for parkland development and maintenance are sufficient.	RC-1.5	Public Works/Engineering, Planning and Administrative Services Departments	Ongoing
RC-I3 Parkland Acquisition, Development, and Maintenance. Implement and expand existing programs for financing, development, and/or maintenance of new parklands including collaborating with municipal agencies for joint-uses, encouraging gift and land dedications, and working with new developments to be annexed into the Community Facilities District.	RC-1.6, 1.7, 1.8	City Manager's Office, Administrative Services Department, Economic Development Department, Community Development Department, Public Works Department	Ongoing
RC-I4 Trails Master Plan. Develop a Trails Master Plan that contains a Master Trails map, standards for trail design, wayfinding and signage, and equestrian trails. The Master Trails map should contain a network of trails that connect to current and planned bike infrastructure within the City, as identified in the Active	RC-3.1, 3.2, 3.3, 3.4, 3.5	Community Development Department, Community Services Department, Public	Medium

Implementation Programs	Relevant Policies	Responsibility	Timing
Transportation Plan, as well as to adjoining communities.		Works Department.	
RC-I5 Trails Development and Funding. Implement the Trails Master Plan through the capital budgeting procedures and seek funding from federal, state, and regional funding opportunities.	RC-3.1, 3.2	City Manager's Office, Administrative Services Department, Community Development Department, Public Works Department	Ongoing
RC-I6 Fire Protection and Emergency Medical Service Review. Work with Riverside County Fire Department (RCFD) and the California Department of Forestry and Fire Protection (CAL FIRE), which make up the Wildomar Fire Department (WFD), to periodically study service area coverage and population density to identify and address service gaps.	RC-4.7	Community Development, Community Services and Public Works/Engineering Departments	Ongoing
Noise			
N-I1 Noise Ordinance Update. Update the noise ordinance to: • Require that residential projects demonstrate they can meet both interior and exterior noise standards prior to issuance of a building permit. • Require acoustical analysis for noise-sensitive land uses proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table N-1 and N-2 to determine mitigation for inclusion in the project design. Single-family dwellings on existing lots are excluded from this review.	N-1.2, 2.1	Community Development Department	Short



Future by Design
ENVISION WILDOMAR 2040

11. Appendix



Appendix A: POLICIES ADDRESSING ENVIRONMENTAL JUSTICE TOPICS

Wildomar does not include any disadvantaged community census tracts as identified by CalEPA via CalEnviroScreen 4.0, nor any Disadvantaged Unincorporated Communities (DUCs) inside or near its boundaries, and thus, is not required to produce a separate Environmental Justice Element or DUC analysis per Senate Bill 1000. However, Gov. Code § 65302(h)(1) requires that environmental justice goals, policies, and objectives integrated in other elements shall address the following:

a. Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

b. Identify objectives and policies to promote civic engagement in the public decision-making process.

c. Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

The table below identifies policies in each element of Wildomar's 2040 General Plan addressing the Environmental Justice topics identified in the Government Code referenced above. (Note: there are additional policies that address environmental justice in the previously adopted 2021-2029 Housing Element.)

Statutory Citation	Topic	Relevant Policies
Gov. Code § 65302(h)(1)(A)	Identify objectives and policies to reduce **exposure to pollution including improving air quality** in disadvantaged communities	**Open Space and Conservation Element** **Policy OS-2.1:** Air Quality Coordination. **Policy OS-2.2:** New Construction. **Policy OS-2.3:** Compatible Development Siting. **Policy OS-2.4:** Landscaping and Construction Equipment. **Policy OS-2.5:** Vehicle Charging Infrastructure. **Policy OS-2.6:** City Vehicles.
Gov. Code § 65302 (h)(1)(A)	Identify objectives and policies to **promote public facilities** in disadvantaged communities	**Land Use Element** **Policy LU-12.1:** Services Supporting Residents. **Policy LU-12.6:** Equitable Access. **Circulation Element** **Policy CI-2.2, 3.2:** Close Connectivity Gaps.

Statutory Citation	Topic	Relevant Policies
		Policy CI-2.3, 3.3: Local Roadway Safety Plan. **Recreation and Community Services Element** **Policy RC-1.1:** Parks Master Plan. **Policy RC-1.2:** Service Level Goal. **Policy RC-1.4:** Park Equity. **Policy RC-4.1:** Diversity of Community Services. **Policy RC-4.2:** Inclusive Recreation. **Policy RC-4.4:** Library Resources. **Policy RC-4.7:** Police, Fire and Emergency Medical Services.
Gov. Code § 65302(h)(1)(A)	Identify objectives and policies to **promote food access** in disadvantaged communities	**Recreation and Community Services Element** **Policy RC-4.5:** Healthy Food Options.
Gov. Code § 65302(h)(1)(A)	Identify objectives and policies to **promote safe and sanitary homes** in disadvantaged communities	**Land Use Element** **Policy LU-6.2:** Design for Safety. **Policy LU-8.1:** Variety of Housing Types. **Policy LU-11.1:** Protect from Incompatible Uses. **Policy LU-11.2:** Concentrate Near Transportation and Utilities. **Policy LU-11.3:** Integration of Complimentary Uses.
Gov. Code § 65302(h)(1)(A)	Identify objectives and policies to **promote physical activity** in disadvantaged communities	**Circulation Element** **Policy CI-2.2, 3.2:** Close Connectivity Gaps. **Policy CI-2.9:** Walking to School. **Policy CI-3.4:** Include Bicycle Facilities in Projects. **Policy CI-3.8:** Biking to Schools. **Policy CI-3.9:** Bicycle Parking. **Recreation and Community Services Element** **Policy RC-1.4:** Park Equity. **Policy RC-2.3:** Design For Inclusiveness. **Policy RC-4.2:** Inclusive Recreation.

Statutory Citation	Topic	Relevant Policies
Gov. Code § 65302(h)(1)(A)	Identify objectives and policies to **reduce any unique or compounded health risks** in disadvantaged communities not otherwise addressed above	**Land Use Element** **Policy LU-11.4:** Distribution Centers and Warehouses.
Gov. Code § 65302(h)(1)(B)	Identify objectives and policies to **promote civic engagement in the public decision-making process** in disadvantaged communities	**Land Use Element** **Policy LU-3.1:** Cottonwood Canyon. **Policy LU-3.2:** Sedco. **Policy LU-3.3:** Old Town. **Policy LU-3.4:** Hidden Springs/Wyman Road Specific Plan Area. **Policy LU-3.5:** Wildomar Trail/I-15 Project Area. **Policy LU-3.6:** Clinton Keith Corridor. **Policy LU-3.7:** Mission Trial Corridor.
Gov. Code § 65302(h)(1)(C)	Identify objectives and policies that **prioritize improvements and programs** that address the needs of disadvantaged communities	**Circulation Element** **Policy CI-1.1:** Complete Streets. **Policy CI-1.3:** Local Context. **Policy CI-1.5:** Traffic Calming. **Policy CI-2.2, 3.2:** Close Connectivity Gaps. **Policy CI-2.3, 3.3:** Local Roadway Safety Plan. **Policy CI-4.2:** Station Amenities. **Economic Development Element** **Policy ED-1.4:** Workforce Housing **Policy ED-1.5:** Employment Opportunities for Residents **Policy ED-1.6:** Local Preferences **Policy ED-4.2:** Funding and Financing Districts. **Recreation and Community Services Element** **Policy RC-1.5:** Developer Fee Contribution.

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TO: Jason Farag, PE; Director of Public Works, City of Wildomar

FROM: Jonathan Sanchez, PE, TE, PTOE; CR Associates

DATE: December 13, 2023

RE: Wildomar GPU – Goods Movement Memorandum

BACKGROUND

The goods movement sector plays a critical role in the local economy with 1 out of 7 jobs in Southern California involved in international trade. The Southern California Association of Governments (SCAG) region which encompasses the counties of: Los Angeles, Orange, Riverside, San Bernardino, and Ventura, is highly competitive in goods movement with its extensive network of seaports, airports, roadways, railways and intermodal transfer facilities. One of the most prevalent ways to transport goods is in the form of freight trucks, which typically navigate the transportation network of cities and counties via goods movements routes.

Goods movement routes hold significant importance due to several key factors:

Economic Vitality: Truck routes ensure the smooth flow of goods and services, which is crucial for maintaining a thriving local economy. These routes facilitate the movement of products to and from businesses, industries, and distribution centers, supporting commerce, trade, and job creation.

Transportation Efficiency: Designated truck routes are strategically planned to accommodate the larger size and weight of commercial vehicles. By guiding trucks along specific routes, traffic congestion can be minimized, preventing bottlenecks and delays. This leads to more efficient and reliable transportation of goods, reducing the time and costs associated with shipping and delivery.

Infrastructure Preservation: Heavy trucks can exert significant wear and tear on roads and infrastructure. By directing trucks to designated routes, cities can better manage and maintain their roadways. This helps prevent premature deterioration of streets and reduces the need for frequent repairs, ultimately saving taxpayer money.

Safety: Truck routes are designed with safety considerations in mind. These routes often avoid densely populated residential areas and prioritize roads with wider lanes and suitable turning radii for larger vehicles. This reduces the risk of collisions, ensures safer road conditions for both truck drivers and other motorists, and minimizes the impact on local communities.

Environmental Impact: Properly planned truck routes can help mitigate the environmental effects of heavy vehicle traffic. By guiding trucks away from sensitive areas and residential neighborhoods, air quality can be preserved, noise pollution can be minimized, and the overall environmental impact of goods movement can be reduced.

Quality of Life: Effective truck route planning enhances the quality of life for residents by minimizing the negative impacts of commercial traffic. Reducing congestion, noise, and pollution improves the overall living conditions in cities, making it a more desirable place to live and work.

Emergency Response: Clearly designated truck routes assist emergency responders by providing them with reliable pathways during crises. Unobstructed truck routes enable quicker responses to accidents, natural disasters, and other emergencies, ensuring the safety and well-being of residents.

In summary, truck routes play a pivotal role in maintaining economic vitality, ensuring efficient transportation, preserving infrastructure, enhancing safety, minimizing environmental impact, improving quality of life, and supporting emergency response efforts. Proper planning and management of these routes contribute to the cities' overall functionality and well-being.

PURPOSE

Currently, the City of Wildomar does not have designated goods movement routes. Therefore, the purpose of this technical memorandum is to present a review of goods movement patterns for the City of Wildomar, to inform the technical analysis and planning process to identify and recommend goods movement routes.

LITERATURE REVIEW

The Literature Review discusses the following sources:

- *City of Wildomar, California Municipal Code*
- *City of Wildomar, California Pavement Management Plan*
- *City of Wildomar, California Pavement Management Report* (2019)
- *City of Wildomar, California Pavement Management Program Update* (2021)
- *California Vehicle Code (current)*
- *California Manual of Uniform Traffic Control Devices 2014* (revised March 30, 2021)
- *Design and Access Management Guidelines for Truck Routes: Planning and Design (2020)*

***City of Wildomar, California Municipal Code* (as of 4/12/2023) –** This document contains two sections relevant to trucking activities on City roads: Regulations of Oversize and Overweight Vehicles (Title 10), and regulations of noise in the City (Title 9). Oversize and Overweight Vehicles are a subset of the trucking population that would utilize truck routes. 10.08.010 establishes that oversize and overweight vehicles require permits to move a load "along or across any City road." 10.08.080 establishes that the Road Commissioner shall prepare regulations for the purpose of protecting the public, road surfaces, and overhead utilities "within a City road or adjacent thereto," as well as protecting private and public property, that repairs be made by the permittee for any damages, and that fees be collected. 10.08.110 requires permittee to protect road facilities to the satisfaction of their owners and at permittee's expense.

Public Peace and Welfare Chapter 9.48 Noise Regulation establishes maximum decibel levels for the times 7:00am – 10:00pm (daytime), and 10:00pm – 7:00am (overnight). The City's noise ordinance focuses on sounds coming from properties. Maximum daytime decibels depend on the General Plan foundation component (community developments of various densities, as well as rural settings), and range from 55 to 75 decibels. The community developments with the highest permitted decibel

levels are light and heavy industrial areas, while the lowest maximums are for residential areas. Typically, overnight decibels levels are between 10 and 20 decibels less than daytime levels. However, "Sound emanating from. . . motor vehicles" is exempt from the City's noise ordinance (with the exceptions of off-highway vehicles and motor vehicle sound systems).

City of Wildomar, California Pavement Management Plan – This document establishes processes for the maintenance of the City's transportation system. It is a multi-year work plan that contains methods for guiding the determination of maintenance priorities, and in relation to funding availabilities.

City of Wildomar, California Pavement Management Report (2019) – This document presents a "Pavement Condition Index" (PCI), which supplies the framework for evaluating the condition of road surfaces in the City (and is used throughout the state of California). A new road surface would score 100 on the PCI, while a failed road surface would score 15 or less. The City of Wildomar's average PCI is 68, which is slightly higher than the State's average of 65. The City and all of Riverside County share an average PCI score of 68. This scoring suggests an overall need for "preventative maintenance" that pavement surfaces are "in need of surface sealing or thin overlay." This document also assesses the condition of particular streets throughout the City of Wildomar and presents that data graphically in the form of useful maps. The document also presents five-year budget scenario plans that identify the prioritization of street treatments.

City of Wildomar, California Pavement Management Program Update (2021) – This document presents an update to the 2019 Pavement Management Report and supplies new pavement condition assessments (as of November 2021), as well as five-year budget scenarios plans identifying the prioritization of street treatments.

California Vehicle Code (website accessed 4/15/2023 and 4/17/2023) – The California Vehicle Code (CVC) provides the following 3-Step Guide for determining routes a truck may legally use are:

Step 1: Determining the truck category -- "Green" Surface Transportation Assistance Act (STAA) trucks, and "Black" California Legal trucks. There are two categories of truck tractor-semitrailers in California: (1) "Green" trucks, which are Interstate "STAA" (Surface Transportation Assistance Act) trucks; and (2) "Black" California Legal trucks. Maximum lengths of the trucks and their trailers are specified.

Step 2: Determine the state routes one can use. The Guide states the "California Truck Network Map" for State highways is the official government source for truck route information.

Step 3: Determine the local roads one can use based on destination, local terminal access and truck route maps, local truck routes, local terminal access routes, local contacts, and signs. About Local Truck Routes, the CVC states "Most cities and counties allow only the "black" California Legal trucks, and only on certain "truck routes" which are posted with "truck route" signs."

The CVC also presents California Truck Network Map and a District 8 Map. The CVC also specifies Special Route Restrictions. Two route restrictions are within District 8; both are in Upland, California.

Finally, the CVC discusses the legal basis for truck restrictions. The CVC notes that "most truck ban requests arise from noise complaints." However, given the fact that "overland trucking is a primary means for moving goods in the United States" and that "commerce and trade have state and federal legal protection," truck bans require "substantial supporting evidence such as accident data and a reasonable alternate route." The same conclusion is presented in the CVC's discussion of "Peak-hour Truck Restrictions."

California Manual of Uniform Traffic Control Devices 2014 (revised March 10, 2023) – This document (hereafter CAMUTCD) contains seven sections (six specifying signage, one specifying a plaque) related to trucks. They are:

- Section 2b.61 Truck Route Signs (and related)
- Section 2c.49 Truck Crossing Warning Sign
- Section 2d.16 Alternative Route Signs including Truck Routes
    - Section 2d.16 Auxiliary Signs for Alternative Routes (M4 Series)
    - Section 2d.20 Truck Auxiliary Sign
- Section 2I.03 General Service Signs for Freeways and Expressways
- Section 6f.36 Motorized Traffic Signs
- Section 2B.13 Speed Limit Sign (R2-1)
- Section 2B.14 Truck Speed Limit Plaque (R2-2P)

Of these CAMUTCD regulations, the first, Truck Route Signs (and related), warrants specific mention. It states that Caltrans is not unilaterally authorized to prohibit truck travel on State highways, that local ordinances cannot apply to State highways, and that any local ordinance restricting or banning trucks must supply an unrestricted alternate route.

Design and Access Management Guidelines for Truck Routes: Planning and Design (2020) (National Cooperative Highway Research Program) – This guide (hereafter "Guide") presents "a broad ranges of issues related to access management and design for truck routes and site layout" (Foreword). The Guide's intended readers are planners and engineers in transportation agencies and consulting firms.

The Guide addresses truck route access and design through four chapters (plus an introduction). These chapters cover: Truck Operational Challenges and Needs, Truck Routes, Geometric Design and Access Management, and Balancing Truck Considerations with Other Modes. Issues addressed include land use and zoning impacts on truck movement, strategies for goods movement, assessment of benefit-cost differentials for accommodation of trucks, guidelines and strategies for truck routes and networks, and design and operations policies and practices.

The Guide provides guidelines on the following aspects of truck routes design and implementation:

- Defining a truck route as routes that carry 'a substantial number of trucks"
- Design of roadways intended to serve as truck routes including storage lengths, bridge clearances, and truck turning movements.

- Limiting truck routes through residential areas whenever possible
- Other topics discussed in the Guide include enforcement, violations, weigh stations, roadway maintenance, permits, and routing considerations (such as bridges (and their weight limits), overhead structures, cross-section widths, overhead traffic signals, roundabouts, route continuity, intersection design, and truck parking (including loading zones).
- The final chapter of the Guide discusses the interaction between trucks and other modes, with the focus on pedestrians, bicyclists, and transit users.

Study Area

A total of 11 roadways were identified as the main truck traffic corridors within the City. This was based on a combination of historical vehicular traffic counts (year 2019), big data[1] from the Replica[2] platform, as well as coordination with City staff.

Functional Classifications

Bundy Canyon Road currently functions as a 2-Lane Collector with a speed limit of 45 miles per hour (mph) west of I-15 and as a 4-Lane Arterial with turn lanes and a speed limit of 40 mph from I-15 to Oak Canyon Drive. East of Oak Canyon Drive Bundy Canyon Road functions as a 2-Lane Collector with a speed limit of 40 to 50 mph. According to the Mobility Element, the ultimate classification for Bundy Canyon Road is a 4-Lane Major Arterial from Mission Trail to Orange Street and a 6-lane primary arterial east of Orange Street.

Clinton Keith Road currently functions primarily as a 4-Lane to 6-Lane Primary Arterial, with some 2-Lane segments throughout the study area with a speed limit of 35 mph. According to the Mobility Element, the ultimate classification for Clinton Keith Road is a 4-Lane Major Arterial from Grand Avenue to Palomar Street. East of Palomar Street, the ultimate classification for Clinton Keith Road is a 6-Lane Primary Arterial.

Corydon Road currently functions as a 2-Lane Collector with a speed limit of 45 mph along the study area. According to the Mobility Element, the ultimate classification for Corydon Road is a 4-Lane Major Arterial between Grand Avenue and Mission Trail.

Grand Avenue currently functions as a 2-Lane Collector with a speed limit of 50 mph along the studied area. According to the Mobility Element, the ultimate classification for Grand Avenue is a 2-Lane Collector between Corydon Road and Clinton Keith Road.

Mission Trail currently functions as a 4-Lane Arterial with a speed limit of 50 mph along the study area. According to the Mobility Element, the ultimate classification for Mission Trail is a 4-Lane Major Arterial between the city limits and Palomar Street.

[1] Big Data – Describes the collection of complex and large data sets that is difficult to capture, process, store, search, and analyze using conventional data base systems.

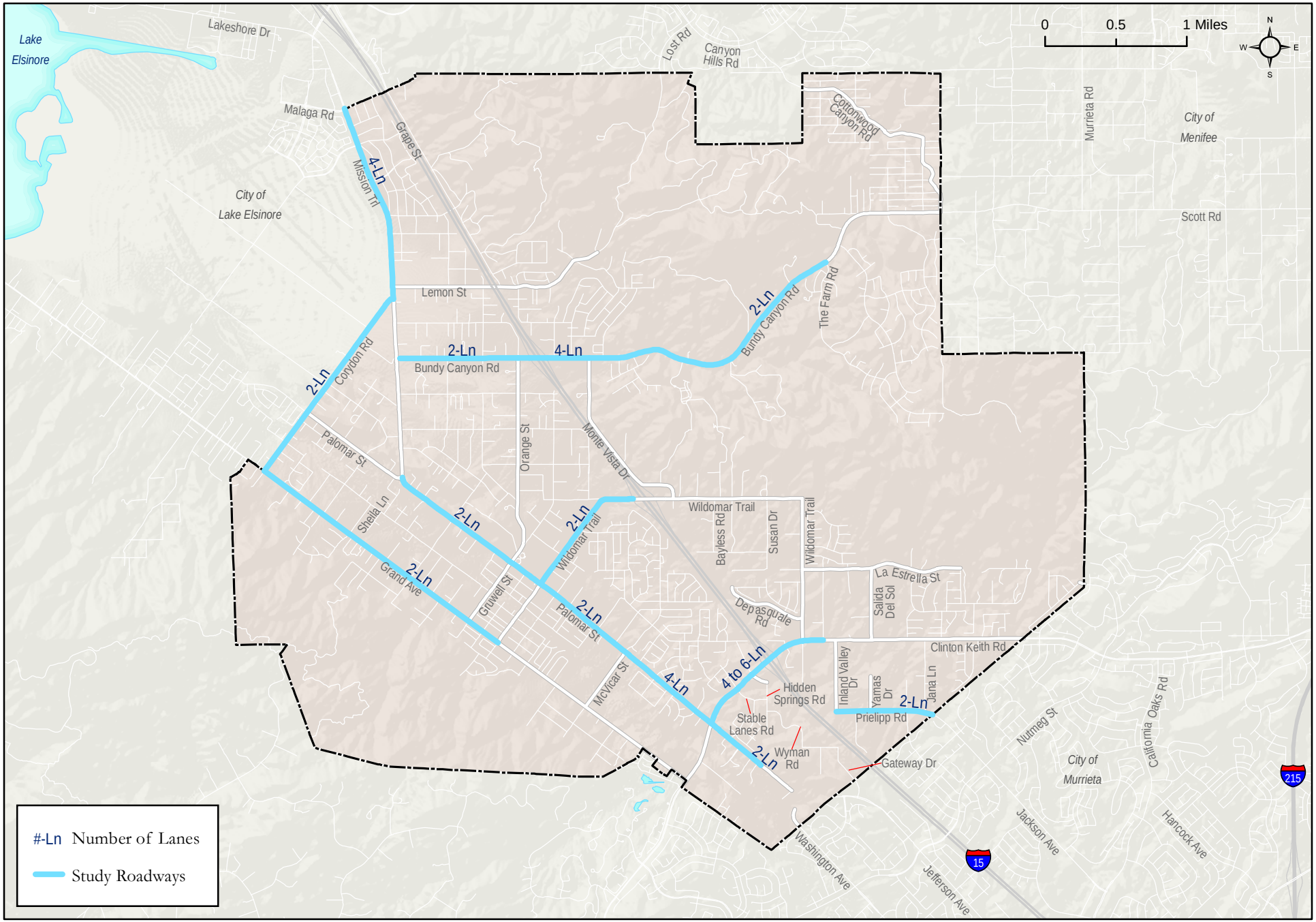
[2] Replica is a data provider that produces large-scale models to represent mobility throughout the United States. For more information, please visit the following: https://replicahq.com/.

Palomar Street currently functions as a 2-Lane Collector with a speed limit of 35 mph between Corydon Road and Mission Trail and 50 mph between Mission Trail and Clinton Keith Road. According to the Mobility Element, the ultimate classification for Palomar Street is a 2-Lane Collector between Corydon Road and Mission Trail and a 4-Lane Major Arterial east of Mission Trail.

Prielipp Road currently functions as a 2-Lane Arterial with a speed limit of 40 mph along the studied area. According to the Mobility Element, the ultimate classification for Prielipp Road is a 4-Lane Minor Arterial between Inland Valley Drive and the city limits.

Wildomar Trail currently functions as a 2-Lane Collector with a speed limit of 40 mph along the study area. According to the Mobility Element, the ultimate classification for Wildomar Trail is a 2-Lane Collector from Grand Avenue to Palomar Street and from Bayless Road to Clinton Keith Road. Between Palomar Street and Monte Vista Drive, the ultimate classification for Wildomar Trail is a 4-Lane Major Arterial and a 4-Lane Minor Arterial between Monte Vista Drive and Bayless Road.

Figure 1 shows the map of the studied segments.



Wildomar General Plan Update
Goods Movement Memorandum

Figure 1
Studied Segment Locations

Data Collection

Vehicle classification traffic counts were conducted at the thirteen (13) locations throughout the City. Data was collected between May 19th and May 25th, 2023 except for Bundy Canyon Road between Monte Vista Drive and Oak Canyon Drive. Data for this segment was partially collected during the aforementioned dates and partially between July 22nd and July 25th due to rupture of the equipment[3]. The new data was analyzed and compared to the May 2023 data as well as 2019 data. The results of this validation effort concluded that the traffic counts were deemed appropriate as there was a difference of roughly 4 percent. Full traffic count data can be provided on request by City staff.

Classification counts were collected at the following locations:

- Bundy Canyon Road between Mission Trail and I–15 SB Ramps
- Bundy Canyon Road between I-15 NB Ramps and Monte Vista Drive
- Bundy Canyon Road between Monte Vista Drive and Oak Canyon Drive
- Bundy Canyon Road east of Oak Canyon Drive
- Clinton Keith Road between Palomar Street and I-15 SB Ramps
- Clinton Keith Road between I-15 NB Ramps and Wildomar Trail
- Corydon Road between Grand Avenue and Mission Trail
- Grand Avenue between Wildomar Trail and Corydon Road
- Mission Trail between Corydon Road and City Limits
- Palomar Street between Mission Trail and Clinton Keith Road
- Palomar Street south of Clinton Keith Road
- Prielipp Road between Inland Valley Drive and Jackson Avenue
- Wildomar Trail between Palomar Street and I-15 SB Ramps

[3] This occurrence is not uncommon as the equipment used can be fragile (pneumatic tubes made of polyurethane).

Roadway Analysis

Based on the seven-day counts collected, an average daily traffic volume was calculated for each of the study roadway segments. A roadway segment analysis was conducted using level of service (LOS) thresholds and **Table 1** shows the LOS results for the studied roadway segments.

Table 1 – Existing Roadway Segment LOS

Roadway	Segment	Functional Classification	ADT	LOS Threshold (LOS E)	V/C	LOS
Bundy Canyon Road	Mission Trail to I-15 SB Ramps	2-Lane Collector	10,629	13,000	0.818	D
Bundy Canyon Road	I-15 NB Ramps to Monte Vista Drive	6-Lane Urban Arterial	15,462	53,900	0.287	A
Bundy Canyon Road	Monte Vista Drive to Oak Canyon Drive	4-Lane Major Arterial	15,462	35,900	0.431	B
Bundy Canyon Road	East of Oak Canyon Drive	2-Lane Collector	15,462	13,000	1.189	**F**
Clinton Keith Road	Palomar Street to I-15 SB Ramps	6-Lane Urban Arterial	37,786	53,900	0.701	C
Clinton Keith Road	I-15 NB Ramps to Wildomar Trail	6-Lane Urban Arterial	30,545	53,900	0.567	B
Corydon Road	Grand Avenue to Mission Trail	2-Lane Collector	17,084	13,000	1.314	**F**
Grand Avenue	Wildomar Trail to Corydon Road	2-Lane Arterial	9,582	18,000	0.532	B
Mission Trail	Corydon Road to City Limits	4-Lane Arterial	19,190	35,900	0.534	B
Palomar Street	Mission Trail to Clinton Keith Road	2-Lane Collector	8,282	13,000	0.637	C
Palomar Street	South of Clinton Keith Road	2-Lane Collector	10,453	13,000	0.804	D
Prielipp Road	Inland Valley Drive to Jackson Avenue	2-Lane Collector	6,066	13,000	0.467	A
Wildomar Trail	Palomar Street to I-15 SB Ramps	2-Lane Collector	15,058	13,000	1.158	**F**

Source: Counts Unlimited, CR Associates (November 2023)

As shown in Table 1, all roadway segments operate at LOS D or better except for the following:

- Bundy Canyon Road – East of Oak Canyon Drive
- Wildomar Trail – Palomar Street to I-15 SB Ramps
- Corydon Road – Grand Avenue to Mission Trail

Additionally, based on the data provided in the traffic counts a percentage of truck traffic along each roadway segment was calculated. **Table 2** shows the average truck percentage across the studied days. For the purposes of this analysis, "trucks" were only considered anything 3 axle and above.

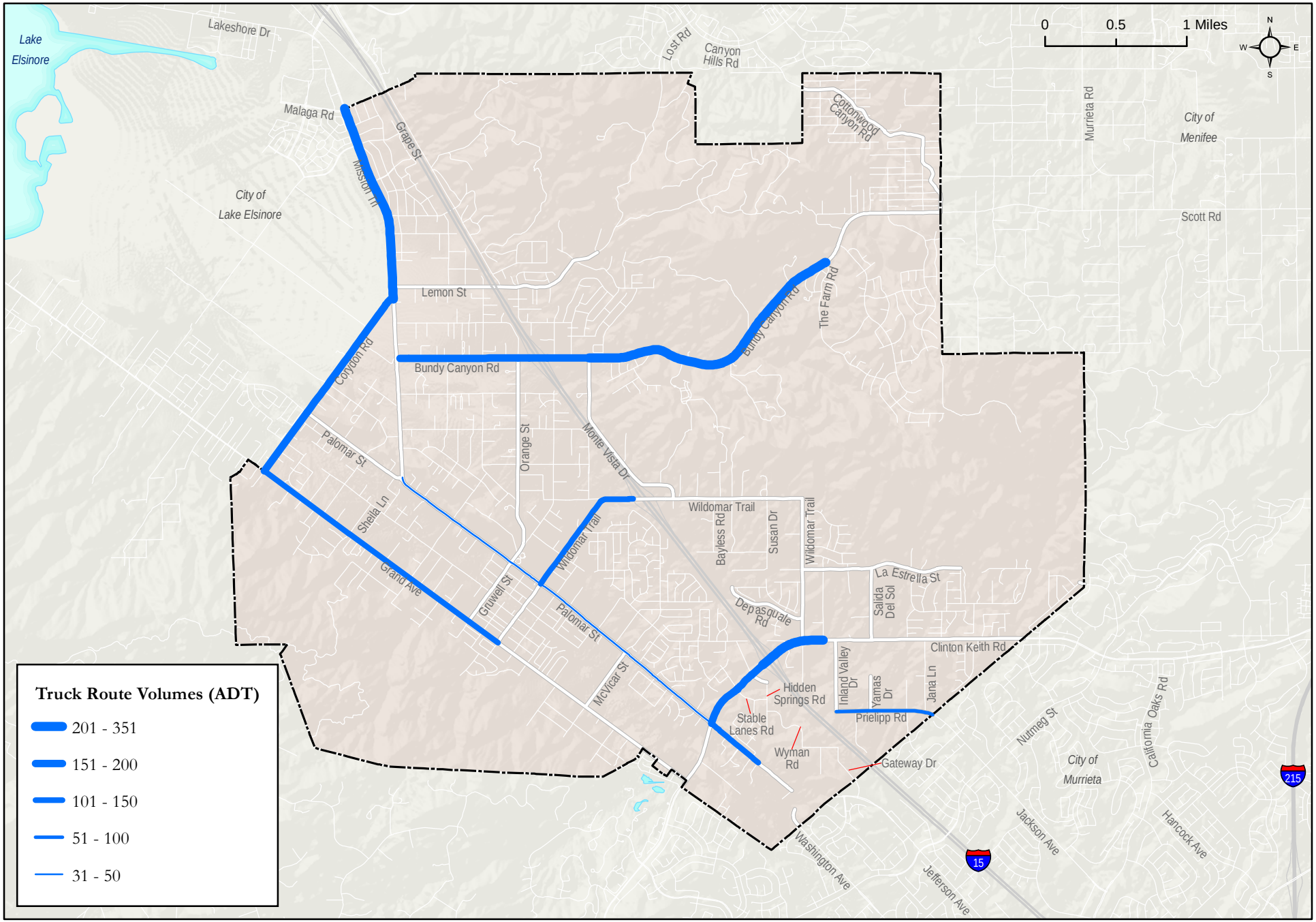
Table 2 – Existing Truck Percentage

Roadway	Segment	ADT	Average Truck Volume	Average Truck Percentage[1]
Bundy Canyon Road	Mission Trail to I-15 SB Ramps	10,629	180	1.69%
Bundy Canyon Road	I-15 NB Ramps to Monte Vista Drive	15,462	296	1.49%
Bundy Canyon Road	Monte Vista Drive to Oak Canyon Drive	15,462	296	1.49%
Bundy Canyon Road	East of Oak Canyon Drive	15,462	296	1.49%
Clinton Keith Road	Palomar Street to I-15 SB Ramps	37,786	182	0.48%
Clinton Keith Road	I-15 NB Ramps to Wildomar Trail	30,545	253	0.83%
Corydon Road	Grand Avenue to Mission Trail	17,084	175	1.03%
Grand Avenue	Wildomar Trail to Corydon Road	9,582	126	1.32%
Mission Trail	Corydon Road to City Limits	19,190	351	1.83%
Palomar Street	Mission Trail to Clinton Keith Road	8,282	31	0.38%
Palomar Street	South of Clinton Keith Road	10,453	105	1.00%
Prielipp Road	Inland Valley Drive to Jackson Avenue	6,066	62	1.03%
Wildomar Trail	Palomar Street to I-15 SB Ramps	15,058	101	0.67%

Source: CR Associates (November 2023)

Notes:
[1] Truck Percentage was calculated by subtracting bikes, cars, 2 axle long vehicles, buses, and 2 axle 6 tire vehicles from the total ADT.

Figure 2 displays the study area roadway segments and their respective heavy truck utilization.



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Figure 2
Truck Volumes (ADT)

Safety

Collision data can be used to identify potential deficiencies or safety issues related to vehicular travel. The collision review draws from five years of data (2018-2023) obtained from the SWITRS. Additionally, data from the city's Crossroads database was included in the analysis. For the purpose of determining goods movement routes, only collisions involving heavy vehicles were examined. **Figure 3** displays locations of collisions involving heavy vehicles. As shown, this type of collision has primarily occurred on Bundy Canyon Road and Mission Trail over the past five years.

Table 3 shows the top corridors in terms of number of heavy vehicle collisions.

Table 3 – Top Corridors – Heavy Vehicle Collisions

Locations	Number of Collisions
Bundy Canyon Road	12
Mission Trail	3
Clinton Keith Road	2
Corydon Road	1

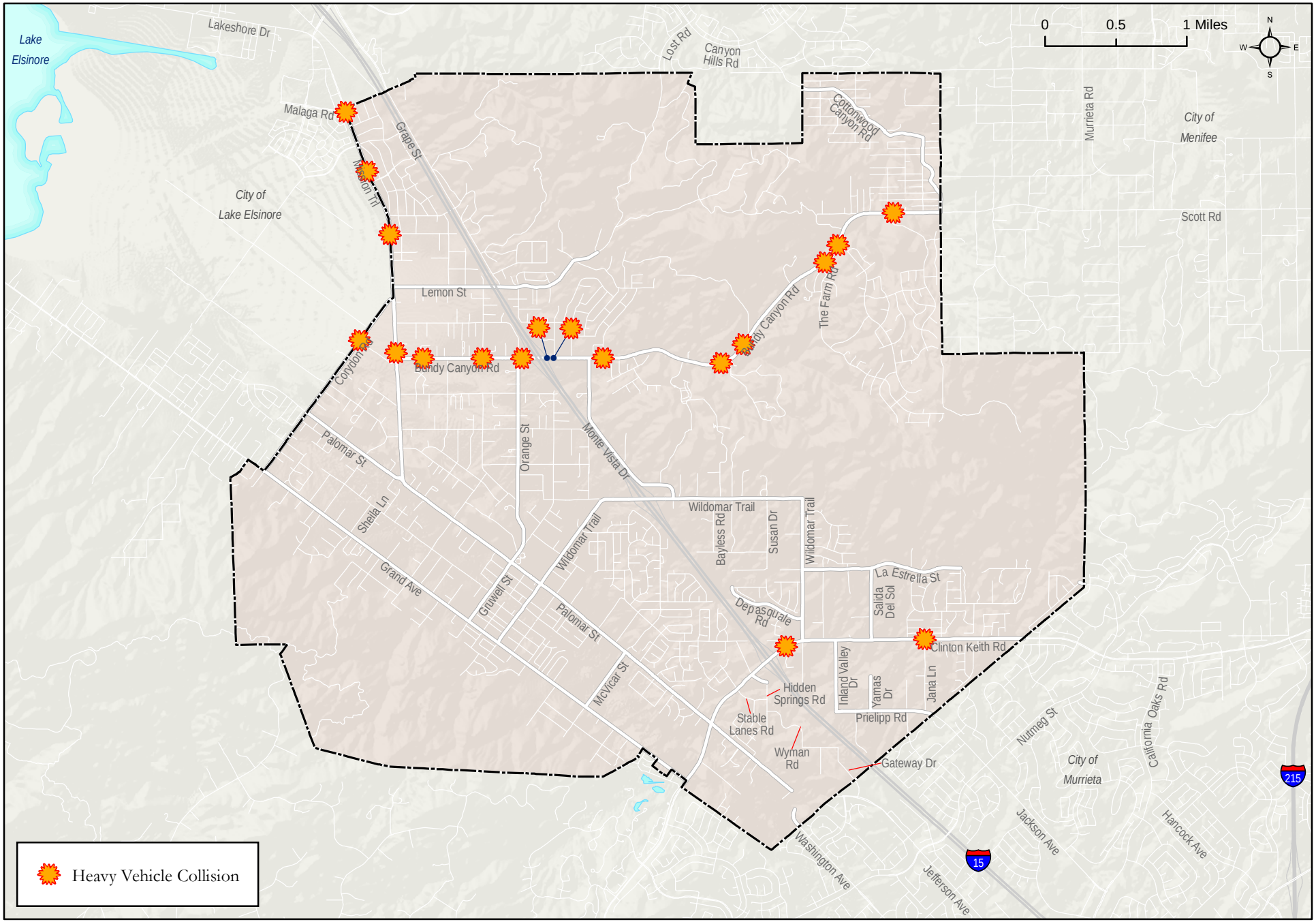
Source: SWITRS, City of Wildomar (Crossroads database), CR Associates (November 2023)

Table 4 summarizes the heavy vehicular collisions by the type of collisions. As shown, "Rear End" (44.4%) and "Broadside" (22.2%) were reported as the most frequent collision types during the five-year period.

Table 4 – Heavy Vehicle Collision Type

Collision Type	Number of Collisions	Percent
Rear End	8	44.4%
Broadside	4	22.2%
Sideswipe	2	11.1%
Head On	2	11.1%
Hit Object	1	5.6%
Vehicle/Pedestrian	1	5.6%

Source: SWITRS, City of Wildomar (Crossroads database), CR Associates (November 2023)



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Figure 3
Wildomar Heavy Vehicle Collision Locations

Table 5 summarizes the primary collision factor for heavy vehicle collisions reported in Wildomar in the past five years. As depicted, the most common primary collision factor violations were "Unsafe Speed" and DUI.

Table 5 – Primary Collision Factor

Primary Collision Factor	Number of Collisions	Heavy Vehicle was party at Fault?
Unsafe Speed	8	4
Improper Turning	2	2
Driving under the influence (DUI)	2	1
Following Too Closely	2	1
Unsafe Starting or Backing	1	1
Unsafe Lane Change	1	0
Automobile right of way	1	0
Pedestrian Violation	1	0

Source: SWITRS, City of Wildomar (Crossroads database), CR Associates (November 2023)

Based on the collected collision data, the largest percentage of collisions were caused by unsafe speeds and mostly along Bundy Canyon Road. This may be due to the lack of friction elements (i.e., sidewalks, bike lanes, medians, on-street parking, etc.) along the roadway which tends to give drivers an "open road" feeling, hence, creating an environment for speeding. Additionally, a significant portion of Bundy Canyon Road heading westbound is on a downgrade and could also contribute to unsafe speeds.

Bundy Canyon Road is identified as a 6-Lane Primary Arterial roadway with a Raised Median in the City of Wildomar Mobility Element (2021). Additionally, sidewalks and a Class I multi-use path are planned along Bundy Canyon Road which will add friction elements to the roadway and accompanied with appropriate signage and striping, should create an environment prone to less speeding occurrences.

Currently, Bundy Canyon Road has been widened and improved from Cherry St to approximately 1600' east of Oak Canyon Drive from a 2-Lane roadway to a 4-Lane roadway with turn lanes where the bike lanes will be connected to a planned Class 1 pedestrian/bike trail, as part of the Bundy Canyon Road Improvement Project, Segment 1 (CIP 026-1).

Adjacent Cities

An important aspect of planning for goods movement routes is not only to ensure connectivity within Wildomar but also with other cities in the region. Therefore, the goods movement routes for the neighboring cities of Lake Elsinore, Murrieta and Menifee were also taken into consideration to ensure that any recommendations of potential Wildomar goods movement routes were consistent

with currently existing routes. Currently, Mission Trail is designated as a goods movement route by the City of Lake Elsinore and the same is true about Bundy Canyon Road in the City of Menifee (in the City of Menifee Bundy Canyon Road changes to Scott Road). Truck routes for the surrounding cities can be found in **Attachment A**.

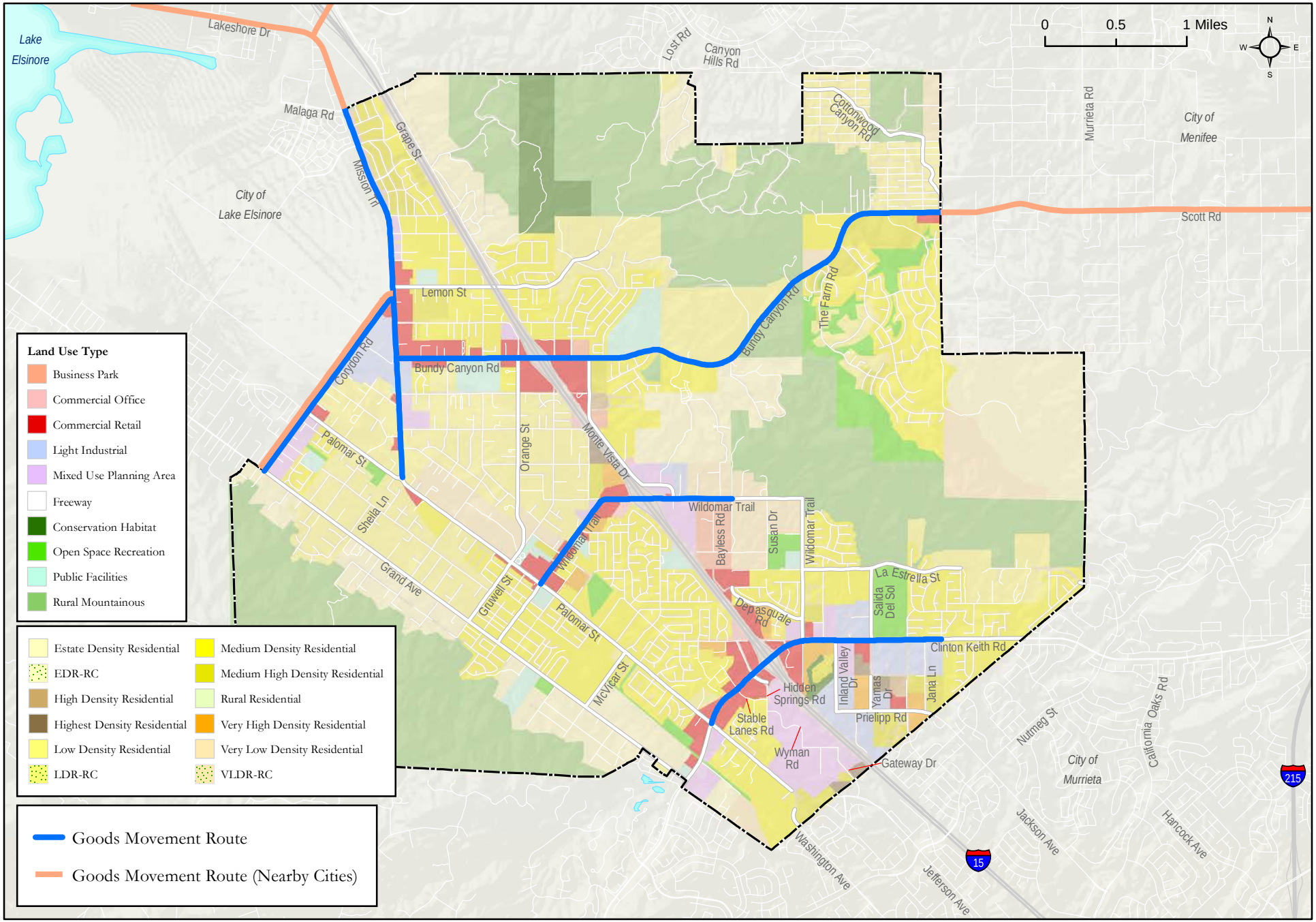
Summary

The proposed goods movement routes were developed based on a variety of factors including collected data, the calculated truck volume percentages, a desire for connectivity within the region, surrounding cities truck routes, and a desire to increase roadway safety. Once implemented, these routes will allow for the consolidation and increased efficiency of goods movement throughout the city.

Figure 4 displays the recommended goods movement routes within the City of Wildomar, proposed land uses, as well as truck routes from adjacent cities. While currently both Wildomar Trail and Clinton Keith Road do not currently have significant heavy vehicle traffic both were included in the recommendation because of their connectivity (both to nearby cities as well as regional networks) and their anticipated future cross sections. Based on preferred future land uses these roadways are also anticipated to be adjacent to industrial, retail, and construction land uses.

It is important to note that a roadway not being designated a goods movement route does not mean that trucks or other heavy vehicles making deliveries/pick-ups to specific locations on a roadway are prohibited as that would be in violation of the California Vehicle Code. However, cut-through or pass-through traffic from trucks or other heavy vehicles would be prohibited along the proposed routes.

These recommendations (Figure 4) are consistent with the City of Wildomar Municipal Code section 10.20.150 subsection C regarding commercial vehicles.



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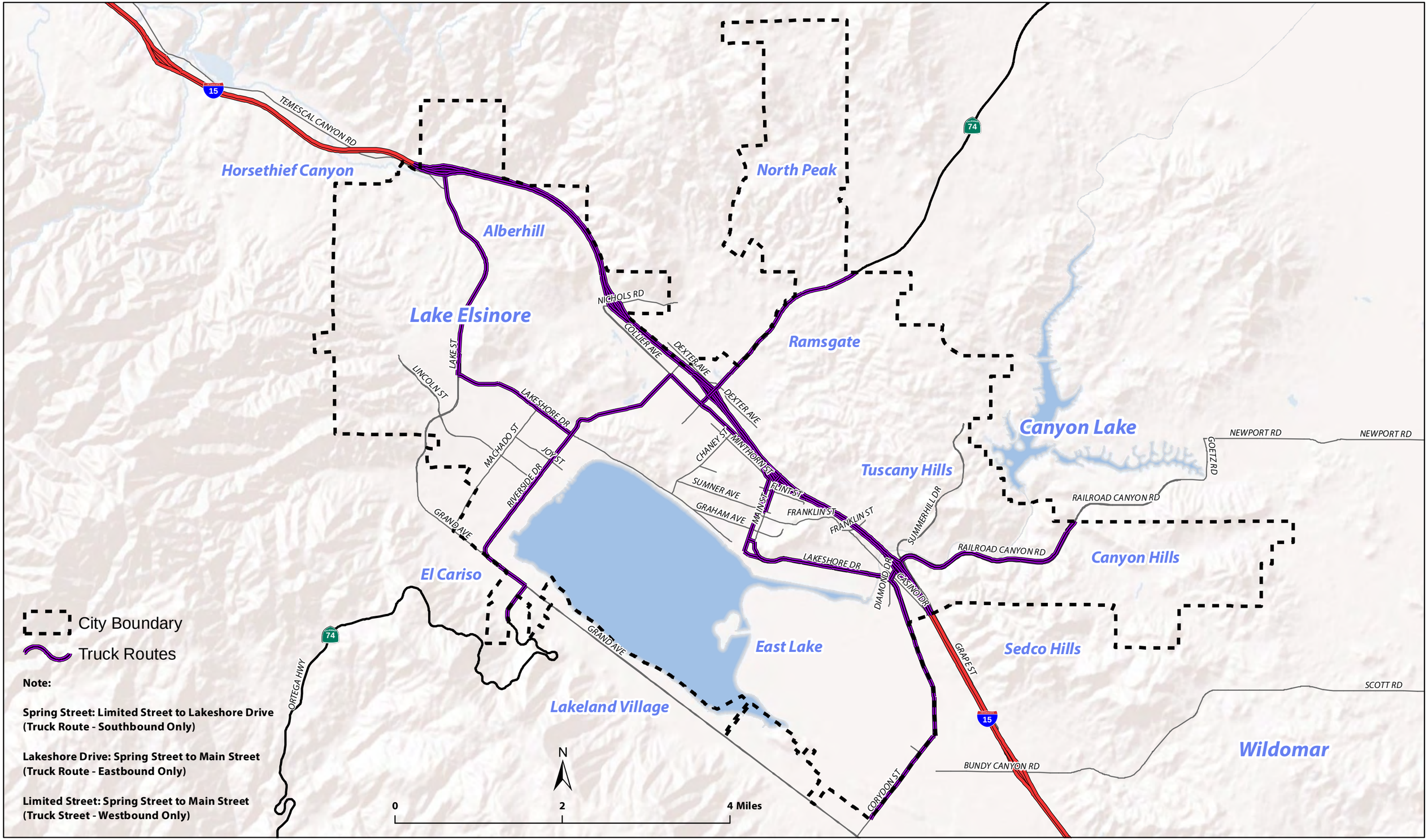
Figure 4
Wildomar Goods Movement Routes - Recommendations

Recommendations/Next Steps

The following recommendations and next steps are consistent with Policy 6.1 of the city's Mobility Element.

1. Include the recommended Goods Movement Route as part of the city's Mobility Element for adoption by City Council.
2. Public Outreach and Education
    - Create a public information campaign to inform residents, businesses, and other stakeholders about the goods movement routes.
3. Adopt ordinance to establish the goods movement routes in the city's municipal code.
4. Design and Engineering
    - Goods movement routes shall be designed in conformance with the design guidelines identified in the Mobility Element and any applicable existing or future Roadway Standards and Design Guidelines and shall be subject to the approval of the City.
5. Signage
    - Installation of appropriate signage and roadway markings to guide commercial vehicles along the designated goods movement route network.
6. Enforcement and Compliance
    - Collaborate with local law enforcement agencies to ensure that commercial vehicles adhere to the designated goods movement route network.

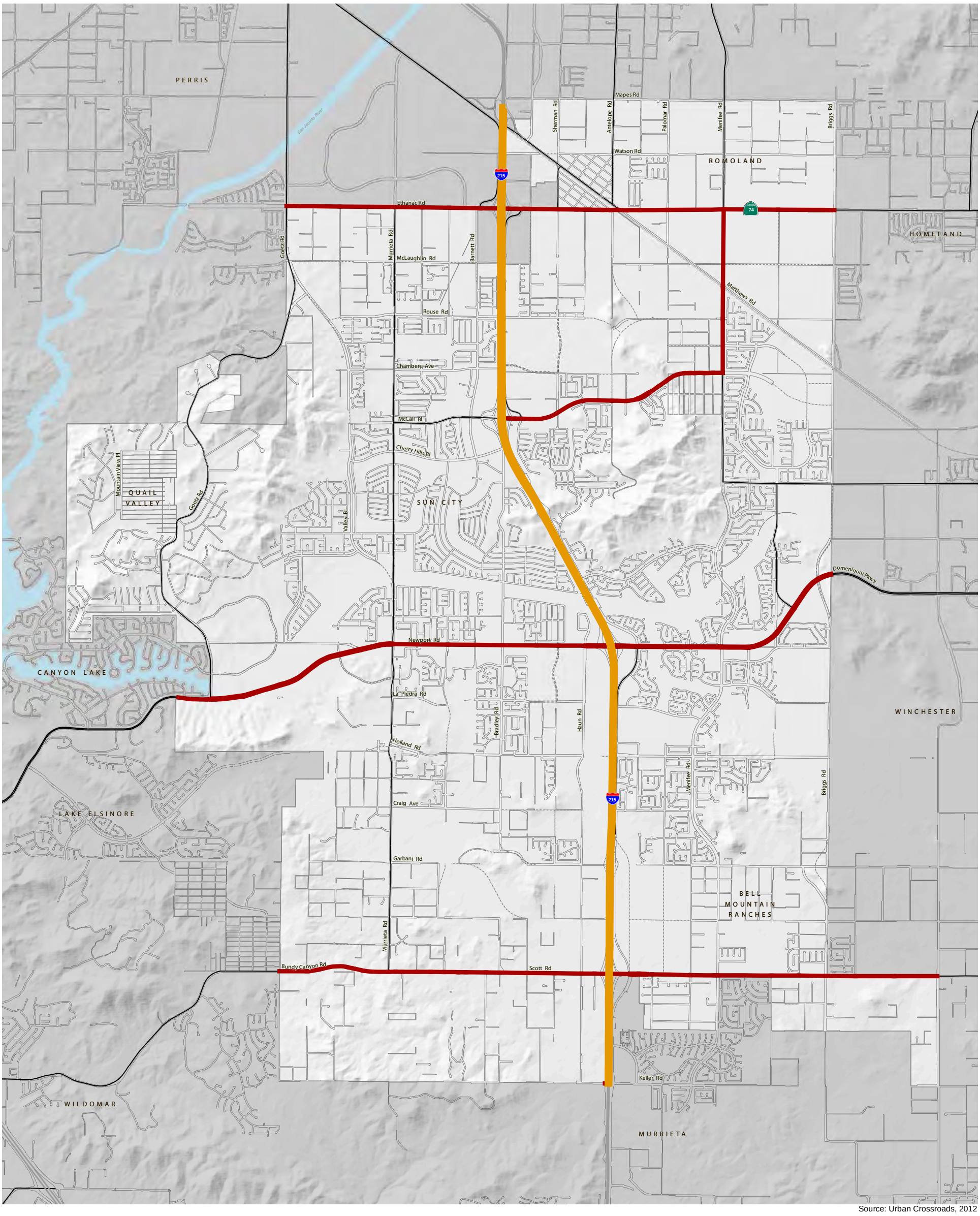
Attachment A - Neighboring Cities (Lake Elsinore, Menifee, Murrieta) Truck Routes



TRUCK ROUTES

Prepared by:
City of Lake Elsinore GIS
Data Sources:
City of Lake Elsinore GIS
County of Riverside GIS

Exhibit C-7
Potential Truck Routes



Source: Urban Crossroads, 2012

Truck Route

I-215 Freeway Corridor

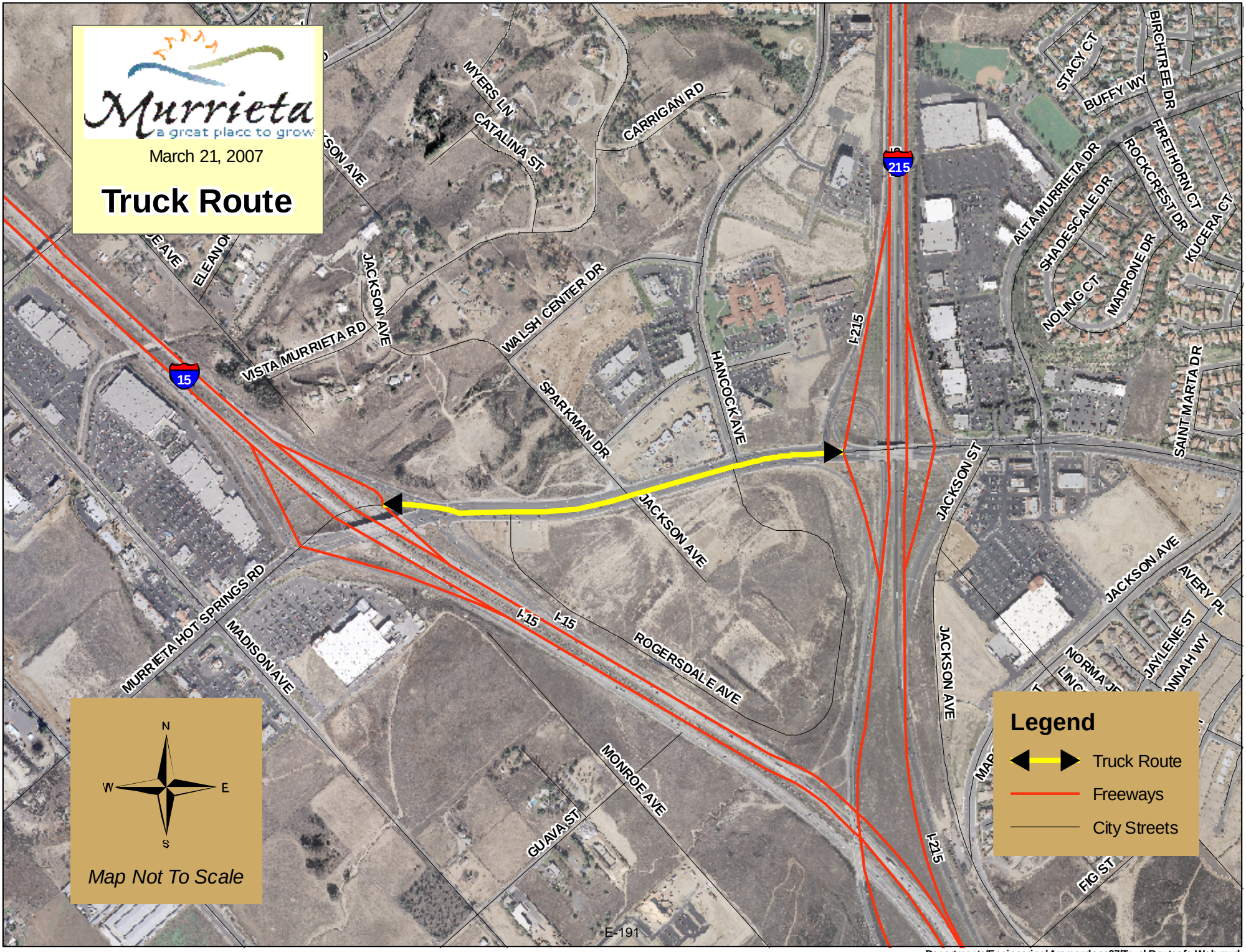
The designated truck routes within the City have been selected because of their accessibility to the freeway and key industrial/commercial areas. The designation of truck routes does not prevent trucks from using other roads or streets to make deliveries to individual addresses, or for other reasons as defined in the State of California *Motor Vehicle Code.*

MENIFEE GENERAL PLAN

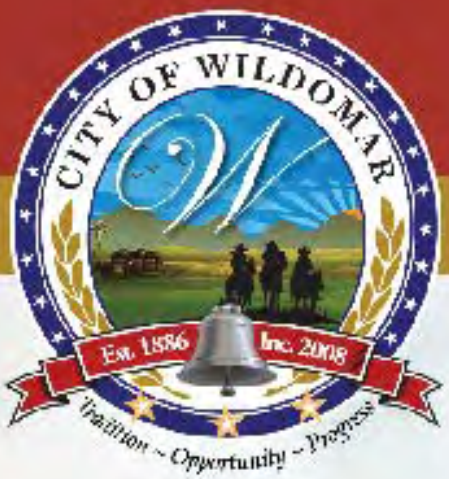
THE PLANNING CENTER DC&E

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Departments/Engineering/ Arcmapdocs07/TruckRoutesforWeb.mxd


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Appendix F 2021-2029 Safety Element

Appendices

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CITY OF
WILDOMAR

SAFETY ELEMENT

Adopted on
October 13, 2021

Amended on
November 20, 2024

PLACEWORKS



PLACEWORKS

SAFETY ELEMENT

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SAFETY ELEMENT

1. INTRODUCTION

PURPOSE, SCOPE, AND CONTENT

The Safety Element conveys the City of Wildomar's (City's) goals, policies, and actions to minimize the hazards to safety in and around Wildomar. This Safety Element will replace the 2003 County/City Safety Element upon adoption. It identifies the natural and human-caused hazards that affect existing and future development and provides guidelines for protecting residents, employees, visitors, and other community members from injury and death. It describes present and expected future conditions and sets policies and standards for improved public safety. The Safety Element also seeks to minimize physical harm to the buildings and infrastructure in and around Wildomar to reduce damage to local economic systems, community services, and ecosystems.

Some degree of risk is inevitable because the potential for many disasters cannot be completely eliminated and the ability to predict such disasters is limited. The goal of the Safety Element is to reduce the risk of injury, death, property loss, and other hardships to acceptable levels. One of the fundamental values of the Vision for Wildomar, as adopted by the City Council on April 12, 2017 (via Resolution No. 2017-12), highlights the importance of safety to the people of Wildomar:

> *"The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."*

This "value" underlies the policy direction of the Safety Element and is further defined by the following Vision statement:

> *"Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions is now built into the pattern of development authorized by the General Plan."*

Based on the direction provided by the Vision, and in compliance with state law, the primary objective of the Safety Element is to "reduce death, injuries, property damage, and economic and social impact from hazards." The Safety Element serves the following functions:

- Develops a framework by which safety considerations are introduced into the land use planning process.

- Facilitates the identification and mitigation of hazards for new development, and thus strengthens existing codes, project review, and permitting processes.
- Presents policies directed at identifying and reducing hazards in existing development.
- Strengthens earthquake, flood, inundation, and wildland fire preparedness planning and post-disaster reconstruction policies.
- Identifies how hazards are likely to increase in frequency and intensity in the future and provides policies to increase community resilience.

REGULATORY FRAMEWORK

Under state law, all counties and incorporated communities in California must prepare a General Plan, which must address several topics, one of which is public health and safety. The Safety Element addresses this topic in accordance with state requirements, which are laid out in California law, particularly Section 65302(g) of the California Government Code. State law requires that the Safety Element address the following:

- Protect the community from risks associated with a variety of hazards, including seismic activity, landslides, flooding, and wildfire, as required by the California Government Code Section 65302(g)(1).
- Map and assess the risk associated with flood hazards, develop policies to minimize the flood risk to new development and essential public facilities, and establish effective working relationships among agencies with flood protection responsibilities, as required by California Government Code Section 65302(g)(2).
- Map and assess the risk associated with wildfire hazards, develop policies to reduce the wildfire risk to new land uses and essential facilities, ensure there is adequate road and water infrastructure to respond to wildfire emergencies, and establish cooperative relationships between wildfire protection agencies, as required by California Government Code Section 65302(g)(3).
- Assess the risks associated with climate change on local assets, populations, and resources. Note existing and planned development in at-risk areas and identify agencies responsible for providing public health and safety and environmental protection. Develop goals, policies, and objectives to reduce the risks associated with climate change impacts, including locating new public facilities outside of at-risk areas, providing adequate infrastructure in at-risk areas, and supporting natural infrastructure for climate adaptation, as required by California Government Code Section 65302(g)(4).

- Identify residential developments in any hazard area identified that do not have at least two emergency evacuation routes, as required by California Government Code Section 65302(g)(5).

RELATIONSHIP TO OTHER DOCUMENTS

The Wildomar Safety Element does not exist in a vacuum but is instead one of several plans that address public safety and related topics. The Safety Element must be consistent with these other plans to minimize conflicts between documents and ensure that the City has a unified strategy to address public safety issues. The Safety Element incorporates information, technical analyses, and policies from these other documents where appropriate to help support this consistency.

OTHER GENERAL PLAN ELEMENTS

The Safety Element is one of several elements of the Wildomar General Plan. Other social, economic, political, and aesthetic factors must be considered and balanced with safety needs. Rather than compete with the policies of related elements, the Safety Element provides policy direction and designs safety improvements that complement the intent and policies of other General Plan elements. Crucial relationships exist between the Safety Element and the other General Plan elements. How land uses are determined in areas prone to natural hazards, what regulations limit development in these areas, and how hazards are mitigated for existing development, are all issues that tie the elements together. For instance, Land Use Element diagrams and policies must consider the potential for various hazards identified in the Safety Element and must be consistent with the policies to address those hazards. The Multipurpose Open Space Element is also closely tied to the Safety Element. Floodplains, for example, are not only hazard areas, but often serve as sensitive habitat for threatened or endangered species or provide recreation or passive open space opportunities for residents and visitors. As such, flood and inundation policies balance the need to protect public health and safety with the need to protect habitat and open space. Safety Element policies, especially those concerning evacuation routes and critical facilities, must also be consistent with those of the Circulation Element. The City's Circulation Plan routes are considered the backbone routes for evacuation purposes. Policies and information in this Safety Element should not conflict with those in other elements.

CITY OF WILDOMAR LOCAL HAZARD MITIGATION PLAN

The City of Wildomar's Local Hazard Mitigation Plan (LHMP) is a plan to identify and profile hazard conditions, analyze risk to people and facilities, and develop mitigation actions to reduce or eliminate hazard risks in Wildomar. The City prepared the LHMP in accordance with the federal Disaster Mitigation Act of 2000

and the Federal Emergency Management Agency's (FEMA's) LHMP guidance. The mitigation actions in the LHMP include both short-term and long-term strategies, and involve planning, policy changes, programs, projects, and other activities. The LHMP and Safety Element address similar issues, but the Safety Element provides a higher-level framework and set of policies, while the LHMP focuses on more specific mitigation, often short-term, actions. The LHMP, as its name implies, focuses on mitigation-related actions, while the Safety Element also includes policies related to emergency response, recovery, and preparation activities. The current LHMP, as certified by FEMA, is incorporated into this Safety Element by reference, as permitted by California Government Code Section 65302.6. It is available online at: https://www.cityofwildomar.org/314/Local-Hazard-Mitigation-Plan.

RELATIONSHIP TO THE EMERGENCY MANAGEMENT DEPARTMENT

The County of Riverside Emergency Management Department (EMD) is responsible for providing emergency management services. EMD has four divisions that combine traditional emergency management, public health disaster management, and emergency medical services into a single, comprehensive, all hazards department. EMD works with local cities such as Wildomar, fire and law enforcement agencies, and special districts to support and implement emergency mitigation and preparation activities across Riverside County, secure resources for first responders, and coordinate with state and federal emergency agencies. EMD's emergency preparation and response activities, including many of the Safety Element policies implemented by the City in coordination with EMD, are laid out in this Safety Element.

HAZARD REDUCTION

Hazard-reduction programs are designed to improve the safety of existing development. For example, older structures, built to superseded code standards, may need seismic upgrading. Owners of older structures may voluntarily upgrade, be strongly incentivized to upgrade, or be required to do so. Additional examples of hazard-reduction programs include:

- Strengthening pipelines and developing emergency back-up capability by public utilities serving the City of Wildomar;
- Collaborating with water purveyors to ensure adequate fire flow during emergencies;
- Creating defensible space around buildings to prevent damage from wildfires;

- Planning for emergency response at the government and individual level to reduce the risk to the public from hazards; and
- Identifying unsafe structures and posting public notices.

To reduce hazards in areas mapped as hazard zones, the City of Wildomar uses a combination of methods:

- Special investigation and reporting requirements;
- Land use planning;
- Real-estate disclosure;
- Incentives to encourage hazard mitigation;
- Public education; and
- Disincentives, including fines and fees for those who choose to take the risk of that hazard.

VULNERABLE COMMUNITIES

Due to financial limitations, mobility challenges, and lack of access to medical care, the most vulnerable populations to environmental pollution and other hazards include households in poverty, seniors living alone, outdoor workers, and persons experiencing homelessness. Based on the CalEnviroScreen 3.0 model, which uses pollution and population characteristic indicators to assess pollution burden within communities, overall pollution burden is relatively low.[1] However, there are communities that may be disproportionately impacted by pollution and hazards.

Low-income communities in Wildomar provide an effective lens for assessing where pollution and hazards may disproportionately be affecting vulnerable communities. Therefore, this Safety Element defines vulnerable communities as low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects. A low-income area is defined as an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold

[1] California Office of Environmental Health Hazard Assessment. 2018. CalEnviroScreen 3.0. https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30.

designated as low income by the Department of Housing and Community Development's list of state income limits, which is approximately $59,993 in Wildomar.

Vulnerable communities in Wildomar are particularly affected by pollution and hazards in the northwest region of the city, along Corydon Road and Mission Trail. Vulnerable communities are often affected first and at greater levels by pollution and climate-related impacts. These communities are burdened with poorer air quality and pollution and face a higher risk of flood and wildfire hazards. More specifically, air quality impacts are associated with elevated concentration levels of diesel particulate, ozone, and particulate matter 2.5 ($PM_{2.5}$). Although flood risk is present, the 100- and 500-year flood zone is limited to areas along the city boundary, near Corydon Road and Mission Trail. To the east of Interstate 15 (I-15), vulnerable communities are within a very high wildfire hazard severity zone.

Some hazards, such as toxins or traffic hazards, may be dangerous enough to harm human health in isolation. However, some hazards may not be harmful to health by themselves, but become harmful when combined with other health risks to a community. This is a compounded health risk, often referred to as cumulative risk. Today, people are often exposed to multiple health risks, such as ozone and particulate matter, while concurrently living in unhealthy housing conditions and/or experiencing poverty and other socioeconomic stressors that are associated with negative health outcomes. These conditions are experienced more often by vulnerable communities.

"Environmental justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. "Environmental justice" includes, but is not limited to, all of the following:

- The availability of a healthy environment for all people.
- The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.
- Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision-making process.
- At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

SAFETY ELEMENT

Environmental justice in the community can be implemented in various ways, such as through policies and actions that improve sustainability and resilience, protect community health, and prioritize safety. This Safety Element identifies where vulnerable communities experience existing and likely future hazardous conditions and other public safety issues in Wildomar and incorporates environmental justice into its policies and actions to address specific hazards for vulnerable communities in Wildomar. These policies and actions aim to reduce the unique or compounded health risks.

CLIMATE CHANGE VULNERABILITY

Changes to the global climate system are expected to affect future occurrences of natural hazards in and around Wildomar. Many hazards are projected to become more frequent and more intense in coming years and decades, and in some cases, these trends have already begun. According to California's *Fourth Climate Change Assessment,*[2] Wildomar can expect the following changes to climate-related hazard events:

- Both droughts and floods are expected to become more frequent as precipitation is expected to occur in fewer, more intense storms due to climate change. Although Wildomar is likely to experience little change in overall precipitation levels from climate change, the region is also expected to see an increase in the number of extreme precipitation events. As a result, floods are expected to occur more often in Wildomar, and climate change may expand the parts of the city that are considered flood-prone. Climate change is expected to increase the frequency and severity of droughts that cause soil to dry out and condense. When precipitation does return, more water runs off the surface rather than being absorbed into the ground, which can lead to floods.

- Warmer temperatures are projected to cause an increase in extreme heat events. Because extreme heat is relative to the area, this means that extreme heat events may occur anywhere in Riverside County. The number of extreme heat days, defined in Wildomar as a day when the high temperature is at least 105 degrees Fahrenheit (°F), is expected to rise from a historical annual average of 4 to between 25 and 37 by the middle of the century (2041 to 2060), and to between 34 and 58 by the end of the century (2070 to 2099). In addition to the increases in extreme heat events, Wildomar is expected to see an increase in the average daily high temperatures. Extreme heat poses a significant human health risk, especially to senior citizens, outdoor workers, and persons who do not have access to adequate cooling, including

[2] Bedsworth, Louise, Dan Cayan, Guido Franco, Leah Fisher, Sonya Ziaja. (California Governor's Office of Planning and Research, Scripps Institution of Oceanography, California Energy Commission, California Public Utilities Commission). 2018. *Statewide Summary Report. California's Fourth Climate Change Assessment.* Publication number: SUMCCCA4-2018-013.

people experiencing homelessness. Some buildings and infrastructure systems may be damaged by very high temperatures, constraining their ability to meet community needs.

- Climate change can increase the rates of infection for various diseases because many of the animals that carry diseases are more active during warmer weather. There are a number of diseases that are linked to climate change and can be harmful to the health of Wildomar community members, such as hantavirus pulmonary syndrome, Lyme disease, West Nile fever, and influenza. Many of these diseases are carried by animals, such as mice and rats, ticks, and mosquitos, which are usually seen as pests even if they do not cause infections. Warmer temperatures earlier in the spring and later in the winter can cause these animals to be active for longer periods, increasing the time that these diseases can be transmitted.

- Wildomar is expected to see an increase in wildfires due to hotter, drier weather. Although the risk is greatest in the forested areas of western Riverside County along the San Jacinto Mountains, Wildomar may still experience an increase in wildfire activity. More frequent regional wildfires may also create poor air quality. Wildfire activity across Riverside County is expected to increase approximately 16 percent above historic levels by the middle of the century.

- Severe weather events, such as strong storms and high winds, may become more frequent and intense due to climate change. Climate change is expected to cause an increase in intense rainfall, which is usually associated with strong storm systems. Heavy rainfall may also contribute to an increased risk of landslides in the hills around Wildomar. In western Riverside County, most severe weather is linked to high winds. The types of dangers posed by severe weather vary widely and include injuries or deaths, damage to buildings and structures, fallen trees, roads blocked by debris, and fires sparked by lightning.

VULNERABILITY ASSESSMENT RESULTS

Under California law, the Safety Element is required to include a vulnerability assessment that looks at how people, buildings, infrastructure, and other key community assets may be affected by climate change. The City conducted a Climate Change Vulnerability Assessment in spring of 2021, to analyze Wildomar's susceptibility to climate-related hazards. The City of Wildomar's vulnerability assessment, prepared in accordance with the most recent available guidance in the *California Adaptation Planning Guide*, assesses how eight different climate-related hazards (air quality, drought, extreme heat, flooding, human health hazards, landslides, severe weather, and wildfire) may affect 56 different population groups and community assets. Each population or asset received a score of V1 (minimal vulnerability) to V5 (severe vulnerability) for each climate-related hazard. The Climate Change Vulnerability Assessment indicates that Wildomar's populations and assets are most vulnerable to wildfires, extreme heat, severe weather, and drought.

Populations in Wildomar tend to be vulnerable to extreme heat, human health hazards, and wildfire, which directly affect health outcomes. As discussed previously, the most vulnerable communities include households in poverty, seniors living alone, outdoor workers, and persons experiencing homelessness. Vulnerable populations, especially those located on single-access roads, are also highly vulnerable to hazards, such as landslides, severe weather, flooding, and wildfire.

Citywide, energy delivery is vulnerable to multiple hazards, including severe weather, such as high winds that can trigger public safety power shutoff (PSPS) events, extreme heat that reduces the capacity and strains the system, and wildfires that damage the system, ultimately disrupting energy service. These conditions can damage communication infrastructure, decreasing network capacity. There may be a higher demand for communication services during severe weather, potentially putting stress on the network and increasing the risk of service interruptions. Furthermore, energy delivery services, specifically electricity delivery, is subject to harm during extreme heat events. Extreme heat can lead to power outages by causing mechanical failure of grid equipment, heat damage to power lines, and by creating a high demand for electricity to power air conditioners, all of which place stress on the network. This is likely to lead to greater service disruptions.

An increase in droughts, extreme heat, and wildfire create higher vulnerabilities for chaparral, woodland, and grassland habitat. Drought and extreme heat can stress vegetation, weakening or killing a variety of native species and habitats. Although chaparral, woodland, and grassland in the region are adapted to infrequent, low-intensity wildfire, many native species are still vulnerable to large and intense wildfire events. Moreover, grasslands pose an extreme risk due to their high, easily ignitable fuel loads and the invasion of non-native species has greatly increased the risk of severe wildfire events. Pests, such as shot hole borers, have increased due to drought and higher temperatures that impact tree health and make them more vulnerable to pests. Such pests can decimate woodland habitats and these species may not be able to recover. This can in turn affect local economic activities in Wildomar, such as outdoor recreation activities and commercial activity from visitors that travel through the city to get to state and national parks and forests.

PSPS events can also create vulnerabilities for Wildomar community members. The vast majority of homes and businesses do not have backup power supplies, so a loss of electricity can cause a loss of refrigeration for food and medical supplies, limit cooking, cause loss of heating or cooling (particularly dangerous during extreme heat or cold events), lighting, and limited or no access to the Internet or other information systems. Many businesses are forced to close during a PSPS, causing economic hardships and depriving community members of important services, such as grocery stores, gas stations, and banks/ATMs. PSPS events may also be harmful to people who depend on electrically powered medical devices. Some property owners have purchased backup power generators, although these produce high levels of noise, pollution, and odors.

The Safety Element includes goals, policies, and implementation measures to increase community resilience and help lower vulnerability scores, particularly for the populations and assets that received a score of V4 or V5 in the Vulnerability Assessment. A full list of the Vulnerability Assessment results can be found in **Appendix A**.

2. EXISTING CONDITIONS

This section outlines the existing and likely future hazardous conditions and other public safety issues in Wildomar, including:

- Code conformance and development regulations
- Seismic and geologic hazards
- Flood and inundation hazards
- Fire hazards (urban and wildland)
- Hazardous waste and materials
- Disaster preparedness, response, and recovery
- Drought
- Extreme heat
- Severe weather

This section provides details pertaining to probable locations each hazard or issue is likely to occur (per availability of data), past notable events in and around Wildomar, agencies responsible for providing protection from these public safety issues, and other background information required by the State of California Government Code Section 65302(g)(4). Goals and policies are identified following the discussion of each hazard identified, and implementation measures that support one or more of the Safety Element policies are provided in Table S-3 at the end of this Safety Element.

Additionally, the City has prepared a Vulnerability Assessment that analyzes how climate-related hazards may harm the City of Wildomar. This assessment was prepared in accordance with the California-recommended guidance in the current *California Adaptation Planning Guide*. It incorporates the findings from a subregional

vulnerability assessment prepared for western Riverside County as part of the Resilient IE project. This Vulnerability Assessment refines the findings from Resilient IE to focus on the City of Wildomar, thus more accurately reflecting the conditions and characteristics unique to Wildomar.

The Vulnerability Assessment considers the threats from all relevant climate-related hazards, which are events or physical conditions that have the potential to cause harm or loss and emphasizes changes to hazard frequency and severity due to climate change. The Vulnerability Assessment also assesses populations or assets facing potential harm from the hazards. This includes the risk of physical damage to buildings and infrastructure, social vulnerability of persons likely to be disproportionately harmed by hazards, potential disruption to the City's economic engines, loss of important services, and damage to sensitive ecosystems. The results of the Vulnerability Assessment are integrated into the hazards and other public safety issues previously mentioned. A full list of the Vulnerability Assessment results is also provided in **Appendix A.**

CODE CONFORMANCE AND DEVELOPMENT REGULATIONS

The City of Wildomar Department of Building and Safety provides technical expertise in reviewing and enforcing the City Building and Fire Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public. Every three years, the City's Building and Fire Codes are adopted from the California Building and Fire Codes. These codes contain baseline minimum standards to guard against unsafe development.

At a minimum, it is imperative to enforce the most recently adopted regulatory codes for new development and significant redevelopment, including the City's Zoning Ordinance and Land Use Ordinance (e.g., Water-Efficient Landscape Ordinance), which support the California Building and Fire Codes. The California Environmental Quality Act (CEQA) adds another level of safety review, requiring that environmental constraints be considered prior to approval of development projects. Additional guidelines and standards are introduced through the Safety Element. Special development regulations can reinforce and augment existing code standards by raising the level of hazard-conscious project design and mitigation engineering. Examples include additional geologic/geotechnical investigation and additional reinforcement of foundations in areas of potential ground failure.

While foundation investigations are required by the City of Wildomar's Building Code, it is important to emphasize expected levels of investigation and protection. Furthermore, some requirements may only apply to critical facilities, such as detailed seismic analyses, could be expanded to include other structures and lifelines.

Where engineering methods cannot mitigate the hazards, avoidance of the hazard is appropriate, such as where ground rupture along active or potentially active fault traces are identified during project investigation. Special minimum setbacks away from active faults, which are already required for critical facilities, can also be defined for other structures and lifelines.

GOAL S-1: To provide development regulations consistent with State of California requirements and best practices.

POLICY S-1 **Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures and mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.**

POLICY S-2 **Continue to enforce penalties against grading without permits and ensure the restoration of land damaged or degraded from grading activities. Continue to educate the public about the benefits of grading with permits and the penalties for grading without them. If the penalties are determined to be ineffective, explore whether levying greater penalties would be more effective in deterring illegal grading and ensuring proper restoration of damaged lands.**

POLICY S-3 **Incorporate the current City of Wildomar Local Hazard Mitigation Plan, as adopted by the Federal Emergency Management Agency, into this Safety Element by reference, as permitted by California Government Code Section 65302.6.**

POLICY S-4 **Require structural and non-structural assessment and, when necessary, mitigation of other types of potentially hazardous buildings that:**

(1) Are undergoing substantial repair or improvements resulting in more than half of the assessed property value, or

(2) Are considered an element of blight in a redevelopment district. Potential implementation measures may include:

(a) Use of variances, tax rebates, fee waivers, credits, or public recognition as incentives.

(b) Inventory and structural assessment of potentially hazardous buildings based on screening methods developed by the Federal Emergency Management Agency.

(c) Development of a mandatory retrofit program for hazardous, high-occupancy, essential, dependent, or high-risk facilities.

(d) Development of a mandatory program requiring public posting of seismically vulnerable buildings.

SEISMIC AND GEOLOGIC HAZARDS

Seismic and geologic hazards are risks caused by the movement of different parts of the Earth's crust, or surface. Seismic hazards include earthquakes and hazardous events caused by them. Geologic hazards are other hazards involving land movements that are not linked to seismic activity and are capable of inflicting harm to people or property.

SEISMIC HAZARDS

Seismic activity occurs along boundaries in the Earth's crust, called faults. Pressure along the faults build over time and is ultimately released, resulting in ground shaking that we refer to as an earthquake. Earthquakes can also trigger other hazards, including surface rupture (cracks in the ground surface), liquefaction (causing loose soil to lose its strength), landslides, and subsidence (sinking of the ground surface). Earthquakes and other seismic hazards often damage or destroy property and public infrastructure, and falling objects or structures pose a risk of injury or death.

While Wildomar is at risk from many natural and human-caused hazards, the event with the greatest potential for loss of life or property and economic damage is an earthquake. This is true for most of Southern California, since damaging earthquakes affect widespread areas, trigger many secondary effects that can overwhelm the ability of local jurisdictions to respond. In Wildomar, earthquake-triggered effects include ground shaking, fault rupture, landslides, liquefaction, subsidence, and seiches. Earthquakes can also cause human-caused hazards such as urban fires, dam failures, and toxic chemical releases.

Earthquake risk is very high in the western portion of Riverside County, including the City of Wildomar, due to the presence of two of California's most active faults, the San Andreas and San Jacinto Faults. Most of the loss of life and injuries from earthquakes are due to damage and collapse of buildings and structures. Building codes for new construction have generally been made more stringent following damaging earthquakes. However, in

Wildomar, structures built prior to the enactment of these improved building codes have generally not been upgraded to current standards and are vulnerable in earthquakes. Comprehensive hazard mitigation programs that include the identification and mapping of hazards, prudent planning and enforcement of building codes, and expedient retrofitting and rehabilitation of weak structures can significantly reduce the scope of an earthquake disaster.

Western Riverside County contains parts of several known active and potentially active earthquake faults, including the San Andreas Fault, San Jacinto Fault, and Elsinore Fault. The San Andreas Fault, the largest fault in California, runs from the Salton Sea north along the east side of the Coachella Valley, continuing north along the Transverse and Coast Ranges until running offshore in Mendocino County. The San Jacinto Fault runs from the Imperial Valley northwest through western Riverside County until it ends at the Cajon Pass. The Elsinore Fault zone extends from western Imperial County to the Chino Hills and runs along Riverside County's western border with Orange County. Historically, the San Andreas Fault is the most active among the fault network that cuts through rocks of the California coastal region. The San Jacinto Fault has had a higher level of moderate to large earthquakes during the past 50 to 100 years, although the rate of slip is not as high. The main trace of the Elsinore Fault zone has only seen one historical event greater than magnitude 5.2 – the earthquake of 1910, a magnitude 6 near Temescal Valley. Wildomar has experienced several noticeable ground movement incidents over the past years, but no local damage was sustained. Active faults located in close proximity to the city or that can cause damage to the city, include the following:

- Elsinore Fault Zone: This fault zone, which includes the Wildomar and Wolf Valley Faults, passes through the city on the west side of I-15. The fault zone is capable of generating earthquakes ranging in magnitude between 6.5 and 7.5.

- Wildomar Fault: As depicted on Figure 1-0, this fault strand of the Elsinore Fault zone runs northwest/southeast and is located in the city approximately 2,000 to 4,000 feet west of I-15. The areas adjacent to the fault are within a "Special Studies Zone," as designated under the Alquist-Priolo Special Study Zone Act of 1972.

- San Andreas Fault Zone: This fault zone, located approximately 50 miles northeast of the city, is the dominant active fault in California. The maximum credible earthquake from this fault zone is a magnitude 8.3.

- San Jacinto Fault Zone: This fault zone is located approximately 30 miles northeast of the city and has a maximum credible earthquake magnitude of 7.5.

In addition to these active faults, two potentially active faults, the Agua Caliente Fault zone and the Murrieta Hot Springs Fault, are also located near the city. In the event of an earthquake, the location of the epicenter, as well as the time of day and season of the year, would have a profound effect on the number of deaths and casualties, as well as property damage. There are a number of small-scale earthquakes that happen weekly, but larger scale or catastrophe shaking is less likely. Property and human life in Wildomar are at risk for a significant earthquake causing catastrophic damage and strains on response and mitigation resources. The county experiences hundreds of minor quakes and tremblers each month from the myriad of faults in the area. Studies indicate that stress is building up in major faults like the San Andreas. A major quake could happen at any time.

The San Andreas, San Jacinto, and Elsinore Faults are all capable of producing significant earthquakes, with a magnitude of 6.7 or greater. Table S-1 shows the chances of a major earthquake on these three faults within Riverside County by 2045, according to the Third California Earthquake Rupture Forecast. Other faults, both in and outside Riverside County, may also be capable of generating significant earthquakes with damaging effects in the county.

TABLE S-1: CHANCES OF SIGNIFICANT EARTHQUAKES ON MAJOR RIVERSIDE COUNTY FAULTS

Fault	Mean Chance by 2045			
	Magnitude 6.7 or greater	Magnitude 7.0 or greater	Magnitude 7.5 or greater	Magnitude 8.0 or greater
San Andreas	24.21%	21.29%	11.62%	3.15%
San Jacinto	6.71%	6.43%	5.29%	2.75%
Elsinore	3.66%	1.82%	0.95%	Less than 0.01%

Chances shown are the maximum mean probability for segments of these faults within Riverside County.
Source: Third California Earthquake Rupture Forecast

Figure 1-0 shows the fault lines in and around Wildomar.

SAFETY ELEMENT
CITY OF WILDOMAR

REGIONAL FAULT LINES

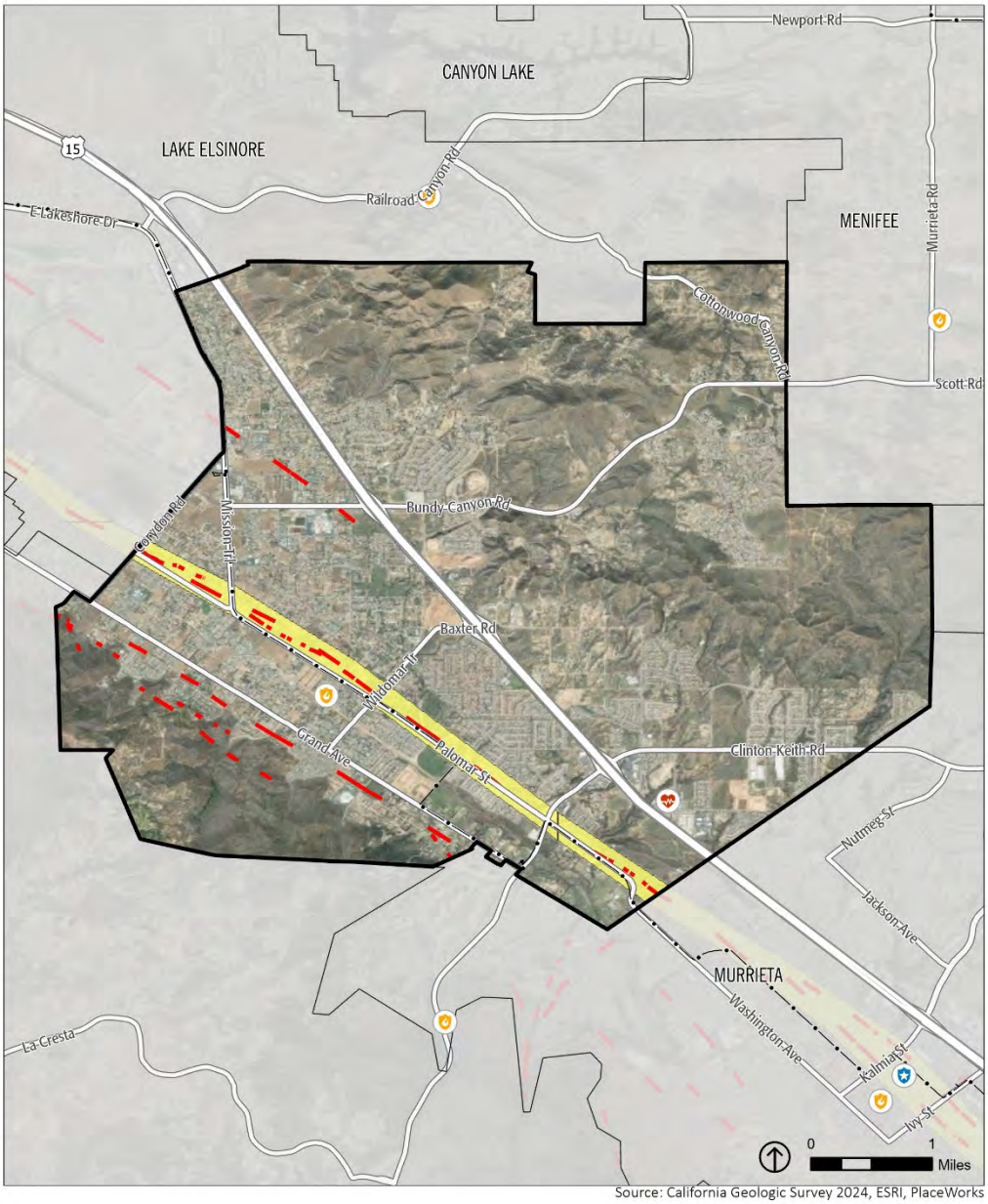


Figure 1-0

Portions of the city are susceptible to liquefaction, which is a potentially destructive secondary effect of strong seismic shaking. Liquefaction occurs primarily in saturated, loose, fine- to medium-grained soils in areas where the groundwater table is within approximately 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and can result in a water-soil slurry flowing onto the ground surface. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Site-specific geotechnical studies are the only practical and reliable way of determining the specific liquefaction potential of a site; however, a determination of general risk potential can be provided based on soil type and depth of groundwater. The City has delineated areas of known and suspected liquefaction hazard. In general, liquefaction susceptibility ranges from very low in the former lake footprint to moderate on much of the remainder of the valley floor and very high in the valley floor corridor formerly occupied by the axial riverine drainage. Areas identified as susceptible to liquefaction are identified in Figure 2-0.

Areas are susceptible to liquefaction based on a combination of known factors in some areas and the absence of known factors in other areas. Additionally, these potential hazard zones are not an absolute indication that the hazard truly exists nor are they an indicator of the extent of damage that may or may not occur at a given site. Research confirms there is a potential for liquefaction to occur; however, this research also confirms minimal liquefaction-induced ground settlement is anticipated to occur for the areas that were studied. In most cases, proper design and construction of subgrade soils and building foundations provides a mechanism to mitigate the risk of seismic hazards to an acceptable level in conformance with the California Building Code. The representation of areas having a liquefaction potential is only intended as notification to seek further site-specific information and analysis of this potential hazard as part of future site development. It should not be solely relied upon, without site-specific information and analysis, for design or decision-making purposes.

GEOLOGIC HAZARDS

Geologic hazards, such as landslides and erosion, depend on the geologic composition of the area. Landslides and rock falls may occur in sloped areas, especially areas with steep slopes, and usually in areas of loose and fragmented soil. Landslides, rockfalls, and debris flows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly, often with disastrous results. They often occur as a consequence of seismic activity or heavy rainfall, either of which may cause slopes to lose structural integrity and slide. There are predictable relationships between local geology and landslides, rockfalls, and debris flows. Slope stability is dependent on many factors and interrelationships, including rock type, pore water pressure, slope steepness, and natural or human-made undercutting. Figure 3-0 shows the landslide risk in and around Wildomar. Landslide risk is greatest south of Grand Avenue and throughout a majority of the land east of I-15, particularly along hillsides. Landslide susceptibility presents a significant risk to vulnerable communities as well. The highest threat for these communities occurs in the northern region of the city, north of Lemon Street and to the west and east of I-15.

SAFETY ELEMENT
CITY OF WILDOMAR

SEISMIC HAZARDS PROGRAM LIQUEFACTION ZONE

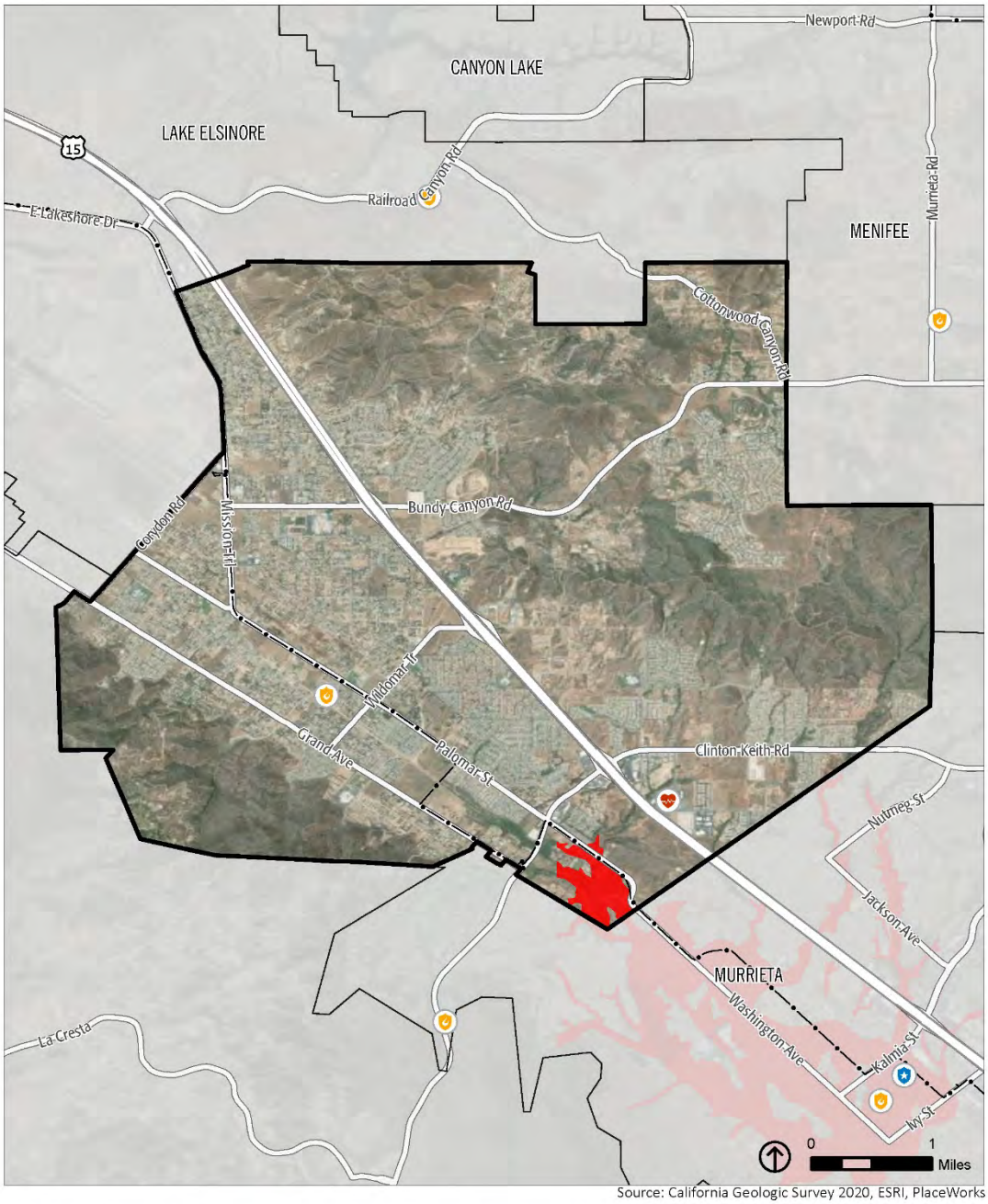


Figure 2-0

SAFETY ELEMENT
CITY OF WILDOMAR

LANDSLIDE SUSCEPTIBILITY

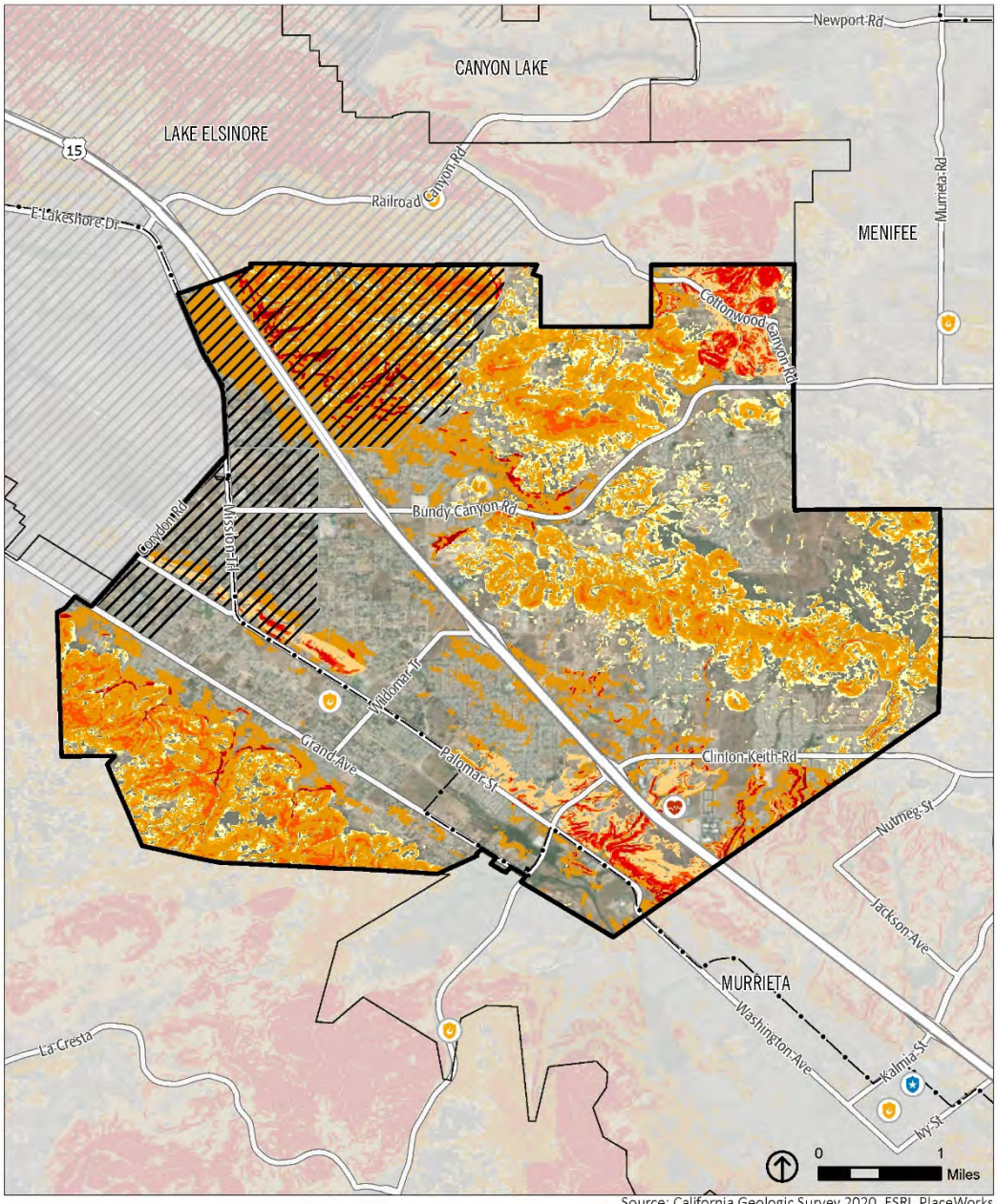


Figure 3-0

Expansive soils have a significant amount of clay particles that can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and can be found in hillside areas as well as low-lying alluvial basins. Although expansive soils are now routinely alleviated through the City's adopted Building Code, problems related to past, inadequate codes constantly appear. Expansive soils are not the only cause of structural distress in existing structures. Poor compaction and construction practices, settlement, and landslides can cause similar damage, but require different mediation efforts. Once expansion has been verified as the source of the problem, mitigation can be achieved through reinforcement of the existing foundation, or alternatively, through the excavation and removal of expansive soils in an affected area.

Hydroconsolidation, or soil collapse, typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with human-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. When saturated, collapsible soils undergo a rearrangement of their grains, and the water removes the cohesive (or cementing) material. Rapid, substantial settlement results. In Wildomar, collapsible soils occur predominantly at the base of the mountains, where Holocene-age alluvial fan and wash sediments have been deposited during rapid runoff events. Typically, differential settlement of structures occurs when lawns or plantings are heavily irrigated in close proximity to the structure's foundation. Forensic indications of collapsible soils include tilting or sagging floors, cracking or separating structures, and windows and doors that cannot open due to shifts in the building.

Erosion is the geological process in which earthen materials are worn away and transported by natural forces such as water or wind, causing the soil to deteriorate. Eroded topsoil can be transported into streams and other waterways. Water erosion is the removal of soil by water and transportation of the eroded materials away from the point of removal. The severity of water erosion is influenced by slope, soil type, soil water storage capacity, nature of the underlying rock, vegetation cover, and rainfall intensity and period. The impact of soil erosion on water quality becomes significant, particularly as soil surface runoff. Wind erosion is a serious environmental problem attracting global attention. Soil movement is initiated as a result of wind forces exerted against the surface of the ground. Dust particles in the air create major health problems. Atmospheric dust causes respiratory discomfort, may carry pathogens that cause eye infections and skin disorders, and reduces highway and air traffic visibility. Dust storms can cause additional problems. Buildings, fences, roads, crops, trees, and shrubs can all be damaged by abrasive blowing soil.

Slope instability can include deep-seated landslides, rockfalls, soil slumps, and debris flows. Without the presence of extensive flood-control devices, including large debris basins, areas with slope instability may be subject to debris flow inundation. Most often, debris flow inundation results in roadways and improvements blocked by boulders. Rarely do debris-flow-generating storms affect Wildomar. However, most areas with slope instability are within areas designated for open space or rural development.

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes and water saturation. Areas identified as susceptible to subsidence are identified in Figure 3-0. Land subsidence and related issues have been well-documented in western Riverside County. Most of the early documented cases of subsidence affected only agricultural land or open space. As urban areas have expanded, so too have the impacts of subsidence on structures for human occupancy. Ground subsidence and associated fissuring in Wildomar have resulted from both falling and rising groundwater tables. In addition, many fissures have occurred along active faults that bound the San Jacinto Valley and Elsinore Trough. Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin and along faults. In western Riverside County, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible. Figure 4-0 shows the subsidence zones in and around Wildomar. As illustrated in Figure 4-0, areas near Palomar Street, Corydon Road, and Bundy Canyon Road are within a subsidence zone. Notably, vulnerable communities in the city reside in this subsidence zone and are at risk to ground subsidence impacts.

SAFETY ELEMENT
CITY OF WILDOMAR

SUBSIDENCE ZONE

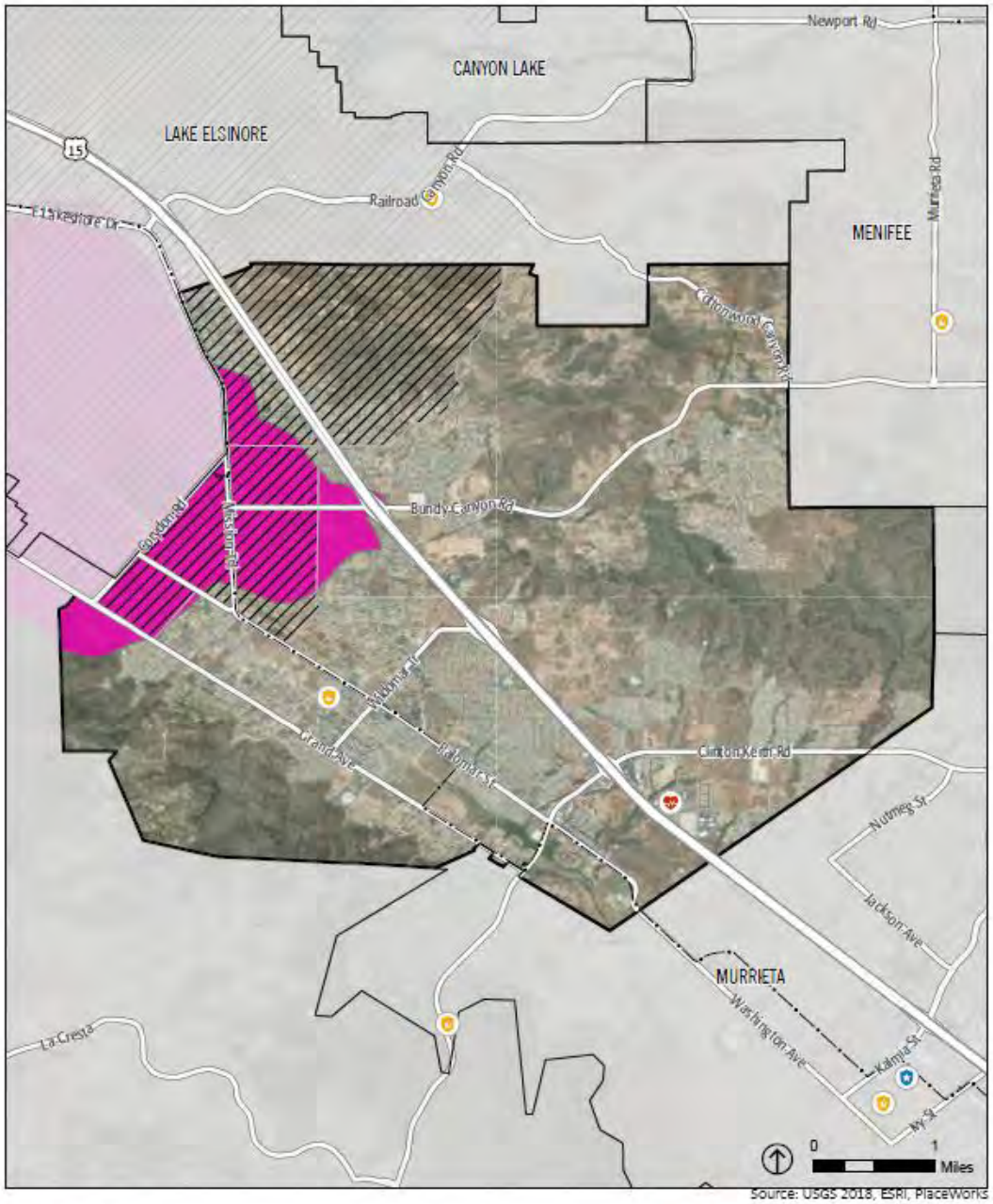


Figure 4-0

POTENTIAL CHANGES TO GEOLOGIC AND SEISMIC RISK IN FUTURE YEARS

Likelihood of Future Occurrence

Seismic Risk

Earthquakes are likely to continue to occur on an occasional basis and are likely to be small. They may cause no substantive damage and may not even be felt by most people. Major earthquakes are rare, but a possibility in the region. No major earthquakes have been recorded with epicenters within the city, although the city has felt ground shaking from earthquakes with epicenters located elsewhere. Large earthquakes from faults such as the San Andreas Fault may cause significant damage to homes and businesses in the city. Based on historical data and the location of Wildomar relative to active and potentially active faults, the city will likely experience a significantly damaging earthquake in the next two decades.

If serious shaking does occur, newer construction is in general more earthquake resistant than older construction because of improved building codes. Manufactured housing is very susceptible to damage because the foundation systems are rarely braced for earthquake motions.

Geologic Risk

Minor landslides have occurred in the past, probably over the last several hundred years, as evidenced by both past deposits exposed in erosion gullies and recent landslide events. Western Riverside County has a history of landslides during seasons of high precipitation. With significant rainfall, additional failures are likely in landslide hazard areas and minor landslides will likely continue to impact the area when heavy precipitation occurs, as they have in the past. In addition, areas affected by recent fires show an increased landslide risk.

Climate Change and Geologic and Seismic Hazards

While climate change is unlikely to increase earthquake frequency or strength, the threats from seismic and geologic hazards are expected to continue. Climate change may result in precipitation extremes (i.e., wetter rainfall periods and drier dry periods). While total average annual rainfall may not change significantly, rainfall may be concentrated in more intense precipitation events. Heavy rainfall could cause an increase in the number of landslides or make landslides larger than normal. Increased wildfire frequency can destabilize hillsides due to loss of vegetation and change soil composition, which can contribute to greater runoff and erosion. The combination of a generally drier climate in the future, which will increase the chance of drought and wildfires, and the occasional extreme downpour, is likely to cause more mudslides and landslides. Impacts from these conditions would compound landslide potential for the most susceptible locations.

GOAL S-2: To avoid the loss of life and injury and minimize property damage from seismic and related geological hazards.

Fault Rupture

POLICY S-5 **Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies:**

(1) Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.

(2) Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the City of Wildomar Engineering Geologist, is presented. The City of Wildomar may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.

(3) Require that infrastructure systems, such as energy, communications, and transportation infrastructure, be designed to resist, without failure, their crossing of a fault, should fault rupture occur.

(4) Support efforts by the California Department of Conservation, California Geological Survey, to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a fault cannot be reliably located.

(5) Encourage and support efforts by the geologic research community to better define the locations and risks of faults in and around the City of Wildomar. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities.

POLICY S-6 **Require automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities, as well as new homes, and encourage them for all existing residences.**

Seismically-Induced Liquefaction, Landslides, and Rockfalls

POLICY S-7 **Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings.**

POLICY S-8 **Require that a state-licensed civil engineer investigate the potential for liquefaction in areas designated as underlain by "Susceptible Sediments" and/or "Shallow Groundwater" for all general construction projects and proposed critical facilities, except for accessory buildings.**

POLICY S-9 **Require that engineered slopes be designed to resist seismically-induced failure as appropriate. For lower-risk projects, this may include requiring slope design to be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, appropriate standards may include requiring the stability analyses to factor in the intensity of expected ground-shaking.**

POLICY S-10 **Within landslide susceptibility areas or liquefaction zones shown in Figure 2-0 and Figure 3-0, require that cut-and-fill transition lots be over-excavated to mitigate the potential of seismically-induced differential settlement.**

Landslides, Rockfalls, and Debris Flows

POLICY S-11 **Require the following in landslide susceptibility classes III and above, or when deemed necessary by the California Environmental Quality Act, prior to the issuance of development permits or approval of project designs:**

(1) Preliminary geotechnical and geologic investigations, including certification regarding the stability of the site against adverse effects of earthquake and subsidence.

(2) Evaluations of site stability, including any possible impact on adjacent properties.

(3) Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications, prepared by state-licensed professionals.

POLICY S-12 **Require new development in areas prone to geologic hazards (e.g., landslides, steep topography, slope instability) to be designed to adequately reduce these hazards and loss of native vegetation. Grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, shall be required as appropriate, to ensure the adequate demonstration of a project's ability to mitigate these potential impacts. Any development in hillside areas shall prepare drainage plans to direct runoff and drainage away from potentially unstable slopes.**

POLICY S-13 **During permit review, identify and require mitigation of on-site slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements. "Substantial improvements" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement.**

POLICY S-14 **Conduct slope stabilization practices on existing public property and support slope stabilization activities on private property located on unstable hillside areas, especially slopes with recurring failures where City property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the City of Wildomar Engineer, Fire Department, or Sheriff Department.**

POLICY S-15 **Encourage building retrofits that improve resiliency to geologic and seismic hazards.**

Subsidence and Expansive and Collapsible Soils

POLICY S-16 **Require geotechnical studies within documented subsidence zones, as shown in Figure 4-0, as well as zones that may be susceptible to subsidence, prior to the issuance of development permits. Within the documented subsidence zones of the Elsinore Valley, the studies must address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.**

POLICY S-17 **Coordinate with the County of Riverside and the Elsinore Valley Municipal Water District to develop a liaison program with all Riverside County water districts to prevent water extraction-induced subsidence.**

POLICY S-18 **Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in the Elsinore Valley Groundwater Basin, irrespective of past subsidence.**

FLOOD AND INUNDATION HAZARDS

Flooding is considered the rising and overflowing of a body of water onto normally dry land. History highlights floods as one of the most frequent natural hazards impacting communities in western Riverside County. Floods are among the costliest natural disasters in terms of human hardship and economic loss nationwide, causing substantial damage to structures, landscapes, and utilities, as well as life-safety issues. Flooding can be extremely dangerous, and even six inches of moving water can knock a person over given a strong current. Floodwaters can transport large objects downstream, which can damage or remove stationary structures, such as dam spillways. Ground saturation can result in instability, collapse, or other damage. Objects can also be buried or destroyed through sediment deposition. Floodwaters can also break utility lines and interrupt services. Standing water can cause damage to roads, foundations, and electrical circuits.

Floods are usually caused by large amounts of precipitation, either from a period of very intense precipitation or a long period of steady precipitation. Historically, Wildomar has been at risk of flooding primarily during the winter and spring months when stream systems swell with heavy rainfall. This type of flood results from prolonged, heavy rainfall and is characterized by high peak flows of moderate duration and by a large volume of runoff. Flooding is more severe when prior rainfall has resulted in saturated ground conditions. Flooding susceptibility in Wildomar is primarily associated with the Murrieta Creek as well as smaller-scale and flash flood events.

Flash flooding is a common problem for western Riverside County and typically associated with short-duration, high-intensity precipitation events often during summer thunderstorms. Such events can occur even during a drought. Localized flooding also occurs in Wildomar at various times throughout the year, especially in the western side of the city and along Murrieta Creek. These areas are primarily a result of little or no drainage infrastructure, undersized pipes where runoff exceeds pipe capacity even for minor storms, obstructions, or damaged drainpipes. The majority of the damaged lines are on the west side of the city, where there are limited storm drainpipes and some of the oldest infrastructure in the system.

Historically, precipitation in and around Wildomar has been low to moderate. Precipitation occurs mainly in the fall, winter, and spring months, from November through April. Although Wildomar occasionally experiences periods of significant drought, the city can also experience periods of substantial rainfall. When Wildomar does experience heavy rain, or rain over a period of days or weeks, many areas of the city are subject to flooding. Runoff from rain drains either naturally into creeks or flood-control facilities.

Both earthquake faults and developments reduce the total ground absorption area. Earthquake faults include bedrock features that create barriers to subsurface percolation, thus increasing the velocity and erosive capacity of stormwater runoff on hillsides. Development also creates impermeable surfaces (structures, pavement, streets). Stormwater runoff is augmented by water flows from development contributing to street flooding. Moreover, developed areas generate irrigation water runoff from landscaping, which may channel stormwater and other runoff flows into nearby underdeveloped areas and street gutters. Areas at an elevated risk of flooding are generally divided into 100- and 500-year flood zones. A 100-year flood zone has a 1-percent chance of experiencing a major flood in any given year, a 200-year flood zone has a 0.5-percent chance of flooding in any given year, a 500-year flood zone has a 0.2-percent chance of flooding in any given year. Figure 5-0 shows the 100- and 500-year flood zones in and around Wildomar, as well as the flood hazard zones overlayed by vulnerable communities. The highest threat for these communities occurs in the northwestern region of the city, along Corydon Road and Mission Trail. A small portion of this community along Corydon Road is within the 500-year flood zone and to the north along Mission Trail, a small portion is within both the 100- and 500-year flood zone.

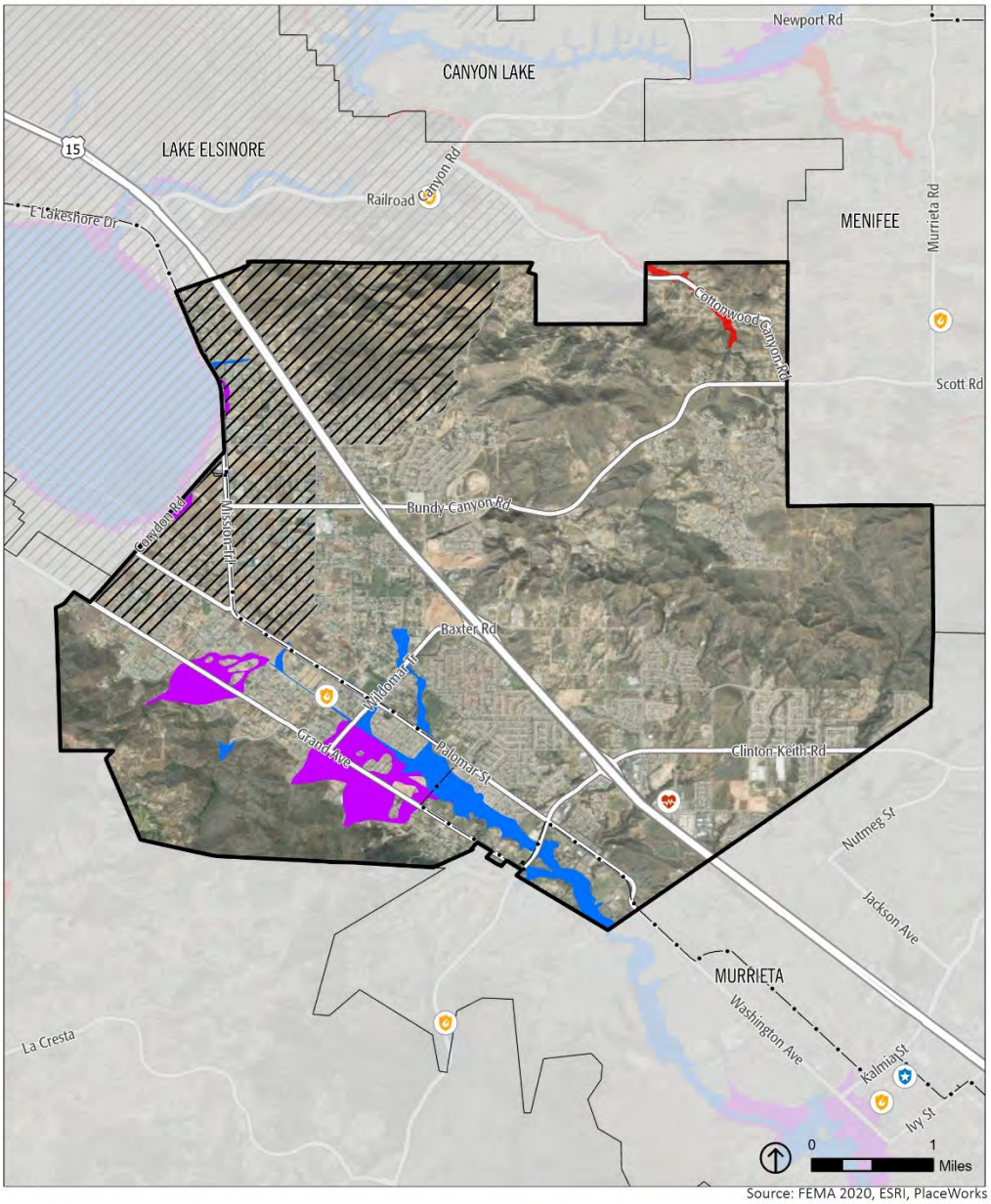
Agencies responsible for flood control in Wildomar include FEMA, the Federal Insurance Administration (FIA), and the Department of Water Resources (DWR).

- **FEMA:** FEMA manages the National Flood Insurance Program (NFIP), providing insurance to the public in communities that participate in the program. FEMA is the main federal government agency contact during natural disasters and publishes the Flood Insurance Rate Maps (FIRM), which identify the extent of flood potential in flood-prone communities based on a 100-year flood (or base flood) event.
- **FIA:** The FIA is the primary agency that delineates potential flood hazard areas and floodways through the FIRMs and the Flood Boundary and Floodway Map. Flood insurance is required of all homeowners who have federally subsidized loans.

- **DWR:** DWR is responsible for managing and protecting California's water. DWR works with other agencies to benefit the state's people, and to protect, restore, and enhance the natural and human environments. DWR also works to prevent and respond to floods, droughts, and catastrophic events that would threaten public safety, water resources and management systems, the environment, and property.

SAFETY ELEMENT
CITY OF WILDOMAR

FLOOD HAZARD ZONES



City of Wildomar
City Boundary
Percent of Population whose income is below poverty level (2019)
> 15% of Population
100-Year Flood Zone
500-Year Flood Zone
DWR 100 Year Flood Zone
Local Law Enforcement Office
Hospital
Fire Station
Transmission Line

Figure 5-0

Dam failure also poses a risk to the City of Wildomar. Dam break floods are usually associated with intense rainfall or prolonged flood conditions. A dam failure is an uncontrolled release of water from a reservoir through a dam as a result of structural failures or deficiencies in the dam. Dam failures can range from fairly minor to catastrophic and can potentially harm human life and property downstream from the failure. In addition, ecosystems and habitats are destroyed as a result of waters flooding them. Although dam failures are very rare, these events are not unprecedented. Additionally, the older that dams get, the more potential exists for catastrophic dam failures. There are four major causes of dam failures, which include the following:

- **Overtopping:** These failures occur as a result of poor spillway design, leading to a reservoir filling too high with water, especially in times of heavy rainfall. Other causes of this type of failure include settling of the crest of the dam or spillway blockage.
- **Foundation defects:** These failures occur as a result of settling in the foundation of the dam, instability of slopes surrounding the dam, uplift pressures, and seepage around the foundation. All of these failures result in structural instability and potential dam failure.
- **Piping and seepage failures**: These failures occur as a result of internal erosion caused by seepage and erosion along hydraulic structures such as the spillways. As well, erosion as a result of animal burrows and cracks in the dam structure contribute to these failures.
- **Conduit and valve failure:** These failures occur as a result of problems with valves and conduits.

Other dam failures arise as a result of other miscellaneous causes. Many dam failures are also the secondary result of other natural disasters, such as earthquakes, landslides, extreme storms, or heavy snow-melt. Other causes include equipment malfunction, structural damage, and sabotage.

In Wildomar, a major earthquake could cause a dam failure. Dams are constructed with safety features known as “spillways” that allow water to overtop the dam if the reservoir fills too quickly. Spillway overflow events, often referred to as “design failures,” result in increased discharges downstream and increased flooding potential. In a dam failure scenario, the greatest threat to life and property typically occurs in those areas immediately below the dam since flood depths and discharges generally decrease as the flood wave moves downstream. The primary danger associated with dam failure is the high-velocity flooding downstream of the dam and limited warning times for evacuation. The Diamond Valley Dam presents a downstream hazard to the City of Wildomar. Figure 6-0 identifies the areas at risk from dam failure. Dam failure risk extends from Mission Trail, in the northern portion of the city, to Grand Avenue, in the southern portion of the city. A majority of the area at risk is adjacent to Murrieta Creek. Dam failure presents a significant risk to vulnerable communities as

well. The highest threat for these communities occurs in the northwestern region of the city, along Corydon Road and Mission Trail. To the north of Lemon Street (Sedco Hills), dam failure presents a risk for populations living to the west of I-15.

SAFETY ELEMENT
CITY OF WILDOMAR

DAM INUNDATION

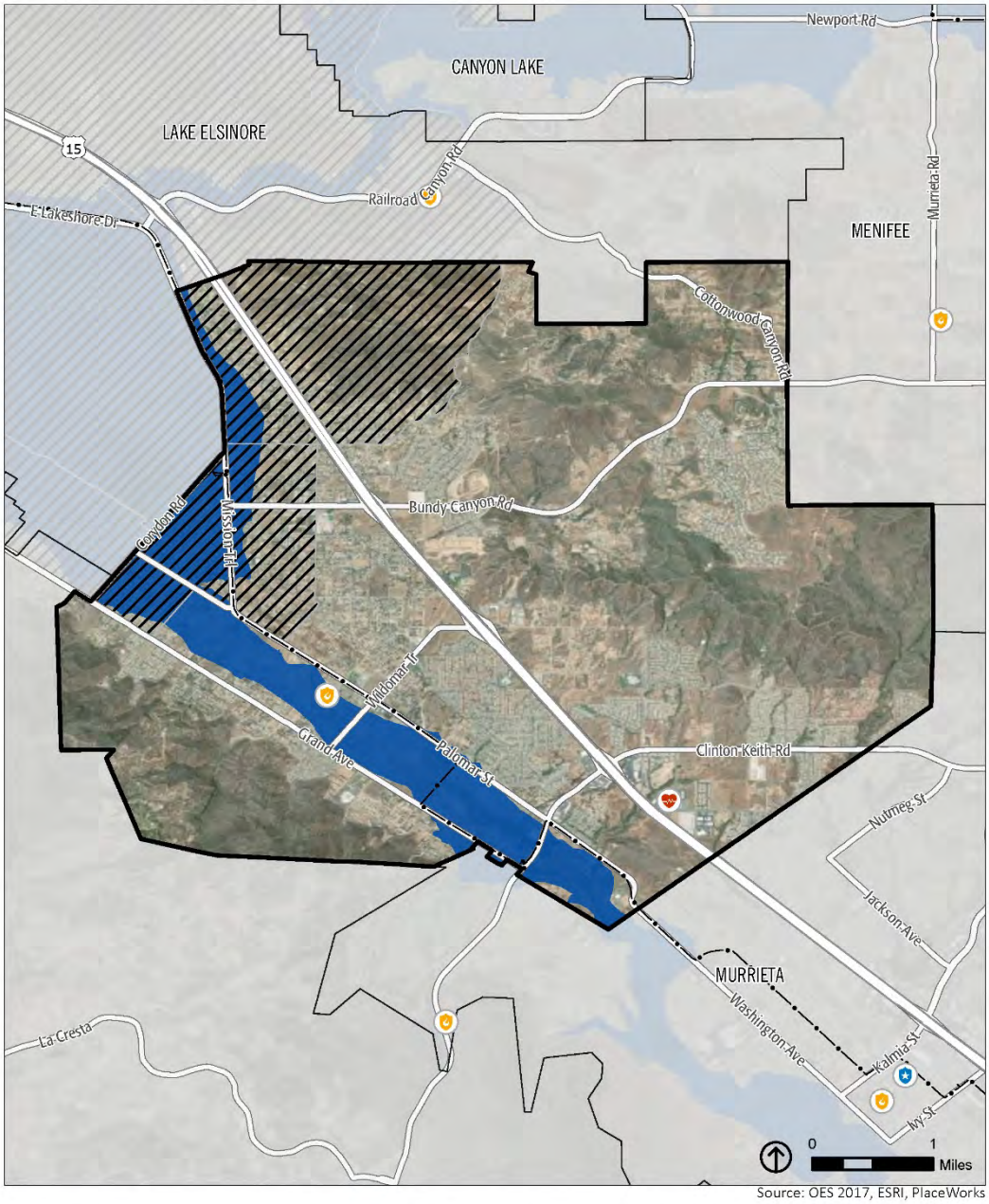


Figure 6-0

POTENTIAL CHANGES TO FLOOD RISK IN FUTURE YEARS

Likelihood of Future Occurrence

Wildomar is traversed by Murrieta Creek and is at risk to both creek flooding and localized stormwater flooding. Historically, Riverside County and the City of Wildomar have been subject to previous flooding events primarily during the winter and spring months when river systems swell with heavy rainfall runoff. Normally, stormwater is kept within defined limits by a variety of storm drainage and flood-control measures. Occasionally, extended heavy rains result in floodwaters that exceed normal high-water boundaries and cause damage. Flooding has occurred both within the 100- and 500-year floodplains and in other localized areas. As land uses and climate conditions shift and as improvements are made to flood-control channels, the size of these flood zones is likely to change.

In the City of Wildomar, much of the flood damage occurs in the floodplains of Murrieta Creek. Other problems connected with flooding and stormwater runoff include erosion, sedimentation, degradation of water quality, losses of environmental resources, and certain health hazards.

Climate Change and Flooding

Floods are among the most damaging natural hazards in Riverside County, and climate change is expected to make flood events worse. Although climate change may not change average precipitation levels significantly, scientists expect that it will cause more years with extreme precipitation events. This means that more years are likely to see particularly intense storm systems that drop enough precipitation over a short enough period to cause flooding. Although Southern California is likely to experience a decrease in overall precipitation levels from climate change, the region is also expected to see an increase in the number of extreme precipitation events. A meteorological phenomenon known as the "atmospheric river," a narrow stream of extremely moist air, is frequently responsible for the more intense storms that strike California. Atmospheric rivers generally deliver high levels of precipitation, up to 50 percent of the state's total precipitation in any given year.

Because of this, floods are expected to occur more often in Wildomar and climate change may expand the parts of the city that are considered flood-prone. Although there are no specific flooding projections for the city, flood events are expected to become more frequent, and it is possible that the areas subject to flooding will expand.

There are some indirect effects of climate change that may also increase flooding in the city. Climate change is expected to increase the frequency and severity of droughts that cause soil to dry out and become hard. When precipitation does return, more water runs off the surface than is absorbed into the ground, which can lead to

floods. Wildfires, which are also expected to become more frequent due to climate change, cause a similar effect by baking the surface of the ground into a harder and less-penetrable layer. Trees and other vegetation help slow water down, which lets the water absorb into the soil and prevents it from turning into runoff. Because of this, the loss of trees and other plants from wildfires, or other climate-related exposures can also increase flooding risk.

While the risk and associated short- and long-term impacts of climate change are uncertain, experts in this field tend to agree that among the most significant impacts include those resulting from increased heat and precipitation events that cause increased frequency and magnitude of flooding. Increases in damaging flood events will cause greater property damage, public health and safety concerns, displacement, and loss of life. Displacement of residents can include both temporary and long-term displacement, increase in insurance rates, or restriction of insurance coverage in vulnerable areas.

GOAL S-3: To avoid the risk of loss of life and injury, and minimize the risk of damage to property, and economic and social dislocations resulting from flooding and inundation hazards.

Flood and Inundation Hazard Abatement

POLICY S-19 **For new construction and proposals for substantial improvements to residential and nonresidential development within 100-year floodplains as mapped by the Federal Emergency Management Agency (FEMA) or as determined by site-specific hydrologic studies for areas not mapped by FEMA, Wildomar shall apply a minimum level of acceptable risk and disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or other responsible agency.**

POLICY S-20 **All residential, commercial, and industrial structures shall be flood-proofed from the mapped 100-year storm flow, or to an appropriate level determined by site-specific hydrologic studies for areas mapped by the Federal Emergency Management Agency. This may require that the finished floor elevation be constructed at such a height as to meet this requirement. Nonresidential (commercial or industrial) structures may be allowed with a "flood-proofed" finished floor below the Base Flood Elevation (i.e., 100-year flood surface) to the extent permitted by state, federal, and local regulations. New critical facilities shall be constructed above-grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies. To the**

extent that residential, commercial, or industrial structures cannot meet these standards, they shall not be approved.

POLICY S-21 **Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or alternative methods are used to the maximum extent practicable. The intent is to balance floodway protection with prudent land use solutions, recreational needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation.**

(1) Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan that provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

(2) Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood-control purposes in areas designated as floodways, except upon approval of a plan that provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

POLICY S-22 **Prohibit substantial modification to watercourses, unless the modification does not adversely affect adjacent wetlands or riparian habitat or become detrimental to adjacent property as a result of increased erosion, sedimentation, or water velocity. Modifications to watercourses shall be done in the least environmentally damaging manner practicable and shall restore natural conditions to the greatest extent possible, to maintain adequate wildlife corridors and linkages and maximize groundwater recharge.**

POLICY S-23 **Development within the floodway fringe shall only be allowed if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety. Such developments shall be required to be capable of withstanding flooding and minimize the use of fill. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, erosion backwater effects, or concentrations of flows.**

POLICY S-24 **Require all projects in Wildomar to address and mitigate adverse impacts to the carrying capacity of local and regional storm drain systems.**

POLICY S-25 **Collaborate with neighboring jurisdictions to mitigate the impacts of new development in the City of Wildomar that could increase runoff onto parcels downstream in a neighboring jurisdiction and encourage neighboring jurisdictions to require development occurring adjacent to the city to consider the impact of flooding and flood-control measures on properties within Wildomar.**

POLICY S-26 **Ensure that new development and infrastructure projects do not create or exacerbate flood risks elsewhere in Wildomar or in neighboring communities.**

POLICY S-27 **Update stormwater infrastructure design requirements as needed to maintain consistency with federal, state, and local regulatory requirements, prioritizing vulnerable communities.**

POLICY S-28 **Ensure that new development projects and retrofits to existing large-scale projects incorporate design strategies and features to reduce the area of impervious surfaces and flood risks with natural drainage, as well as groundwater replenishment.**

POLICY S-29 **Identify areas of poor drainage and install new or upgrade existing drainage systems to accommodate drainage needs. Use natural infrastructure to the extent possible.**

High-Risk Facilities

POLICY S-30 **Projects, including public facilities and other facilities essential for emergencies and large public assembly, within the area mapped as the City Regulatory Floodplain by the Federal Emergency Management Agency, shall not be approved unless the project is adequately protected from flood hazards, incorporates all required flood protection specific to that area in accordance with City ordinances and guidelines, and will not result in any increase in flood levels during the occurrence of a flood event. Such facilities shall have at least two routes for emergency egress and ingress, and the project design shall minimize the potential for debris or flooding to block emergency routes, either through the construction of dikes, bridges, or large-diameter storm drains under roads used for primary access.**

POLICY S-31 **Existing essential, dependent-care, and high-risk facilities not in conformance with provisions of the City of Wildomar zoning shall be required to upgrade or modify building use to a level of safety consistent with the inundation risk.**

POLICY S-32 **Development using, storing, or otherwise involved with substantial quantities of on-site hazardous materials shall not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied. Hazardous materials shall be stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations. Facilities storing substantial quantities of hazardous materials within inundation zones shall be adequately flood-proofed and hazardous materials containers shall be anchored and secured to prevent flotation and contamination.**

POLICY S-33 **Dependent-care facilities shall be required to have all flood-vulnerable electrical circuitry flood-proofed.**

POLICY S-34 **High-risk facilities, such as essential public and quasi-public facilities and hazardous materials sites, shall be required to maintain and rehearse inundation response plans.**

POLICY S-35 **Use power of public land acquisition and other land use measures to create open space zoning of inundation zones in non-developed areas subject to flooding, as mapped by the Federal Emergency Management Agency. In areas that are destined for redevelopment and subject to flooding, low-density land uses should be encouraged and developers shall be required to meet Wildomar's minimum level of acceptable risk and incorporate mitigation measures, where feasible.**

Risk Assessment

POLICY S-36 **Continue to assess the flood risk within Wildomar and upgrade facilities and infrastructure at risk, prioritizing vulnerable communities.**

POLICY S-37 **Designs and upgrades of street storm drains shall be based on the depth of inundation, relative risk to public health and safety, the potential for hindrance of emergency access and regress from excessive flood depth, and the threat of contamination of the storm drain system with sewage effluent. In general, the 10-year flood flows shall be contained within the top of curbs and the 100-year flood flows within the street right-of-way.**

POLICY S-38 **During updates to the Safety Element, the Local Hazard Mitigation Plan, or at other times as appropriate, review the 500-year, 100-year, and 10-year flood hazard in the city by state, federal, county, and other standards, and use such sources to improve existing protection, review protection standards proposed for new development and redevelopment, update emergency response plans, and evaluate how low-income areas may be disproportionately affected.**

POLICY S-39 **Promote flood-control measures that maintain natural conditions within Wildomar's regulatory floodplain of rivers and streams.**

POLICY S-40 **Encourage the use of Specific Plans to allow increased densities in certain areas of a proposed development or apply Transfer of Development Credits to encourage the placement of appropriate land uses in natural hazard areas, including open space, passive recreational uses, or other development capable of better adapting to these hazards.**

POLICY S-41 **Take an active role in acquiring property in high-risk flood zones and designating the land as open space for public use or wildlife habitat.**

POLICY S-42 **Coordinate with the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, the Resource Conservation District, the Federal Emergency Management Agency, the California Department of Water Resources, and the Riverside County Flood Control and Water Conservation District, in defining existing and potential flood problem areas.**

POLICY S-43 **Continue to assess the dam inundation risk within Wildomar and upgrade facilities and infrastructure at risk.**

FIRE HAZARDS

Fire hazards include both wildfires and urban fires. California is recognized as one of the most fire-prone and consequently fire-adapted landscapes in the world. The combination of complex terrain, Mediterranean climate, and productive natural plant communities, along with ample natural ignition sources, has created conditions for extensive wildfires. Wildfire is an ongoing concern for the City of Wildomar. Generally, the fire season extends from early spring through late fall of each year during the hotter, dryer months. Fire conditions arise from a combination of high temperatures, low-moisture content in the air and plant matter, an accumulation of vegetation, and high winds. Three types of fires are of concern to Wildomar: (1) wildfires, (2) wildland-urban interface fires, and (3) structural fires.

WILDFIRES

Wildfires occur on mountains, hillsides, and grasslands. Vegetation, wind, temperature, humidity, and slope are all factors that affect how these fires spread. In Wildomar, native vegetation, such as chaparral, sage, and grassland provide fuel that allows fire to spread easily across large tracts of land. These plant species are capable of regeneration after a fire, making periodic wildfires a natural part of the ecology of these areas. Portions of the city are undeveloped and consist of rugged topography with highly flammable vegetation. In particular, the hillside terrain in the southwestern region near the Elsinore Mountains, as well as the hillside terrain east of I-15, have a substantial fire risk. Undeveloped hillside areas in and adjacent to the city present a serious hazard because of the potential for large-scale wildland fires. Fire potential for Riverside County is typically greatest in the months of August, September, and October, when dry vegetation coexists with hot, dry Santa Ana winds. However, in Wildomar, fires with conflagration potential can occur at any time of the year. Seasonal drought conditions exacerbate fire hazards.

WILDLAND-URBAN INTERFACE FIRES

The wildland-urban interface is an area where buildings and infrastructure (e.g., cell towers, schools, water supply facilities) mix with areas of flammable wildland vegetation. The WUI is made up of three distinct zones. The intermix zone contains housing development or improved parcels interspersed in an area dominated by wildland vegetation subject to wildfire. The interface zone contains dense housing next to vegetation, but not dominated by wildland vegetation, that can burn in a wildfire. The influence zone contains wildfire-susceptible vegetation within 1.5 miles from the WUI or wildland-urban intermix zones. Hundreds of homes now border major forests and brush areas. With thousands of people living near and visiting wildland areas, the probability of human-caused fires is growing. Wildfires and urban interface fires have occurred close to or encroached into the city, especially in large areas of grassland, scrub, and chapparal. The most recent fire was the 2019 Tenaja

Fire, located south of Wildomar in the rural community of La Cresta. The fire burned approximately 1,926 acres and damaged three structures but did not encroach into the city. Other notable fires that occurred within Wildomar are listed in Table S-2.

In the wildland-urban interface, efforts to prevent ignitions and limit wildfire losses hinge on hardening structures and creating defensible space through a multi-faceted approach, which includes engineering, enforcement, education, emergency response, and economic incentive. Different strategies in the defense and threat zones of the wildland-urban interface help to limit the spread of fire and reduce the risk to people and property.

Wildfire threat within California is described by Wildfire Hazard Severity Zones, which designate hazardous areas within State Responsibility Areas (SRAs) as moderate, high, or very high. However, incorporated areas such as Wildomar are considered Local Responsibility Areas (LRAs) and only designate very high fire hazard severity zones. Significant portions of the city are located within a very high fire hazard severity zone. Figure 7-0 shows the wildfire risk zones in and around Wildomar and Figure 8-0 identifies the wildland-urban interface. The highest threat occurs along the eastern side of I-15, as well as the western side of Grand Avenue, on land that is on and adjacent to hillsides with large areas of dry grass and chapparal. Areas adjacent to the city that are susceptible to wildfires are also of concern as these conditions could exacerbate vulnerabilities within the city. As illustrated in Figure 7-0, the highest threat for vulnerable communities occurs in the northern region of the city, north of Lemon Street and east of I-15. These communities are entirely within a very high fire hazard severity zone.

STRUCTURAL FIRES

Urban fires occur in built-up environments, destroying buildings and other human-made structures. These disasters are often due to faulty wiring or mechanical equipment, combustible construction materials, or the absence of fire alarms and fire sprinkler systems. Structural fires are largely from human accidents, although deliberate fires (arson) may be a cause of some events. Older buildings that lack modern fire safety features may face greater risk of damage from fires. To minimize fire damage and loss, the City's Fire and Building Codes, based on the California Fire and Building Codes, sets standards for building and construction. It requires the provision of adequate water supply for firefighting, fire-retardant construction, and minimum street widths, among other things. Fire prevention awareness programs and fire drills are conducted to train residents to respond quickly and correctly to reduce injury and losses during fires.

SAFETY ELEMENT
CITY OF WILDOMAR

FIRE HAZARD SEVERITY ZONES

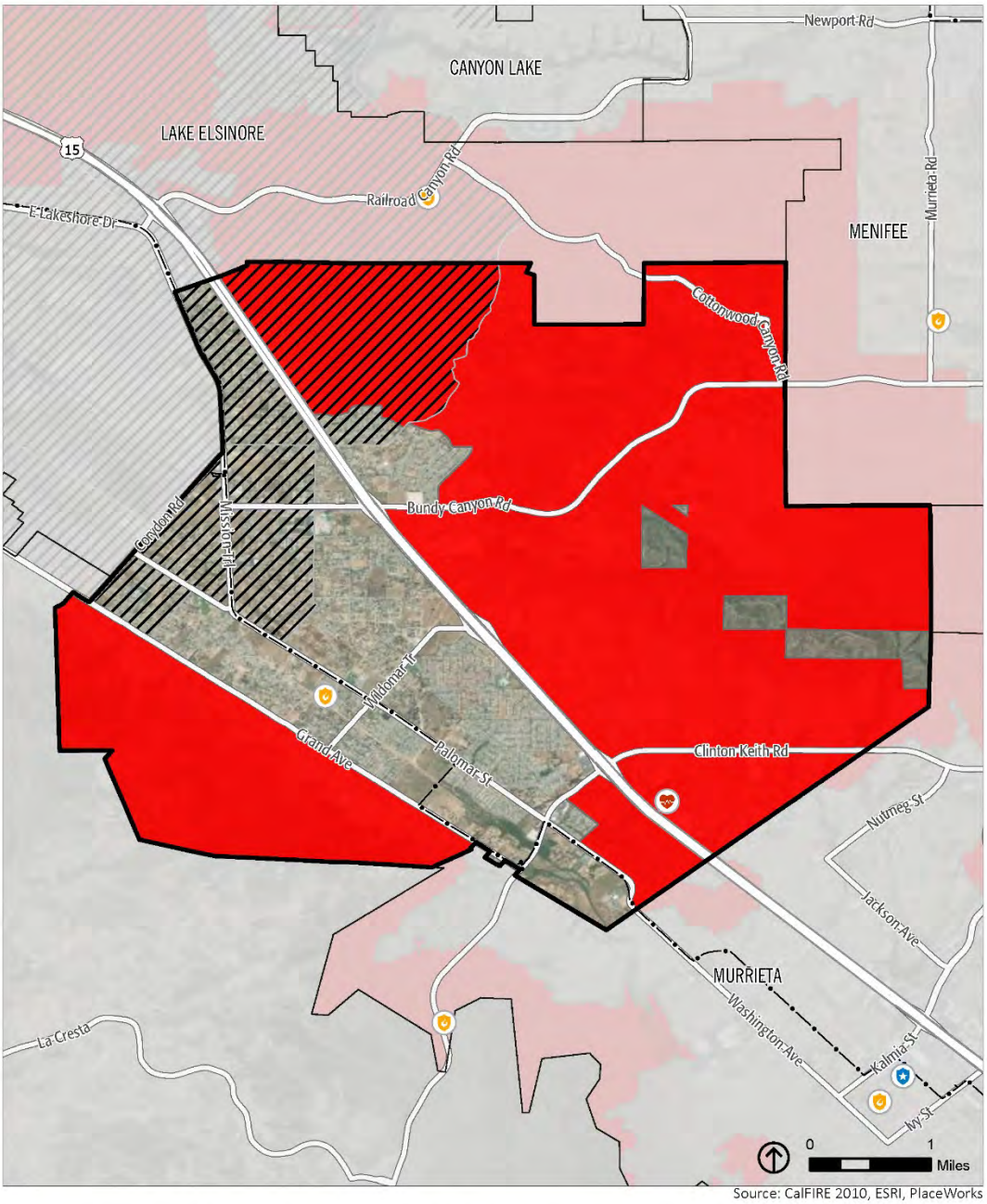


Figure 7-0

SAFETY ELEMENT
CITY OF WILDOMAR

WILDLAND-URBAN INTERFACE

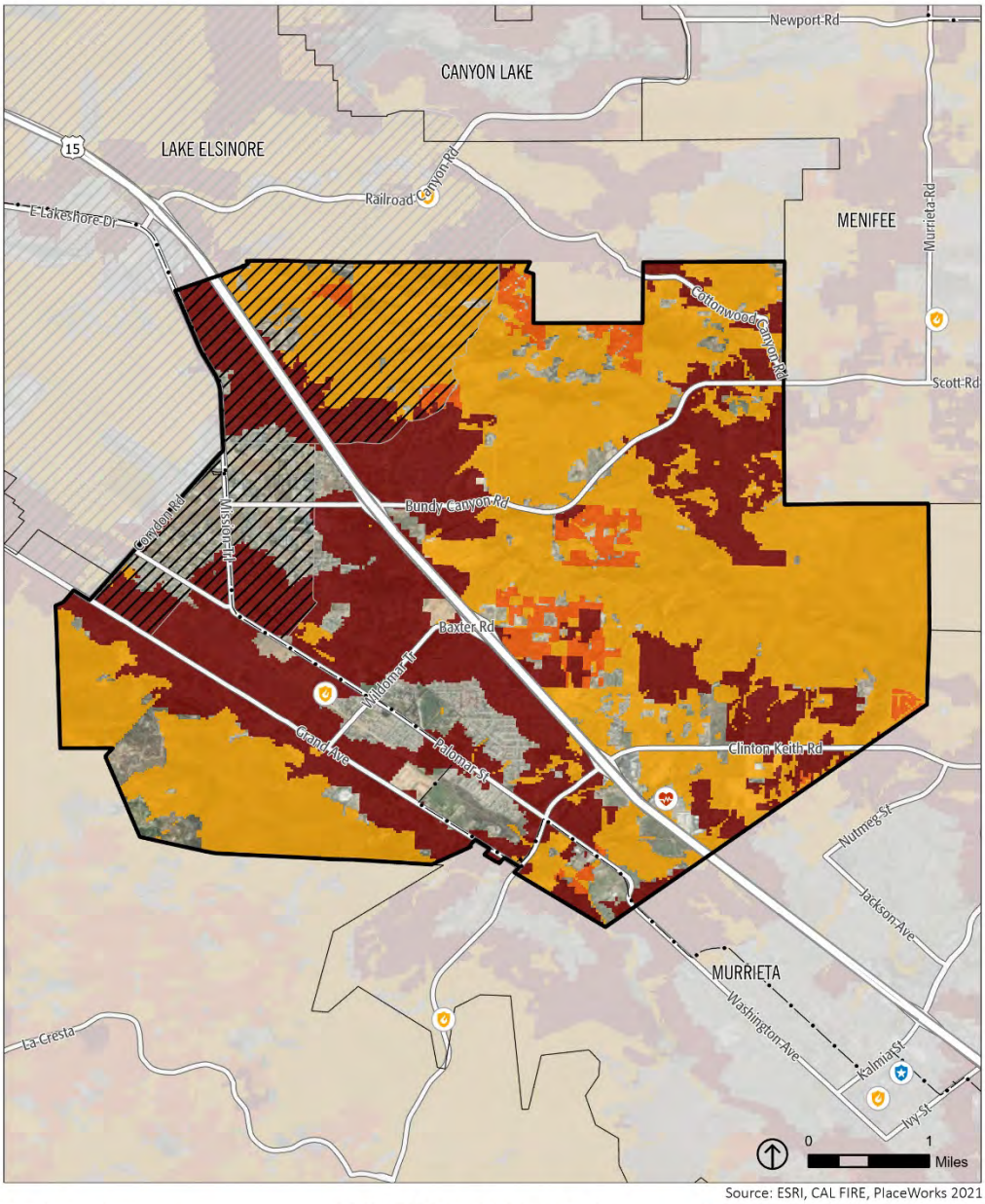


Figure 8-0

PAST OCCURRENCES

Table S-2 contains a list of fires that have occurred in the city dating back to 1950. Figure 9-0 shows the areas burned by historical wildfires in and around Wildomar.

TABLE S-2: FIRES IN WILDOMAR, 1950-2019

Fire Name	Date		Acres Burned	Vegetation Type	Cause	Structures	
	Start	End				Destroyed	Damaged
Morrell Fire	8/4/1950	N/A	5,118	Grass/Brush	Undetermined	N/A	N/A
Gilbert Fire	7/26/1955	N/A	486	Grass/Brush	Undetermined	N/A	N/A
Sandia Fire	9/11/1956	N/A	2,053	Grass/Brush	Undetermined	N/A	N/A
Pederson Fire	6/16/1957	N/A	1,979	Brush	Undetermined	N/A	N/A
Howell Fire	5/15/1959	N/A	369	Grass/Brush	Undetermined	N/A	N/A
Lemon Fire	8/22/1978	N/A	2,943	Grass/Brush	Undetermined	N/A	N/A
Wildomar Fire	6/14/1979	6/15/1979	101	Grass/Brush	Undetermined	N/A	N/A
Turner Fire	11/15/1980	N/A	31,447	Grass/Brush	Undetermined	N/A	N/A
Cottonwood Fire	6/14/1981	N/A	1,279	Grass/Brush	Undetermined	N/A	N/A
1981 Fire	6/14/1981	N/A	9,182	Grass/Brush	Arson	N/A	N/A
Rail Fire	9/2/1982	N/A	476	Grass/Brush	Undetermined	N/A	N/A
1987 State Fire	10/2/1987	N/A	3,276	Grass/Brush	Equipment Use	N/A	N/A
1999 State Fire	3/13/1999	N/A	127	Grass/Brush	Undetermined	N/A	N/A
Gafford Fire	5/1/2004	5/2/04	406	Brush	Undetermined	2	0
Lakeview Fire	7/12/2004	7/12/04	361	Grass/Brush	Undetermined	0	0
Wright Fire	10/5/2007	10/5/07	31	Grass/Brush	Undetermined	0	0
Rock Fire	8/18/2010	8/19/10	39	Brush	Human	0	0

Sources: California Fire Perimeters 1878 – 2019: Fire and Resource Assessment Program; Hartford Courant, 2004

SAFETY ELEMENT
CITY OF WILDOMAR

HISTORICAL WILDFIRE PERIMETERS

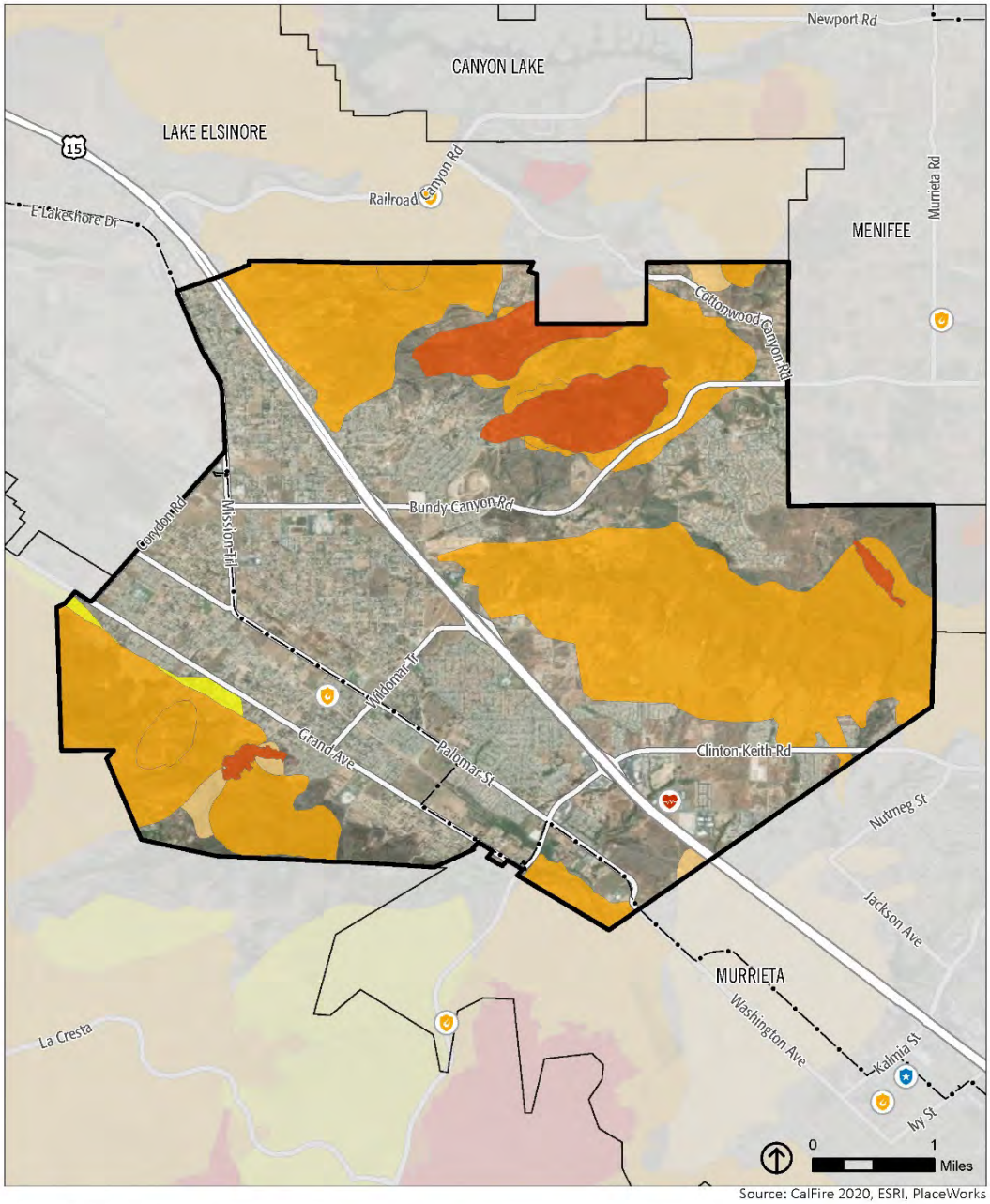


Figure 9-0

FIRE PROTECTION

Fire protection in Wildomar is provided by the Riverside County Fire Department and the California Department of Forestry and Fire Protection (CAL FIRE). The City has a partnership with the Riverside County Fire Department and CAL FIRE to provide fire suppression, emergency medical, technical rescue, fire prevention, and related services to the city. The Riverside County Fire Department and CAL FIRE participate in a Cooperative Fire Response Agreement, where fire agencies have agreed to automatically support each other on incidents using the closest available resource.

The Riverside County Fire Department is one of the largest regional fire service organizations in California. It is staffed with a combination of County of Riverside and CAL FIRE personnel and responds to both urban and wildland emergencies. The Riverside County Fire Department serves a vast geographic area and diverse communities. Wildomar Fire Station 61 is located at 32637 Gruwell Street in the City of Wildomar.

POTENTIAL CHANGES TO FIRE RISK IN FUTURE YEARS

Likelihood of Future Occurrence

Wildomar is at a high risk from wildfire, especially in the areas of grassland and chapparal along hillsides. High fuel loads in the city, along with geographical and topographical features, create the potential for both natural and human-caused fires that can result in loss of life and property. These factors, combined with natural weather conditions common to the area, including periods of drought, high temperatures, low relative humidity, and periodic winds, can result in frequent and sometimes catastrophic fires. During the historic fire season, August to October, the dry vegetation combined with continued growth in the wildland-urban interface areas, resulted in wildfire ignitions. Any fire, once ignited, has the potential to quickly become a large, out-of-control fire. As development continues throughout the city, especially in these interface areas, the risk and vulnerability to wildfires will likely increase.

Fire hazard is among the highest-priority hazards in the city and is the hazard with the greatest potential for catastrophic loss. Wildfires can cause short-term and long-term disruption to the City, such as devastating effects on watersheds through loss of vegetation and soil erosion, which may impact the city by changing runoff patterns, increasing sedimentation, reducing natural and reservoir water storage capacity, and degrading water quality. Fires may also result in casualties and can destroy buildings and infrastructure.

Although the physical damages and casualties arising from wildland-urban interface fires may be severe, it is important to recognize that they also cause significant economic impacts by resulting in a loss of function of buildings and infrastructure. In some cases, the economic impact of this loss of services may be comparable to the economic impact of physical damages or, in some cases, even greater. Economic impacts of loss of transportation and utility services may include traffic delays/detours from road and bridge closures and loss of electric power, potable water, and wastewater services. Fires can also cause major damage to power plants and power lines needed to distribute electricity to operate facilities. The effects can be far-reaching in terms of the number of acres involved, the toll on human life, and the economic consequences. Fire will continue to be a high-risk hazard for the City of Wildomar.

Climate Change and Wildfire

Changing climate conditions are expected to increase the wildfire risk in and around Wildomar. Warmer temperatures brought on by climate change can exacerbate drought conditions. Droughts can kill or dry out plants, creating more fuel for wildfires. Warmer temperatures are also expected to increase the number of pest outbreaks, such as the shot hole borer, creating more dead trees and increasing the fuel load. Warmer temperatures are also expected to occur later in the year, extending the wildfire season, which is likely to begin earlier in the year and extend later than it has historically. Wildfire occurring later or earlier in the year are more likely to occur during Santa Ana wind events, which can cause wildfires to move more quickly and increase the likelihood to burning in the wildland-urban interface areas. According to the California Fourth Climate Change Assessment, overall burned area may increase by as much as 60 percent during Santa Ana wind events (typically October to March), and 75 percent during periods without Santa Ana winds (typically April to September).

GOAL S-4: To avoid the risk of loss of life and injury and minimize risk of property damage, community disruption, and economic loss resulting from urban and wildland fires.

Building Code and Performance Standards

POLICY S-44 **All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire Department and Wildomar Building and Safety Department for consistency with the following requirements before the issuance of any building permits:**

(1) All proposed development and construction shall meet minimum state, county, and local standards for fire safety, as defined in the City of Wildomar Building or Fire Codes, or by City zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.

(2) In addition to the standards and guidelines of the California Building Code, California Fire Code, the Wildomar Municipal Code, and other appropriate fire safety provisions, developments shall incorporate additional standards for high-risk, high-occupancy, and dependent facilities where appropriate under the City of Wildomar Fire Code. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.

(3) Proposed development and construction in Very Fire Hazard Severity Zones shall provide secondary public access, in accordance with City of Wildomar ordinances. There shall be multiple points of ingress and egress that allow for emergency response vehicle access. Points of access shall also include visible street signs and sufficient water supplies and infrastructure for structural fire suppression.

(4) Proposed development and construction in Very Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.

(5) Proposed development and construction in Very Fire Hazard Severity Zones shall provide a fire protection plan that includes defensible space or fuel modification zones to be located, designed, constructed, and maintained to provide adequate defensibility from wildfires.

(6) Prior to the approval of all parcel maps and tentative maps, the City shall require as a condition of approval, the developer meet or exceed the California Fire and Building code including Title 14 Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access (see California Government Code, Section 66474.02.).

POLICY S-45 **Monitor fire-prevention measures (e.g., fuel reduction) required through a site-specific fire-prevention plan to reduce long-term fire risks in Very High Fire Hazard Severity Zones.**

POLICY S-46 **For existing non-conforming development, the City shall work with property owners to improve or mitigate access, water supply and fire flow, signing, and vegetation clearance to meet current State and/or locally adopted fire safety standards.**

POLICY S-47 **Require proposed development in Very High Fire Hazard Severity Zones to be located where fire and emergency services are available or will be constructed as part of the proposed development activities. These services shall meet the minimum travel times identified in Riverside County Fire Department Fire Protection and Emergency Management Services' Strategic Master Plan.**

POLICY S-48 **The City shall require all new development projects with land classified as state responsibility areas (Public Resources Code Section 4102), land classified as very high fire hazard severity zones (VHFHSZs; Section 51177), or within areas defined as a "wildland urban interface" (WUI), to prepare a long-term comprehensive fuel reduction and management program, including provisions for multiple points of ingress and egress to improve evacuation and emergency response access and adequate water infrastructure for water supply and fire flow, and fire equipment access.**

POLICY S-49 **Require that conceptual landscaping plans for development in Very High Fire Hazard Severity Zones identified by CAL FIRE and shown in Figure 7-0 be reviewed by Planning and Fire Departments prior to the issuance of development permits. The conceptual landscaping plan of the proposed development shall, at a minimum, include:**

(1) Site plan, planting plan, planting palette, and irrigation plan to reduce the risk of fire hazards with consideration to site conditions, including slope, structures, and adjacencies.

(2) Defensible space maintenance plan.

(3) Provision of multiple points of ingress and egress to improve evacuation and emergency response access and adequate water infrastructure for water supply and fire flow, and fire equipment access.

POLICY S-50 **Site design for development in Very High Fire Hazard Severity Zones shall be required to account for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by:**

(1) Providing fuel modification zones with removal of combustible vegetation while minimizing visual impacts and limiting soil erosion.

(2) Replacing combustible vegetation with fire-resistant vegetation to stabilize slopes.

(3) Submitting topographic map with site-specific slope analysis.

(4) Submitting erosion and sedimentation control plans.

(5) Providing a minimum 30-foot setback from the edge of the fuel modification zones.

(6) Minimizing disturbance of 25 percent or greater natural slopes.

POLICY S-51 **Locate new critical public facilities outside of Fire Hazard Severity Zones. Critical facilities include emergency shelters, emergency command and communication facilities, and hospital and healthcare centers. If no feasible alternative site exists, ensure that these facilities incorporate all necessary protections to allow them to continue to serve community needs during and after disaster events.**

POLICY S-52 **Site all new non-critical public facilities in areas outside of identified fire hazard severity zones and wildland-urban interface or fire threat areas, as feasible.**

Wind-Related Hazards

POLICY S-53 **Use ongoing brush clearance fire inspections to educate homeowners and residents on fire prevention tips by implementing an annual citywide weed abatement program, especially in vulnerable communities.**

POLICY S-54 **Coordinate with the County of Riverside Fire Department and CAL FIRE to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.**

General and Long-Range

POLICY S-55 **Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, evacuation plans, and improved mutual-aid agreements with the private and public sector.**

POLICY S-56 **Continue to work cooperatively with CAL FIRE to maintain existing fuel breaks and emergency access routes for effective fire suppression, and to strengthen fire-fighting capabilities and successfully respond to multiple fires.**

POLICY S-57 **The City shall identify existing multifamily housing, emergency shelters, residential care homes (seven or more clients) located within an area classified as an SRA (Public Resources Code Section 4102) or land classified as VHFHSZ (Section 51177) with inadequate access/evacuation routes, and implement an evacuation plan consisting of evacuation routes and or shelter-in-place plans.**

POLICY S-58 **Maintain inter-jurisdictional cooperation and coordination, including automatic aid agreements with fire protection/suppression agencies in Riverside County.**

POLICY S-59 **Develop a program to use existing nearby reservoirs, such as Railroad Canyon, tanks, and water wells in the city for emergency fire suppression water sources.**

POLICY S-60 **When updating the Safety Element, the Local Hazard Mitigation Plan, or at other times as appropriate, review inter-jurisdictional fire response agreements, and improve firefighting resources as recommended in the Riverside County Fire Department Fire Protection Plan and Emergency Medical Services (EMS) Strategic Master Plan to keep pace with development, to ensure that:**

- Fire reporting and response times do not exceed the goals listed in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan identified for each of the development densities described.

- Fire-flow requirements (e.g., water for fire protection) are consistent with City of Wildomar Fire Code.
- The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.

POLICY S-61 **Continue to use the Riverside County Fire Department Fire Protection Plan and Emergency Medical Services (EMS) Strategic Master Plan as the foundational document to implement the Safety Element's goals and objectives.**

POLICY S-62 **Encourage property owners to use clustering and Transfer of Development Rights (TDR) program when developing lands within Fire Hazard Severity Zones by:**

- Restricting the development of a property through placement of conservation easement.
- Acquiring conservation easements similar to that of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

POLICY S-63 **Identify, map, and update Fire Hazard Severity Zone maps on an ongoing and as-needed basis.**

POLICY S-64 **Coordinate with the Riverside County Fire Department to ensure that the Department has appropriate municipal staffing and Office of the Fire Marshal staff to address development pressure and adequately respond to long-range fire safety planning.**

POLICY S-65 **Implement a coordination program with fire protection and emergency service providers to reassess fire hazards after wildfire events and adjust fire prevention and suppression needs.**

POLICY S-66 **The City shall develop policies and provide updates, as appropriate, that ensure recovery and redevelopment after a large fire reduces future vulnerabilities to fire hazard risks through site preparation, redevelopment layout design, fire-resistant landscape planning, and fire retarding building design and materials.**

POLICY S-67 **Coordinate with the Riverside County Fire Department to implement a long-term fire protection training and education program for the City of Wildomar and its citizens.**

POLICY S-68 **Require automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities and encourage these sensors for all residences.**

AIR POLLUTION

Healthy air quality can be defined as the degree to which ambient air is pollution free. Although air pollution has been regulated for decades, California still has some of the worst air in the country. Air pollution can cause many serious health effects. For example, inhaling small particles called particulate matter can lead to asthma attacks and heart and lung disease with smaller particles capable of traveling farther into the lungs.

The specific pollutants of concern in Wildomar include diesel particulate, ozone, and $PM_{2.5}$. Diesel particulate is considered a toxic air contaminant (TAC). TACs are air pollutants that can cause serious health effects from exposure at extremely low levels – a safe level of exposure may not even exist. Diesel particulate is a particulate matter from diesel-fueled engines. Ozone and $PM_{2.5}$ are two of six criteria air pollutants that harm health and the environment for which the US Environmental Protection Agency (EPA) and California set acceptable concentration levels for ambient air. Criteria and toxic air pollutants can cause some of the most severe health impacts.

- People exposed to diesel particulate at sufficient concentrations and durations may have an increased chance of getting cancer or experiencing other serious health effects. Health effects can include damage to the immune system as well as neurological, reproductive (e.g., reduced fertility), developmental, respiratory, and other health problems. Almost all diesel exhaust particles are 10 microns or less in diameter. Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lungs. Long-term (chronic) inhalation of diesel particulate matter is likely a lung cancer risk. Short-term (i.e., acute) exposure can cause irritation and inflammatory responses and may exacerbate existing allergies and asthma.

- Ozone is a key ingredient of "smog" and is a gas that is formed when volatile organic compounds (VOCs) and oxides of nitrogen (NO_X), both by-products of internal combustion engine exhaust, undergo photochemical reactions in sunlight. Ozone is a secondary criteria air pollutant. Ozone concentrations are generally highest during the summer months when direct sunlight, light winds, and warm temperatures create favorable conditions for its formation. Ozone poses a health threat to those who

already suffer from respiratory diseases as well as to healthy people. Breathing ozone can trigger a variety of health problems, including chest pain, coughing, throat irritation, and congestion. It can worsen bronchitis, emphysema, and asthma. Ground-level ozone also can reduce lung function and inflame the linings of the lungs. Repeated exposure may permanently scar lung tissue. Ozone also affects sensitive vegetation and ecosystems, including forests, parks, wildlife refuges, and wilderness areas.

- $PM_{2.5}$ is a suspended particulate matter that consists of finely divided solids or liquids such as soot, dust, aerosols, fumes, and mists. Inhalable fine particles, or $PM_{2.5}$, have an aerodynamic diameter of 2.5 microns or less (i.e., $\leq$2.5 millionths of a meter or 0.0001 inch). Particulate discharge into the atmosphere results primarily from industrial, agricultural, construction, and transportation activities. $PM_{2.5}$ may adversely affect the human respiratory system, especially in people who are naturally sensitive or susceptible to breathing problems. The EPA's scientific review concluded that $PM_{2.5}$, which penetrates deeply into the lungs, is more likely than PM_{10} to contribute to health effects and at far lower concentrations. These health effects include premature death in people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, aggravated asthma, decreased lung function, and increased respiratory symptoms. Particulate matter can also cause environmental effects, such as visibility impairment, environmental damage, and aesthetic damage.

Vulnerable communities in Wildomar face compounded health risk from exposure to elevated concentration levels of diesel particulate, ozone, and $PM_{2.5}$. These communities are exposed to multiple health risks from pollutants such as these, while concurrently living in unhealthy housing conditions and/or experiencing poverty and other socioeconomic stressors that are associated with negative health outcomes. Although these conditions can occur anywhere throughout Wildomar, they are more often experienced by vulnerable communities. As illustrated in Figures 10-0 through 12-0, air pollution impacts to vulnerable communities is greatest in the northwest region of the city, along Corydon Road and Mission Trail. According to these figures, over 15 percent of the population's income in this region is below the 2019 poverty level.

Figure 10-0 shows that the diesel particulate percentile is 1 to 20 percent (lowest scores) for vulnerable communities living near Palomar Street, Corydon Road, and Bundy Canyon Road. To the north of Lemon Street (Sedco Hills), diesel particulate percentile is 41 to 60 percent for vulnerable communities living to the west and east of I-15.

Figure 11-0 shows that the ozone percentile is 71 to 80 percent for vulnerable communities living near Palomar Street, Corydon Road, and Bundy Canyon Road. To the north of Lemon Street (Sedco Hills), ozone percentile is 81 to 90 percent for vulnerable communities living to the west and east of I-15.

Figure 12-0 shows that the $PM_{2.5}$ percentile is 11 to 40 percent for vulnerable communities living near Palomar Street, Corydon Road, and Bundy Canyon Road. Similarly, to the north of Lemon Street (Sedco Hills), ozone percentile is 11 to 40 percent for vulnerable communities living to the west and east of I-15.

Among the vulnerable communities in this region of the city, air pollution impacts from exposure to elevated concentration levels of diesel particulate, ozone, and $PM_{2.5}$ are greatest to the north of Lemon Street (Sedco Hills) for populations living to the west and east of I-15.

SAFETY ELEMENT
CITY OF WILDOMAR

DIESEL PARTICULATE PERCENTILE

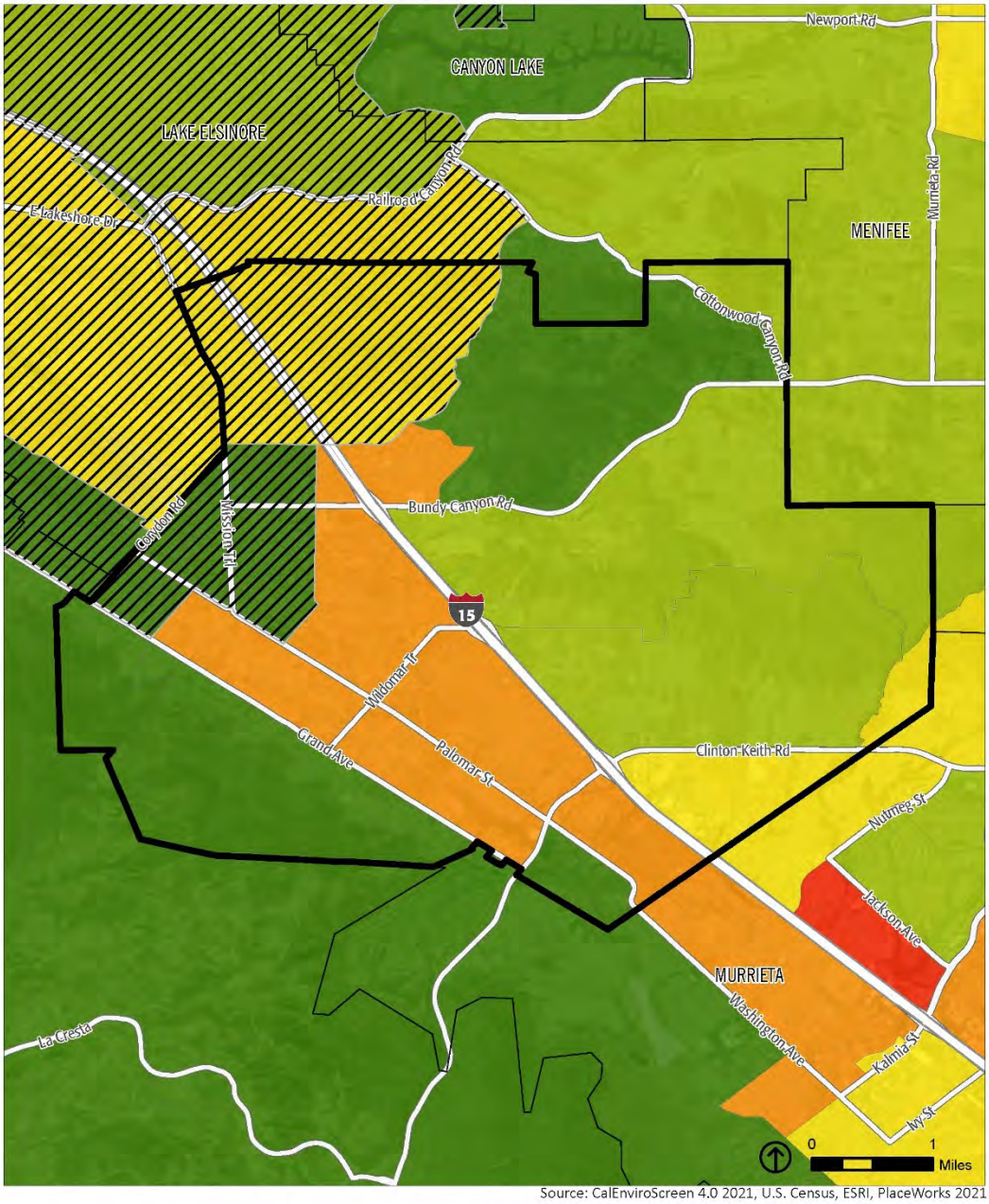


Figure 10-0

SAFETY ELEMENT
CITY OF WILDOMAR

OZONE PERCENTILE

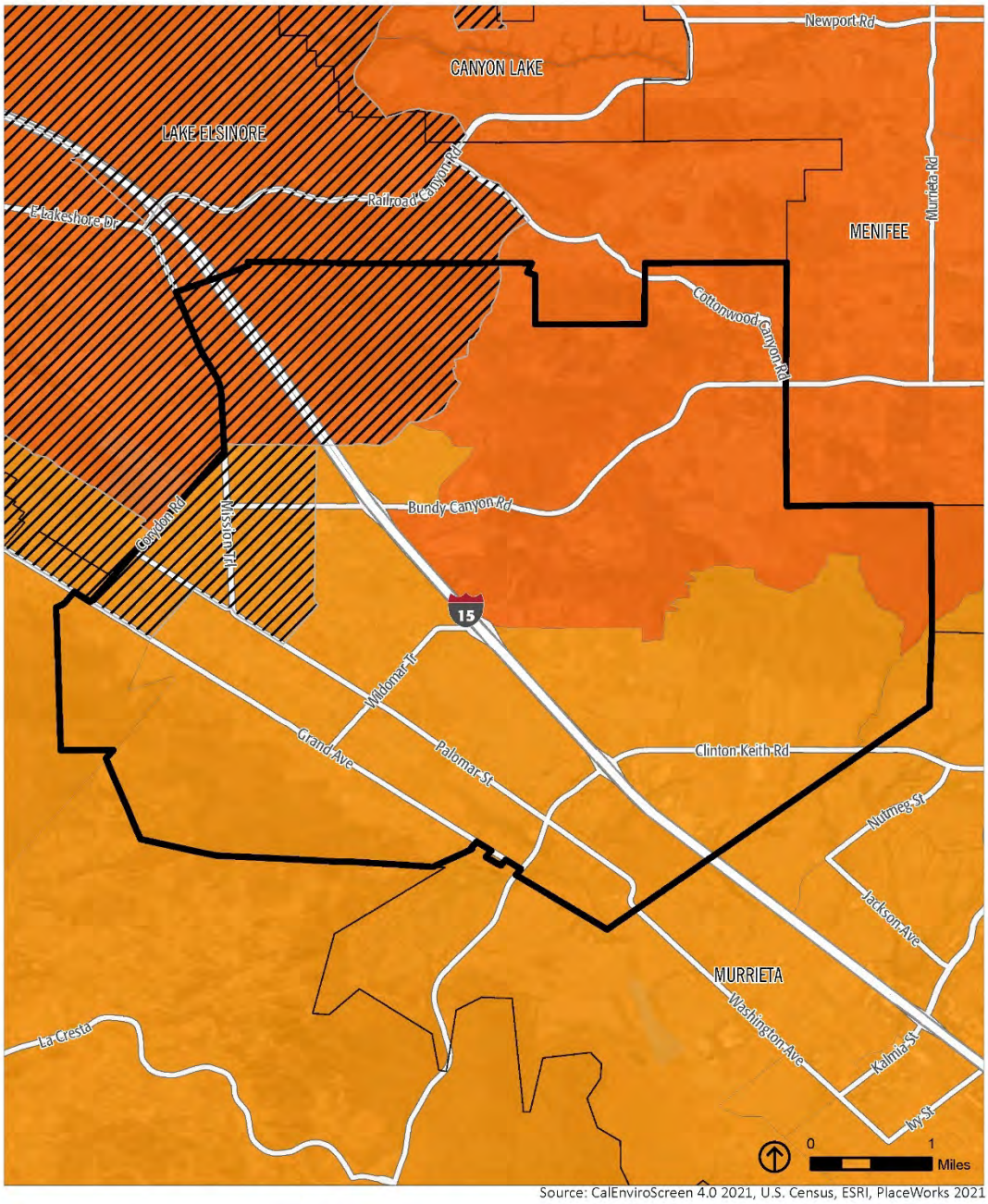


Figure 11-0

SAFETY ELEMENT
CITY OF WILDOMAR

PM 2.5 PERCENTILE

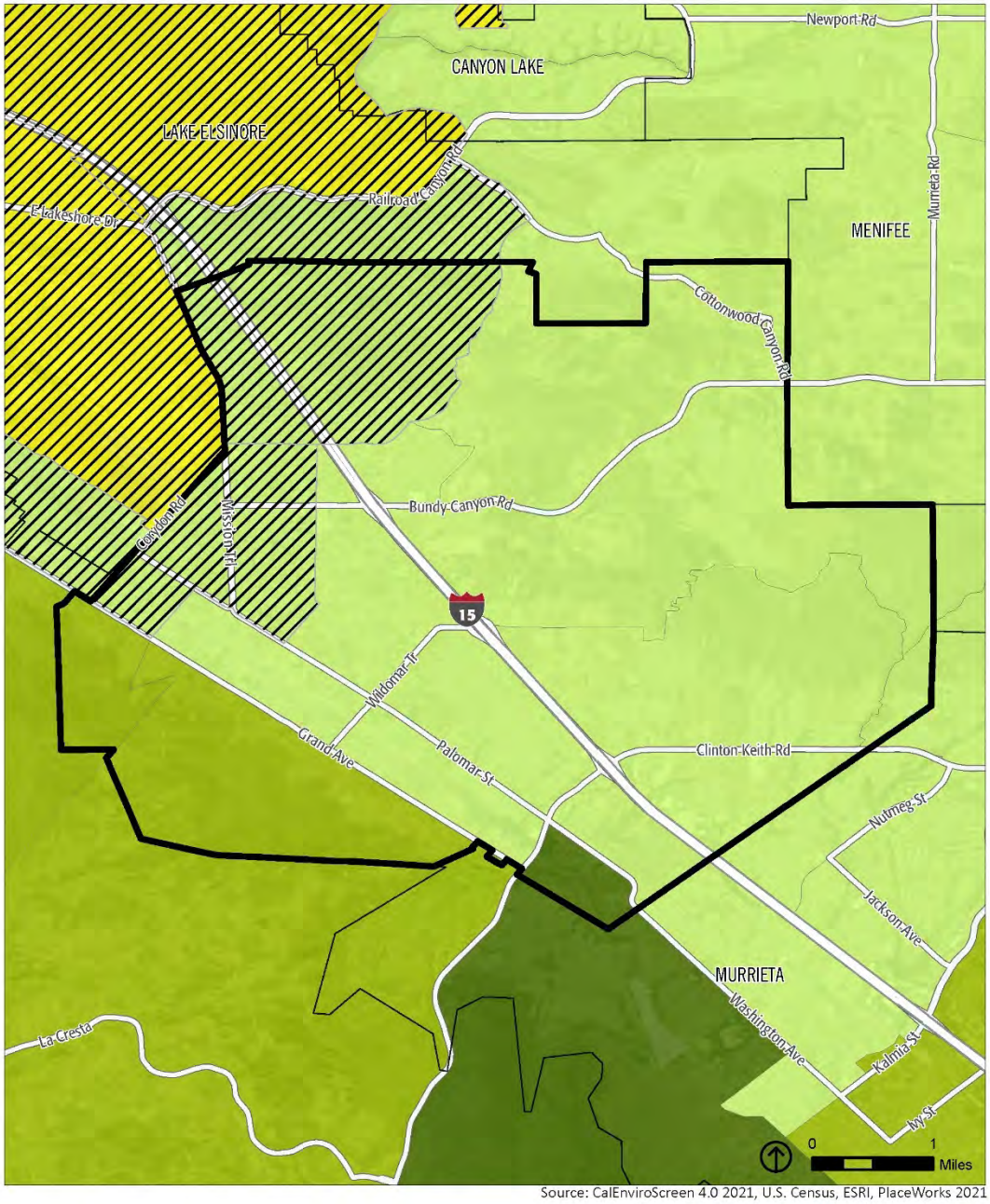


Figure 12-0

GOAL S-5: Equitable and healthy air quality so that no community bears the disproportionate burden of environmental hazards and health risks.

POLICY S-69 **Require a cumulative health risk assessment, including consideration of truck traffic impacts, when a project potentially affects sensitive receptors in vulnerable communities, and require appropriate mitigation based on the findings of the assessment.**

POLICY S-70 **Require new development to locate sensitive receptors, such as homes, schools, playgrounds, sports fields, childcare centers, senior centers, and long-term health care facilities as far away as possible from significant pollution sources.**

POLICY S-71 **When evaluating air quality impacts of projects in vulnerable communities, use thresholds of significance that match or are more stringent than the air quality thresholds of significance identified in the current South Coast Air Quality Management District (SCAQMD) Air Quality Guidelines.**

POLICY S-72 **Preserve, restore, and enhance natural landscapes in and near vulnerable communities for their role in improving air quality and community health.**

POLICY S-73 **Prioritize new street tree plantings and increase the tree canopy in vulnerable communities, in particular areas with high elevated concentration levels of diesel particulate, ozone, and $PM_{2.5}$.**

HAZARDOUS WASTE AND MATERIALS

Hazardous materials are materials that pose a significant risk to public safety or human or environmental health. These include toxic chemicals, flammable or corrosive materials, petroleum products, and unstable or dangerously reactive materials. They can be released through human error, malfunctioning or broken equipment, or as an indirect consequence of other emergencies (e.g., if a flood damages a hazardous material storage tank). Hazardous materials can also be released accidentally during transportation, as a consequence of vehicle accidents.

A release or spill of bulk hazardous materials could result in fire, explosion, toxic cloud, or direct contamination of water, people, and property. The effects may involve a local site or many square miles. Health problems may be immediate, such as corrosive effects on skin and lungs, or gradual, such as the development of cancer from a carcinogen. Damage to property could range from immediate destruction by explosion to permanent contamination by a persistent hazardous material.

Most hazardous materials in the region are being transported on truck routes along major roadways, such as I-15. Southern California Edison is currently in the process of decommissioning the San Onofre Nuclear Generating Station. The site is in Pendleton, California, approximately 22 miles southwest of Wildomar. Decommissioning is a well-defined Nuclear Regulatory Commission process that involves safely transferring the used nuclear fuel into storage, followed by the eventual removal and disposal of radioactive components and materials from the site. Decommissioning removes radiological material from the site and eliminates potential industrial hazards. Radiological material, including low-level radioactive waste from the site, and other hazardous materials could potentially be transported via I-15 through Wildomar to be disposed of in other locations. The most vulnerable areas along this route are considered the on-/off-ramps and interchanges. Since 1970, there have been no reported roadway hazardous materials incidents.

Several state agencies monitor hazardous materials/waste facilities. Potential and known contamination sites are monitored and documented by the Regional Water Quality Control Board (RWQCB) and the Department of Toxic Substances and Controls (DTSC). A review of the leaking underground storage tank list produced by the RWQCB and the DTSC EnviroStor database indicates two leaking underground storage tanks in the city at 33986 Orange Street and 36485 Inland Valley Drive and three school investigation cleanup sites at La Estrella Road/George Porras Road, 35450 Frederick Street, and Bundy Canyon Road/Orchard Street.

If an imminent public health threat is posed by an outside factor, the City will support local regulating agencies in notifying the public. The transport of hazardous materials/wastes and explosives through the city is regulated by the California Department of Transportation (Caltrans). I-15 is open to vehicles carrying hazardous materials/wastes. City streets are generally not designated as hazardous materials/waste transportation routes, but a permit may be granted on a case-by-case basis. Transporters of hazardous wastes are required to be certified by the United States Department of Transportation (DOT) and manifests are required to track the hazardous waste during transport. The danger of hazardous materials/waste spills during transport does exist and will potentially increase as transportation of these materials increase on I-15. The Riverside County Sheriff's Department, Riverside County Fire Department, CAL FIRE, Riverside County EMD, and Riverside County Division of Environmental Health are responsible for hazardous materials accidents at all locations within the city.

POTENTIAL CHANGES TO HAZARDOUS MATERIALS IN FUTURE YEARS

Likelihood of Future Occurrence

Given that there have been no hazardous materials incidents in transport through the city in the past 50 years, it is unlikely a hazardous materials incident will occur in Wildomar every year. Moreover, according to Caltrans, most incidents are related to releases of fluids from the transporting vehicles themselves and not the cargo, thus the likelihood of a significant hazardous materials release within the city is more limited and difficult to predict.

Climate Change and Hazardous Materials

Climate change is unlikely to affect hazardous materials transportation incidents. However, increases in the frequency and intensity of hazards, such as floods, landslides, and severe storms, may create a greater risk of hazardous materials releases during these events.

GOAL S-6: To avoid the risk of loss of life, injury, and serious illness and minimize damage to property and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

POLICY S-74 **Enforce land use policies and siting criteria related to hazardous materials and waste through ongoing implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan (CHWMP).**

POLICY S-75 **Review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the CHWMP. Such projects shall provide a buffer zone, to be determined by the City, between the installation and property boundaries sufficient to protect public safety.**

POLICY S-76 **Require that applications for discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.**

POLICY S-77 **Ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.**

POLICY S-78 **Regulate the storage of hazardous materials and wastes and require secondary containment and period examination for all such materials.**

POLICY S-79 **Require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material, including providing updated information to emergency responders on the type and quantity of hazardous materials kept on-site.**

POLICY S-80 **Identify sites that are inappropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment. Prohibit the siting of new or expanded hazardous material sites on such sites, including areas identified as vulnerable communities.**

POLICY S-81 **Ensure that the use and disposal of hazardous materials in Wildomar complies with local, state, and federal safety standards.**

POLICY S-82 **Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to install automatic fire and hazardous materials detection, reporting, and shut-off devices, and install an alternative communication system in the event power is out or telephone service is saturated following an earthquake, as required by the Wildomar Fire Code.**

POLICY S-83 **Prohibit any new facilities using, storing, or producing hazardous materials from being located directly adjacent to existing residential or school uses.**

POLICY S-84 **Encourage use of on-site green infrastructure to protect and enhance community water quality with landscape design (e.g., berms, grasslands, plantings) to either contain released hazardous materials or to process and/or absorb pollutants from infiltrating the soil or watershed.**

POLICY S-85 **Advocate for and coordinate with local, regional, and state agencies in efforts to remediate or treat contaminated surface water, groundwater, or soils in or affecting vulnerable communities.**

POLICY S-86 **Coordinate with state and federal agencies to ensure community safety from any radioactive material transported on Interstate 15.**

DISASTER PREPAREDNESS, RESPONSE, AND RECOVERY

Riverside County Emergency Services establishes the responsibilities of the various Riverside County agencies in times of a disaster. Disaster preparedness and response planning includes identifying short-term actions to reduce the scope of an emergency and managing necessary resources in the event of a disaster. After any disaster, particularly an earthquake, short-term disaster recovery requires many operations that are less urgent than fire suppression or medical attention but are equally important.

EMERGENCY PREPAREDNESS

Emergency preparedness activities in Wildomar are conducted through the County of Riverside EMD. EMD, in cooperation with the City, and fire and law enforcement agencies, provides emergency management services. EMD prepares emergency and contingency plans, ranging from evacuation plans to emergency operations plans that help specify the roles and responsibilities of first responders and emergency management personnel for an incident. Moreover, EMD plans and organizes trainings and exercises involving the City of Wildomar as well as other local, state, federal, and regional agencies.

The Riverside County Fire Department and CAL FIRE are prepared to handle most everyday emergencies, such as all types of fire, medical, or hazardous situations. However, during a disaster, the number and scope of incidents may exceed the fire department's and CAL FIRE's ability to provide effective emergency services. For this reason, Wildomar provides the public with access to a community emergency response team (CERT) training program. The CERT Program provides for community and employee self-sufficiency to meet the general public's urgent life-saving and sustenance needs until emergency personnel arrive. The CERT Program educates people about disaster preparedness and trains them in basic response skills, such as fire safety, light search and rescue, and disaster medical operations. CERT members assist their fellow citizens/coworkers in their community or workplace following a disaster. CERT members take an active role in their community by preparing for a disaster, thus reducing their own impact risk.

The City of Wildomar uses Alert RivCo, a phone alert system to alert residents and businesses in Riverside County who are affected, threatened, or might be endangered by an emergency event or a disaster, such as wildfires, floods, hazardous materials, severe weather, and certain law enforcement incidents. Alert RivCo is

part of a group of alert and warning tools used in the county. Other systems include the Emergency Alert Systems (EAS) and the Emergency Digital Information System (EDIS).

The EAS is a national public warning system commonly used by state and local authorities to deliver important emergency information, such as weather and AMBER alerts, to affected communities. EAS participants – radio and television broadcasters, cable systems, satellite radio and television providers, and wireline video providers. FEMA, the Federal Communications System, and National Oceanic and Atmospheric Administration's (NOAA's) National Weather Service (NWS) work collaboratively to maintain the EAS and Wireless Emergency Alerts, which are the two main components of the national public warning system and enable authorities at all levels of government to send urgent emergency information to the public. The EDIS is a wireless data cast-based emergency and disaster information service operated by the State of California Governor's Office of Emergency Services and is an enhancement to the EAS. These systems are available in multiple languages. With advanced warning, evacuation can be effective in reducing injury and loss of life during a catastrophic event. Figure 13-0 shows residential parcels with evacuation constraints. All parcels within an evacuation constraint are located in a least one hazard-prone area and may have only one emergency evacuation route. The lack of multiple emergency access points limits roadway access for these properties, which may create difficulties if there is a need to evacuate, especially in vulnerable communities. Notably, the Farm Specific Plan project area (east of I-15 and south of Bundy Canyon Road) is within a hazard-prone area that lacks multiple emergency access points.

DISASTER PREPAREDNESS

In recent years, the County of Riverside has expanded its emergency preparedness planning. The County of Riverside is required under state law to prepare and maintain a Standardized Emergency Management System (SEMS) Multi-hazard Functional Plan. The California Governor's Office of Emergency Services has extensive guidelines outlining the requirements of the Riverside County SEMS.

PUBLIC SAFETY POWER SHUTOFFS

The City of Wildomar is served by Southern California Edison (SCE). Electricity utilities throughout California, including SCE, have begun to occasionally "de-energize," or turn off the electricity for, power lines that run through areas where there is an elevated fire risk. This is intended to reduce the risk of power lines sparking or being damaged and starting a wildfire. These activities, called public safety power shutoffs (PSPSs), result in a loss of power for customers served by the affected power lines. A PSPS may occur at any time of the year, usually during high wind events, high temperatures, and dry conditions. PSPS events may be limited to specific communities or they may affect broad swaths of the state.

In January 2021, SCE conducted one large-scale event in response to a Santa Ana wind event, shutting off power to approximately 114,000 customers, including those in Riverside County. In December 2020, SCE conducted two large-scale events shutting off power to approximately 95,000 customers, including those in Riverside County. The largest PSPS event during this time occurred on December 4 and ended on December 14, 2020. During this event, 197,729 customers in seven counties (San Bernardino, Riverside, Orange, Kern, Los Angeles, Tuolumne, and Ventura) were identified as under consideration for PSPS. During this event, SCE de-energized circuits not originally in scope when unexpected high wind conditions were observed in the areas of concern. Ultimately, SCE proactively de-energized 73,137 customers in areas of Inyo, Kern, Mono, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties.

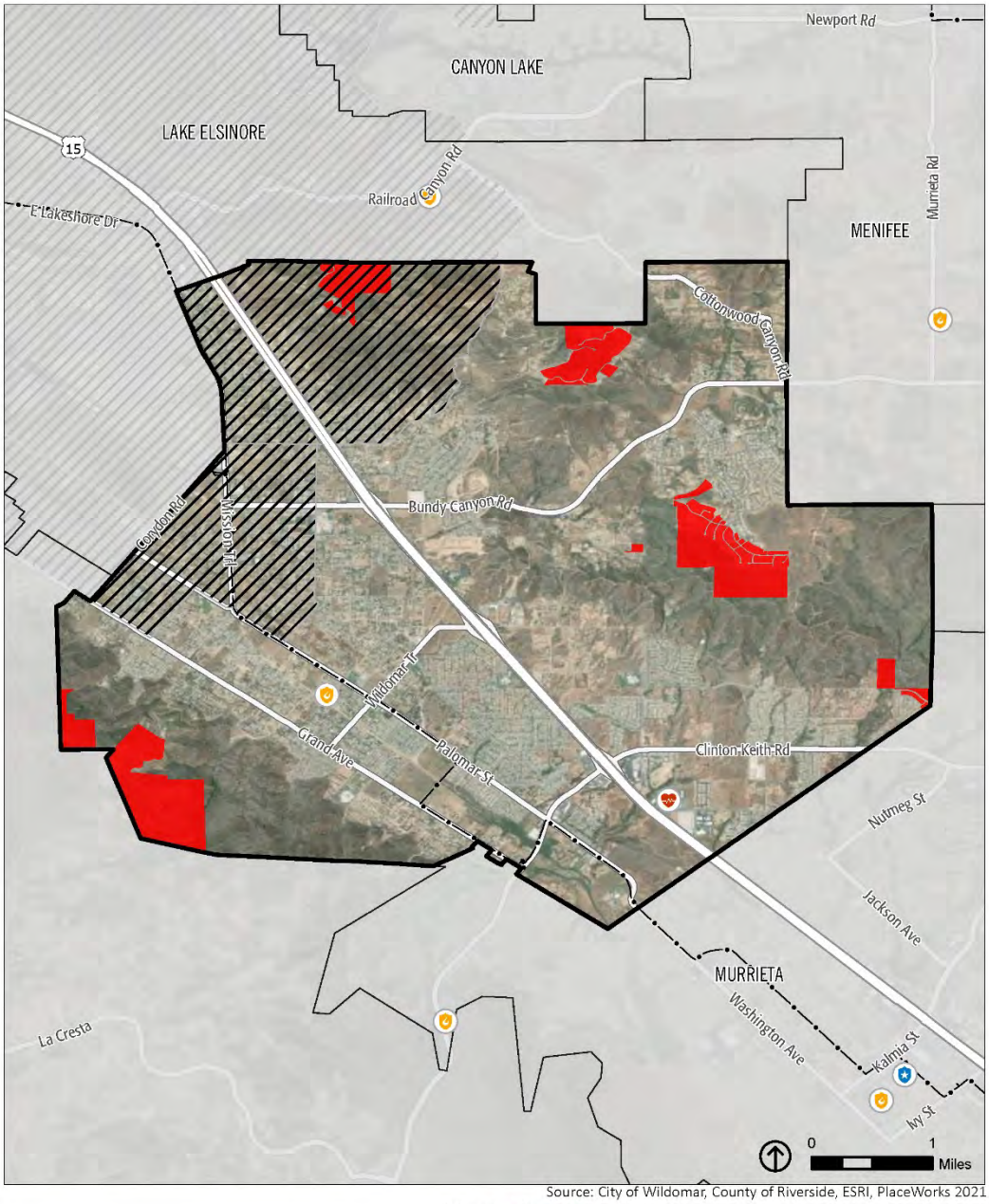
In October 2019, SCE conducted four large-scale events, shutting off power to approximately 160,000 customers, including those in Riverside County. The largest PSPS event during this time occurred on October 27 and ended on October 31**,** 2019. During this event, 498,660 customers in 12 counties (Fresno, Inyo, Kern, Los Angeles, Madera, Mono, Orange, Riverside, San Bernardino, Tulare, Tuolumne, and Ventura) served by 352 distribution circuits and seven transmission lines were identified as under consideration for PSPS. Ultimately, proactive de-energization was required for 126 circuits (including three transmission lines) affecting 126,364 customers, including some in Riverside County, over two weather systems. PSPS events can impact emergency management activities. A loss of power can make it more difficult for homes or businesses to receive emergency notifications if needed. PSPS events can also create vulnerabilities for community members that lack backup power supplies and depend on electricity for heating or cooling homes and buildings, lighting, and internet. PSPS events may also be harmful to people who depend on electrically powered medical devices. Additionally, community members may be faced with economic hardships and be deprived of important services, such as grocery stores, gas stations, and banks/ATMs. Traffic lights and other traffic control systems may not work, which can complicate any evacuation needs and may hinder emergency response (see Figure 13-0 for evacuation constraints). Although critical public health and safety facilities often have backup generators, the loss of power may also disable other key infrastructure systems.

MUTUAL-AID AGREEMENTS

Additional emergency management and response services in Wildomar are provided through a mutual-aid agreement with the Riverside County Fire Department and CAL FIRE. The Riverside County Fire Department and CAL FIRE provide a variety of public safety services, including fire protection, medical aid, rescue, hazardous materials response, and educational safety programs.

SAFETY ELEMENT
CITY OF WILDOMAR

RESIDENTIAL PARCELS WITH EVACUATION CONSTRAINTS



Source: City of Wildomar, County of Riverside, ESRI, PlaceWorks 2021

*All residential parcels with an evacuation constraint are located in at least one hazard prone area

City of Wildomar

City Boundary

Percent of Population whose income is below poverty level (2019)

> 15% of Population

Evacuation Constrained Parcel*

Local Law Enforcement Office

Hospital

Fire Station

Transmission Line

Figure 13-0

GOAL S-7: To ensure the maintenance of an Emergency Management Response Plan to effectively prepare for, respond to, recover from, and mitigate the effects of natural and human-caused disasters.

Disaster Preparedness

POLICY S-87 **Implement and update the City of Wildomar's Local Hazard Mitigation Plan, as directed by the California Governor's Office of Emergency Services and the Federal Emergency Management Agency, and maintain mutual-aid agreements with federal, state, and local agencies, as well as the private sector, to assist in:**

(1) Clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress

(2) Heavy search and rescue

(3) Fire suppression

(4) Hazardous materials response

(5) Temporary shelter

(6) Geologic and engineering needs

(7) Traffic and crowd control

(8) Building inspection

POLICY S-88 **Provide alerts about potential, developing, and ongoing emergency situations through extensive early-warning and notification systems that convey information to all residents, in multiple languages and formats to ensure it is widely accessible.**

POLICY S-89 **Ensure residents that speak languages other than English have access to communication, educational materials, and assistance in evacuation, short-term, and long-term recovery activities.**

POLICY S-90 **Encourage private businesses, consortiums, and neighborhoods to be self-sufficient in an emergency by maintaining a fire control plan, including an on-site firefighting capability and volunteer fire response teams to respond to small fires, evacuation plans, and identifying medical personnel or residents capable and certified in first-aid and CPR.**

POLICY S-91 **Conduct citywide drills for earthquakes and other hazards as appropriate. Use the Federal Emergency Management Agency's HAZUS Program to develop internal scenarios for emergency response and test back-up power generators in public facilities and other critical facilities taking part in the earthquake drill. During emergency drills, encourage communication and cooperation between emergency response staff and designated contacts at hospitals, high-occupancy buildings, and dependent-care facilities.**

POLICY S-92 **Develop a system to respond to short-term increases in hazard on the southern San Andreas Fault, based on probabilities associated with foreshocks.**

POLICY S-93 **As feasible, install solar energy and battery backup systems at critical public and private facilities to ensure continuation of services if the power grid is disrupted.**

POLICY S-94 **Maintain and continue to improve management and emergency dissemination of information using portable computers with geographic information systems (GIS) and disaster-resistant Internet access, to obtain:**

- Hazardous Materials Disclosure Program Business Plans regarding the location and type of hazardous materials;
- Real-time information on seismic, geologic, or flood hazards; and
- The locations of high-occupancy, immobile populations, potentially hazardous building structures, utilities, and other lifelines.

POLICY S-95 **Continue to improve information sharing, coordination, and collaboration among public agencies, disadvantaged and vulnerable communities, and community-based organizations.**

POLICY S-96 **Regularly review and clarify emergency evacuation plans for dam failure, flood inundation, fire, and hazardous materials releases. The City shall also continue to maintain, periodically update, and test the effectiveness of the Emergency Operations Plan and develop plans for short-term and long-term post-disaster recovery.**

POLICY S-97 **Maintain a City Emergency Operations Plan to include the National Incident Management System (N.I.M.S.).**

POLICY S-98 **Coordinate with local and State Emergency Management agencies using the Standardized Emergency Management System (S.E.M.S.) and N.I.M.S. to facilitate multi-agency emergency response.**

POLICY S-99 **Monitor the effectiveness of public safety, preparedness, and hazard mitigation policies under changing climate conditions to continue to protect the community as local and regional conditions change.**

POLICY S-100 **Regularly update all appropriate planning documents, including the Safety Element, the Local Hazard Mitigation Plan, emergency operations plans, and other public safety plans, and ensure these updates integrate adaptation considerations for climate-related hazards.**

POLICY S-101 **Develop a blueprint for managing evacuation plans, including allocation of buses, designation and protection of disaster routes to maximize capacity and redundancy, and creation of traffic-control contingencies. Ensure that evacuation transportation services are available for those with limited mobility or lacking access to a personal vehicle.**

POLICY S-102 **Coordinate with utility companies to minimize service interruptions, such as Public Safety Power Shutoffs, before, during, and after hazardous conditions, including options to harden and underground utility lines.**

POLICY S-103 **Adopt inundation alert and readiness levels corresponding with official forecasts by the State Office of Emergency Services, regarding earthquake prediction and potential for dam failure.**

Critical Facilities and Lifelines

POLICY S-104 **Strengthen the project permit and review process to ensure that proper actions are taken to reduce hazard impacts and encourage structural and nonstructural design and construction. Damage must be minimized for critical facilities, and susceptibility to structural collapse must be minimized, if not eliminated.**

(1) Ensure that special development standards, designs, and construction practices reduce risk to tolerable levels for projects involving critical facilities, large-scale residential development, and major commercial or industrial development through conditional use permits and the subdivision review process. If appropriate, impact fees should be assessed to finance required actions.

(2) Require mitigation measures to reduce potential damage caused by ground failure for sites determined to have potential for liquefaction. Such measures shall apply to critical facilities, utilities, and large commercial and industrial projects as a condition of project approval.

(3) Require that planned lifeline utilities, as a condition of project approval, be designed, located, structurally upgraded, fit with safety shutoff valves, designed for easy maintenance, and have redundant backup lines where unstable slopes, earth cracks, active faults, or areas of liquefaction cannot be avoided.

(4) Review proposed uses of fault setback areas closely to ensure that county infrastructure (roads, utilities, drains) are not unduly placed at risk by the developer. Insurance, bonding, or compensation plans should be used to compensate the County of Riverside for the potential costs of repair.

POLICY S-105 **Promote strengthening of planned and existing utilities and lifelines, the retrofit and rehabilitation of existing weak structures, and the relocation of certain critical facilities.**

POLICY S-106 **Identify critical facilities in hazard-prone areas and work to relocate or harden these facilities to reduce risk of damage and loss of service.**

POLICY S-107 **Coordinate with the Public Utilities Commission (PUC) and/or use the Capital Improvement Program, to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits that:**

- Extend through areas of high liquefaction potential.
- Cross active faults.
- Traverse earth cracks or landslides.

POLICY S-108 **Require additional design considerations for lifelines within subsidence areas.**

POLICY S-109 **Communicate climate risks to energy utilities and request they ensure that new and upgraded infrastructure is climate resilient.**

POLICY S-110 **During the development review process, when developing alternatives and adaptation projects for consideration, the city shall require applicants to identify natural infrastructure that may be used through the conservation, preservation, or sustainable management of open space to reduce climate change hazards, where feasible.**

POLICY S-111 **Establish a network of equitably located resilience hubs throughout Wildomar and ensure that resilience hubs are situated outside of areas at risk from hazard impacts to the extent possible, offer refuge from extreme heat and extreme weather events, as well as poor air quality and disasters, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations and be available to all community members, including vulnerable communities, as needed. Resilience hubs consist of well-used, existing community-serving facilities that are upgraded to provide local communities with shelter, water, and electricity during these events or disasters.**

POLICY S-112 **Ensure that all public services, municipal operations, and critical facilities can continue operating during and after a hazard or emergency event to meet community needs to the greatest extent possible.**

POLICY S-113 **Prohibit development of critical facilities that are proposed in dam failure inundation areas unless no feasible alternative exists and apply hazardous materials safety guidelines within such zones.**

POLICY S-114 **The City will require development applications in and adjacent to the Farm Specific Plan project area to evaluate the feasibility of the extension of Sunset Avenue to connect with La Estrella Street and provide additional ingress and egress for emergency response vehicles and residents.**

Public Information and Outreach

POLICY S-115 **Conduct public outreach and education efforts to inform people in Wildomar of the hazard risks, vulnerabilities, and threats in the community, especially in vulnerable communities, and what steps community members should take to reduce their risks and provide all materials and information in both English and Spanish by default, as well as any other languages, as requested.**

POLICY S-116 **Forge productive working relationships and foster good communication with researchers, other government agencies, and providers of mitigation services.**

POLICY S-117 **The City shall coordinate and share data, experience, and strategies with other emergency management agencies in state or regional efforts on disaster preparedness coordination and disaster response procedures.**

POLICY S-118 **Maximize use of technology and the Internet to effectively distribute emergency communications and alerts to members of the public to improve resiliency.**

POLICY S-119 **Ensure that communication systems used by emergency responders and key City staff have sufficient redundancy and resiliency to meet City needs during and after a hazard event.**

ADDITIONAL CLIMATE-RELATED HAZARDS

DROUGHT

A drought is a long period when precipitation levels are well below normal. Wildomar chronically experiences drought cycles. Since the 1950s, Riverside County has received an average of 8 inches of rainfall per year, although that number can vary greatly between years.

Drought makes less water available for people, businesses, agricultural activities, and natural systems. Less snow falling in mountainous areas causes water levels in lakes and reservoirs to drop, which can affect recreation activities. Local ecosystems that are not well adapted to drought conditions can be more easily harmed by it. During drought events, the flow of water in creeks and streams is reduced, creating more slow-moving or standing water. This can concentrate sediment and toxins in the low water levels, causing harm to plants and animals. Many fish species also prefer specific stream flow speeds, especially for spawning and egg incubation, and changes to stream velocity as a result of drought conditions can affect reproduction. Droughts can also indirectly lead to more wildfires, and the stress caused by water shortages can weaken plants, making them more susceptible to pests and diseases.

The U.S. Drought Monitor recognizes a five-point scale for drought events: D0 (abnormally dry), D1 (moderate drought), D2 (severe drought), D3 (extreme drought), and D4 (exceptional drought). According to the U.S. Drought Monitor, the most intensive drought conditions in recent years occurred during most of 2007, when all of Riverside County was classified as being in "extreme" drought. As of spring 2021, western Riverside County, including Wildomar, was classified as being in "moderate" drought. For 74 percent of the time since 2000, at least half of Riverside County has been under some level of drought conditions and 48 percent of the time since 2000, all of Riverside County has faced drought conditions. These figures do not include times when sources of Riverside County's imported water may have also been under drought events.

Potential Changes to Drought in Future Years

Likelihood of Future Occurrence

Drought is different than many of the other natural hazards in that it is not a distinct event and usually has a slow onset. Drought can severely impact a region both physically and economically. Drought affects different sectors in different ways and with varying intensities. Adequate water is the most critical issue for commercial and domestic use. As the population in the city continues to grow, so will the demand for water.

Based on historical information, the occurrence of drought in California, including Riverside County, is cyclical, driven by weather patterns. Drought has occurred in the past and will occur in the future. Periods of actual drought with adverse impacts can vary in duration, and the period between droughts is often extended. Although an area may be under an extended dry period, determining when it becomes a drought is based on impacts to individual water users. The impacts of Wildomar to drought include reduction in water supply and an increase in dry fuels.

Most of the imported water used comes from the State Water Project via the Sierra Nevada range and the Colorado River Aqueduct. Reduced winter precipitation levels and warmer temperatures have greatly decreased the size of the Sierra Nevada snowpack (the volume of accumulated snow), which in turn makes less fresh water available for communities throughout California. Continued decline in the Sierra Nevada snowpack volume is expected, which may lead to lower volumes of available imported water.

Climate Change and Drought

Although droughts are a regular feature of California's climate, scientists expect that climate change will lead to more frequent and more intense droughts statewide. Overall, precipitation levels are expected to stay similar, and may even increase in some places. However, the state's current data say that there will be more years with extreme levels of precipitation, both high and low, as a result of climate change. This is expected to cause more frequent and intense droughts compared to historical norms. Higher air temperatures are expected to increase evaporation, causing more water loss from lakes and reservoirs, exacerbating drought conditions.

EXTREME HEAT

While there is no universal definition of extreme heat, California guidance documents define extreme heat as temperatures that are hotter than 98 percent of the historical high temperatures for the area, as measured between April and October of 1961 to 1990. Days that reach this level are called extreme heat days. In Wildomar, the extreme heat threshold is 105°F. An event with five extreme heat days in a row is called a heat wave.

Health impacts are the primary concern with this hazard, though economic impacts are also an issue. The Centers for Disease Control and Prevention (CDC) recognizes extreme heat as a substantial public health concern. Historically, NOAA data indicates that about 175 Americans succumb to the demands of summer heat, although this number has increased in recent years. From 2004 to 2018, studies by the U.S. Department of Health and Human Services indicate that there is an average of 702 deaths annually that are directly or indirectly linked to extreme heat.

Extreme heat events are dangerous because people exposed to extreme heat can suffer a number of heat-related illnesses, including heat cramps, heat exhaustion, and (most severely) heat stroke. Elderly persons, small children, chronic invalids, those on certain medications or drugs, and persons with weight and alcohol problems are particularly susceptible to heat reactions. The elderly and individuals below the poverty level are the most vulnerable to extreme heat. Nursing homes and elder-care facilities are especially vulnerable to extreme heat events if power outages occur, and air conditioning is not available. In addition, individuals below the poverty level may be at increased risk to extreme heat if use of air conditioning is not affordable. Areas with lower extreme heat thresholds are not necessarily at lower risk, as persons and community assets used to cooler temperatures may be less prepared for extreme heat events.

Very high temperatures can harm plants and animals that are not well adapted to them, including natural ecosystems. Extreme heat can increase the temperature of water in lakes, streams, creeks, and other water bodies, especially during drought events when water levels are lower. In some cases, water temperatures may exceed comfortable levels for a number of plants and animals, causing ecological harm. Outdoor workers in construction or landscaping are also much more exposed to the elements than most people, so they are more susceptible to extreme heat conditions and the potential illnesses associated with very high temperatures.

Indirectly, extreme heat puts more stress on power lines, causing them to run less efficiently. The heat also causes more demand for electricity (usually to run air conditioning units), and in combination with the stress on the power lines, may lead to brownouts and blackouts.

Potential Changes to Extreme Heat in Future Years

Likelihood of Future Occurrence

Extreme heat tends to occur on an annual basis and is likely to continue occurring annually. As Wildomar is located in western Riverside County and at relatively low elevation, extremely high temperatures will continue to be a more common occurrence than cold temperatures.

Climate Change and Extreme Heat

The warmer temperatures brought on by climate change are likely to cause an increase in extreme heat events. Depending on the location and emissions levels, the state Cal-Adapt database indicates the number of extreme heat days is expected to rise from a historical annual average of 4 to between 25 and 37 by the middle of the century (2041 to 2060), and to between 34 and 58 by the end of the century (2070 to 2099).

Overall, Wildomar is expected to see an increase in the average daily high temperatures. Although the temperature increases may appear modest, the projected high temperatures are substantially greater than historical norms. These increases also make it more likely that an above-average high temperature will cross the extreme heat threshold. As temperatures increase, Wildomar will face increased risk of death from dehydration, heat stroke, heat exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

SEVERE WEATHER

Severe weather is generally any destructive weather event, but usually occurs in Wildomar as localized storms that bring heavy rain, hail, lightning, and strong winds. Severe weather is usually caused by intense storm systems, although types of strong winds can occur without a storm. The types of dangers posed by severe weather vary widely and may include injuries or deaths, damage to buildings and structures, fallen trees, roads and railways blocked by debris, and fires sparked by lightning. Severe weather often produces high winds and lightning that can damage structures and cause power outages. Lightning from these storms can ignite wildfires and structure fires that can cause damage to buildings and endanger people. Objects can also be struck directly, which may result in an explosion, burn, or total destruction. Lightning happens occasionally and there have been six injuries and one death reported from lightning events since 1950. Hail events are rare and there have been no reported injuries from hail in Wildomar. In Riverside County, most severe weather is linked to high winds. High winds, often accompanying severe storms, can cause significant property and crop damage, threaten public safety, and have adverse economic impacts from business closures and power loss.

Santa Ana winds have caused large amounts of damage and increased the fire damage level dramatically. Santa Ana winds are generally defined as warm, dry winds that blow from the east or northeast (offshore). These winds occur below the passes and canyons of the coastal ranges of Southern California. Santa Ana winds often blow with exceptional speed in the Santa Ana Canyon. The complex topography of Southern California, combined with various atmospheric conditions, creates numerous scenarios that may cause widespread or isolated Santa Ana events. Commonly, Santa Ana winds develop when a region of high pressure builds over the Great Basin (the high plateau east of the Sierra Nevada and west of the Rocky Mountains, including most of Nevada and Utah). Santa Ana winds commonly occur between October and April with December having the highest frequency of events. Summer events are rare. Wind speeds are typically north to east at 40 miles per hour (mph) through and below passes and canyons with gusts to 58 mph. Stronger Santa Ana winds can have gusts greater than 69 mph over widespread areas and, in rare instances, gusts greater than 115 mph in specific areas. Frequently, the strongest winds in the basin occur during the night and morning hours due to the absence of a sea breeze.

All wind events, including Santa Ana winds, pose several different types of threats. By themselves, the winds pose a threat to the health of people and structures in the county. Dust and plant pollen blown by the wind can create breathing problems. The winds can blow roofs off buildings and cause tree limbs to fall on structures. High winds also increase the threat of wildfires. Winds may dry out brush and forest areas, increasing the fuel load in fire-prone areas. Winds may spark wildfires by knocking down power lines or causing them to arc. If fires do start, high winds can push flames quickly into new areas, contributing to rapid spread of wildfires and making them harder to control.

Potential Changes to Severe Weather in Future Years

Likelihood of Future Occurrence

According to historical hazard data, severe weather is an annual occurrence in western Riverside County. Damage and disaster declarations related to severe weather have occurred and will continue to occur in the future. Heavy rain and thunderstorms are the most frequent type of severe weather occurrences in the county. Wind and lightning often accompany these storms and have caused damage in the past. However, actual damage associated with the primary effects of severe weather have been limited. It is the secondary hazards caused by severe weather, such as floods and fire, that have had the greatest impact on the county. In general, any severe storm that affects Riverside County has local effects in Wildomar as well. Thunderstorms, high winds, and lightning can each have localized impacts on infrastructure, properties, and public safety. Transportation, including freight shipping, faces increased congestion when severe storms occur.

Climate Change and Severe Weather

Climate change is expected to cause an increase in intense rainfall, which is usually associated with strong storm systems. This means that Wildomar could see more intense storms in the coming years and decades. Such an increase may not affect all forms of severe weather and may not always be apparent.

While average annual rainfall may increase only slightly, climate change is expected to cause an increase in the number of years with intense levels of precipitation. Heavy rainfall can increase the frequency and severity of other hazards, including flooding and landslides. Climate change is also expected to increase the total number of intense storms that affect Wildomar, possibly causing an increase in the frequency of severe weather events and any associated hazards. Some already-rare forms of severe weather, such as tornados, are not expected to increase in a noticeable way.

GOAL S-8: To ensure a resilient community able to adapt to climate-related hazards.

POLICY S-120 **Collaborate with local governments and special districts in western Riverside County as well as with Inland Southern California Climate Collaborative to develop and implement regional climate change adaptation and resilience initiatives.**

POLICY S-121 **Support implementation of the Resilient IE project to foster increased community resilience to climate-related hazards in Wildomar and across the wider region.**

POLICY S-122 **Use the reported data and findings of applicable local, regional, or state documents or plans pertaining to climate-related hazards that could impact the City of Wildomar, including the California Climate Change Assessment, the California Adaptation Planning Guide, and the Safeguarding California Plan.**

POLICY S-123 **Prepare for a reduced, long-term water supply resulting from more frequent and severe drought events, including working with regional water providers to implement extensive water conservation measures and ensure sustainable water supplies.**

POLICY S-124 **Renovate existing City-owned assets and design future facilities to incorporate renewable energy generation systems, battery storage systems, and energy-efficient design and features, as feasible.**

POLICY S-125 **Coordinate with water agencies and irrigation districts to explore ways to improve and increase storage capacity and generation efficiency.**

POLICY S-126 **Work with healthcare providers to support free or reduced-cost vaccinations for vector-borne diseases that are widely available for Wildomar residents.**

POLICY S-127 **Coordinate with local governments and Riverside Transit Agency to increase shading and heat-mitigating materials on pedestrian walkways and transit stops.**

POLICY S-128 **Ensure that unhoused persons or groups in the City of Wildomar have access to temporary and/or emergency housing, food, and other essential living materials to keep them safe during anticipated hazard events.**

POLICY S-129 **Encourage new developments and existing property owners to incorporate sustainable, energy-efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience. Support financing efforts to increase community access to these features.**

POLICY S-130 **Ensure that lower-income households have access to low-cost programs (e.g., subsidies for National Flood Insurance Program participation, air-conditioning, low-cost healthcare) to protect their homes and wellbeing from climate-related hazards.**

POLICY S-131 **Promote and expand the use of drought-tolerant green infrastructure, including street trees and landscaped areas, as part of cooling strategies in public and private spaces.**

POLICY S-132 **Use natural resources and infrastructure to absorb the impacts of climate-related hazards and associated natural hazards, as feasible.**

POLICY S-133 **Ensure that workers in outdoor industries have the training and resources to be adequately protected from environmental hazards, including extreme heat, poor air quality, and diseases.**

POLICY S-134 **Encourage the use of high-reflectivity pavement in new or significantly retrofitted large-scale paving projects, such as parking lots.**

Implementation Measures Table S-3 identifies implementation measures and the policies that they support, as well implementation guidance, including responsible departments, time frames, and funding sources.

TABLE S-3: IMPLEMENTATION MEASURES

Implementation Measure		Applicable Policy	Responsible Department	Time Frame	Funding Source
S-1	The City shall conduct an evaluation of City-owned buildings and facilities in areas prone to flood, landslide/debris flows, and wildfire to maximize defensible space and outdoor fireproofing, improve drainage systems, stabilize nearby slopes, and take actions to harden the property as needed. The evaluation shall be reviewed biannually and updated as needed.	S-1	Planning Department	Ongoing	General Fund / Capital Improvement Program / Bonds
S-2	Continue to implement the City's most currently adopted Building Codes to ensure that development is constructed in a structurally and seismically safe manner. To the extent feasible, conduct periodic seismic safety inspections to ensure compliance with adopted codes.	S-12	Building and Safety Department	Ongoing	General Fund / Fines
S-3	The City shall require and review preliminary soils reports submitted by applicants for every major subdivision and for each individual lot or project site where critically expansive soils have been identified or are expected to exist.	S-16	Building and Safety Department / Planning Department	Ongoing	General Fund / Development Fees

Implementation Measure		Applicable Policy	Responsible Department	Time Frame	Funding Source
S-4	The City shall update the Zoning Ordinance as necessary to comply with state requirements for flood control.	S-19 S-27 S-28 S-30 S-39	Planning Department	Ongoing	General Fund
S-5	Consult with the Riverside County Flood Control and Water Conservation District as well as upstream and downstream jurisdictions regarding regional approaches for the planning, construction, operation, and maintenance of drainage and flood-control facilities. Include these entities in the referral of project applications as appropriate.	S-25 S-26 S-29 S-35 S-42	Planning Department / Public Works Department / Engineering Department	Ongoing	General Fund
S-6	The City shall annually provide flood protection safety information via social media and posting on the City website to educate citizens about safety during flood conditions, including the dangers of driving on flooded roads.	S-36	Planning Department	Ongoing	General Fund / Grant Programs
S-7	The City shall conduct regular cleaning and maintenance of storm drains along key roadways, especially in advance of the rainy season. The City shall address potential ponding and the need for storm drain improvements on major roadways.	S-36	Public Works Department	Ongoing	General Fund

Implementation Measure		Applicable Policy	Responsible Department	Time Frame	Funding Source
S-8	Continue to implement the City's most currently adopted Fire Codes to ensure that development is constructed in a structurally safe manner. To the extent feasible, conduct periodic fire safety inspections to ensure compliance with adopted codes.	S-44 S-50	Fire Department	Ongoing	General Fund / Fines
S-9	Coordinate with Southern California Edison (SCE) to ensure areas below and adjacent to power lines are kept clear of plant matter and other accumulated debris.	S-45	Fire Department / Planning Department / Public Works Department	Ongoing	General Fund
S-10	Require continued operation of programs for fuel breaks, brush management, controlled burning, revegetation, and fire roads.	S-45	Fire Department / Planning Department	Ongoing	General Fund
S-11	When reviewing long-term comprehensive fuel reduction and management programs for discretionary projects, the City shall require these plans to include a risk analysis; fire response capabilities discussion; fire safety requirements, including defensible space, infrastructure, and building ignition resistance; mitigation measures and design considerations for non-conforming fuel modification; wildfire education; and maintenance and limitations. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas and incorporated into the covenants, conditions, and restrictions (CC&Rs) as appropriate.	S-46	Planning Department	Ongoing	General Fund Development Fees

Implementation Measure		Applicable Policy	Responsible Department	Time Frame	Funding Source
S-12	Develop a Defensible Space Ordinance or Landscape Ordinance that provides specific guidelines and requirements for the design and maintenance of public and private landscapes in Very High Fire Severity Zones, as defined by CAL FIRE.	S-49	Planning Department / Public Works Department/ CAL FIRE	Ongoing	General Fund
S-13	Encourage and identify opportunities to incentivize owners of existing properties and new development projects, to adopt the defensible space landscaping zones as defined by CAL FIRE. When needed, clear excess dried vegetation across the city in areas identified by the Riverside County Fire Department.	S-49	Fire Department / CAL FIRE / Planning Department / Public Works Department	Ongoing	General Fund / Developer Cost / Bureau of Reclamation Drought Resiliency Grants
S-14	Maintain automatic aid agreements with other fire protection/suppression agencies in Riverside County.	S-55 S-57	Fire Department	Ongoing	General Fund
S-15	The City shall work with CAL FIRE to develop a plan that includes an assessment and projection of future emergency service needs and emergency training opportunities.	S-55	Planning Department / CAL FIRE	Ongoing	General Fund
S-16	The City shall work with the Elsinore Valley Municipal Water District to maintain adequate water supply and identify areas lacking adequate water service for firefighting, including capacity for peak load under a reasonable worst-case wildland fire scenario, to be determined by CAL FIRE. The City shall identify areas lacking adequate water service, where future development may occur.	S-56	Planning Department / Fire Department / CAL FIRE	Ongoing	General Fund

Implementation Measure		Applicable Policy	Responsible Department	Time Frame	Funding Source
S-17	The City shall periodically evaluate fire protection services in the city to determine if fire protection resources are being effectively and efficiently used.	S-64	Planning Department / CAL FIRE	Ongoing	General Fund
S-18	The City shall work with CAL FIRE and the Riverside County Fire Department to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources.	S-64	Planning Department / CAL FIRE	Ongoing	General Fund
S-19	Assist the South Coast Air Quality Management District in establishing and implementing Community Air Monitoring Plans for vulnerable communities.	S-68 S-71	Planning Department	Ongoing	General Fund
S-20	Coordinate with State and regional regulatory entities and community members to fund citizen-led data collection, monitor pollution exposure, and identify and implement solutions in disadvantaged communities.	S-70 S-73	Planning Department	Ongoing	General Fund
S-21	Prepare an urban forest master plan for the city that includes quantified goals and tracking methods, prioritizing vulnerable communities.	S-72 S-73	Planning Department	By 2025	General Fund / Grant Funding
S-22	Develop and adopt a set of landscaping-as-remediation/mitigation guidelines for sites engaging with hazardous materials as well as contaminated sites in the city.	S-75	Planning Department	By 2025	General Fund

Implementation Measure		Applicable Policy	Responsible Department	Time Frame	Funding Source
S-23	Require existing and new commercial and industrial uses involving the use, handling, transport, or disposal of hazardous materials in the city to disclose their activities in accordance with Riverside County guidelines and the requirements of California law.	S-77 S-81	Planning Department / Fire Department / Engineering Department / Public Works Department	Entitlement process and through routine inspections	General Fund
S-24	Designate the Riverside County Fire Department as the keeper of a database of all properties in Wildomar engaging with hazardous materials and include such information as their address, their owner's contact information, and a list of all the hazardous materials on site.	S-80	Fire Department	Ongoing	General Fund
S-25	Require that construction activities cease if ground or water contamination is discovered during construction until the contamination is reported and the extent of the contamination, as well as necessary actions for remediation, have been identified to the satisfaction of the appropriate agency. Require that remediation activities be completed to the satisfaction of the appropriate responsible agency (i.e., Riverside County Department of Environmental Health, San Diego Regional Water Quality Control Board, Department of Toxic Substances Control, or the City of Wildomar, depending upon the type of contamination).	S-81	Fire Department	Entitlement process and through routine inspections	General Fund

Implementation Measure		Applicable Policy	Responsible Department	Time Frame	Funding Source
S-26	Provide informational and educational materials on the City's website for residents and vulnerable communities living near areas with hazardous materials or contaminated sites discussing the potential hazard risks associated with a hazardous materials release.	S-85	Planning Department	Ongoing	General Fund / Fines
S-27	The City shall develop and maintain agreements with other local, state, and federal agencies to ensure coordinated disaster response.	S-87 S-95 S-99 S-117	Fire Department / Police Department / Planning Department	Ongoing	General Fund
S-28	The City shall continue to work with the County to update the Local Hazard Mitigation Plan upon its expiration to ensure that Wildomar maintains eligibility for pre-disaster mitigation funding.	S-87	Planning Department	Ongoing	General Fund
S-29	The City shall support hiring multi-lingual staff and offer language training to existing staff to improve communication and assistance with non-English-speaking residents	S-89	Planning Department	Ongoing	General Fund
S-30	The City shall adopt and implement current emergency management principles and practices in all aspects of its emergency operations plan.	S-96	Planning Department	Ongoing	General Fund

Implementation Measure		Applicable Policy	Responsible Department	Time Frame	Funding Source
S-31	The City shall work with local schools and community centers to create resilience hubs that can serve as gathering places during emergencies and interruptions in services, and contain access to water, electricity, and other necessary services.	S-111	Planning Department / Public Works Department	Ongoing	General Fund
S-32	The City shall work with local medical providers and the Inland Valley Medical Center to ensure that medical facilities are prepared to meet any increased demand from hazardous events.	S-112	Planning Department / Public Works Department	By 2022	General Fund
S-33	Join the Inland Southern California Climate Collaborative to effectively address and build resilience to climate-related hazards that pose a threat to the community.	S-120 S-121	Planning Department	By 2023	General Fund
S-34	The City shall integrate the results and adaptive policies of the Climate Vulnerability Assessment into other City planning documents where feasible, including this General Plan Safety Element, the Local Hazard Mitigation Plan, Zoning Ordinance, building code, and other applicable codes.	S-122	Planning Department	By 2022	General Fund
S-35	The City shall annually review the climate adaptation and resiliency strategies and shall update them as needed to ensure compliance with state laws and community needs.	S-123 S-124 S-128	Planning Department	Annually	General Fund

Implementation Measure		Applicable Policy	Responsible Department	Time Frame	Funding Source
S-36	The City shall update the Vulnerability Assessment every three to five years to incorporate new technology, programs, and policies to improve adaptation to climate-related hazards.	S-123 S-124 S-128	Planning Department	Ongoing	General Fund
S-37	Where feasible, the City shall encourage the use of existing natural features and ecosystem processes, or the restoration of, when considering alternatives and adaptation projects through the conservation, preservation, or sustainable management of open space. This includes, but is not limited to, the conservation, preservation, or sustainable management of any form of aquatic or terrestrial vegetated open space, such as parks, rain gardens, and urban tree canopies. It also includes systems and practices that use or mimic natural processes, such as permeable pavements, bioswales, and other engineered systems, such as levees that are combined with restored natural systems, to provide clean water, conserve ecosystem values and functions, and provide a wide array of benefits to people and wildlife.	S-129 S-131 S-132	Planning Department	Ongoing	General Fund / Development Fees

APPENDIX A: VULNERABILITY ASSESSMENT RESULTS

The table below shows the results of the Vulnerability Assessment prepared for Wildomar, in accordance with the requirements of Senate Bill 379. For each population or asset that may be vulnerable to each climate-related hazard, the population or asset is scored on a scale of zero to five:

0: Not vulnerable

V1: Minimal vulnerability

V2: Low vulnerability

V3: Moderate vulnerability

V4: High vulnerability

V5: Severe vulnerability

The vulnerability scores reflect both the severity of climate-related impacts and the ability of populations and assets to resist and recover from these effects. Refer to the "Climate Change" and "Vulnerable Populations and Assets" sections of the Safety Element for additional details on the Vulnerability Assessment method.

POPULATIONS AND ASSETS	AIR QUALITY	DROUGHT	EXTREME HEAT	FLOOD	HUMAN HEALTH HAZARDS	LANDSLIDES	SEVERE WEATHER	WILDFIRE
POPULATIONS								
Children age <10	V4		V4		V2			V4
Linguistically isolated populations	V2		V2	V1	V2		V3	V2
Healthcare workforce (doctors, nurses)			V1	V1	V3		V1	V2
Homeless persons	V5	V3	V5	V4	V5		V5	V5
Household renters	V2	V3	V2	V2		V2	V3	V2
Householders age >65	V3		V4	V3	V3	V4	V2	V4
Households in poverty	V4	V4	V4	V4	V3	V3	V3	V4
Households overpaying for housing (>30% of income)	V3	V2	V2	V3	V1	V2	V1	V2
Individuals chronically ill	V4	V1	V4	V3	V5	V3	V4	V4
Individuals uncertain about available resources because of citizenship	V2		V2	V2	V2		V3	V2
Individuals with disabilities	V2		V3	V3	V2	V3	V3	V4

POPULATIONS AND ASSETS	AIR QUALITY	DROUGHT	EXTREME HEAT	FLOOD	HUMAN HEALTH HAZARDS	LANDSLIDES	SEVERE WEATHER	WILDFIRE
Individuals without access to lifelines	V3		V3	V4	V3	V3	V3	V4
Low-income individuals	V3	V4	V4	V4	V3	V2	V2	V3
Outdoor workers	V5	V4	V5	V2		V1	V3	V4
Overcrowded households	V2	V1		V2	V2		V1	V2
Pregnant or nursing women	V4		V3	V1	V5		V1	V2
Seasonal residents/migrant workers	V5	V4	V4	V2	V2	V2	V3	V4
Senior citizens living alone	V4		V5	V4	V4	V5	V3	V5
Bridges						V3	V3	V2
City Halls and government offices							V1	V2
Commercial structures				V4		V1	V3	V3
Communication infrastructure			V1	V2		V2	V2	V2
Community gathering areas				V1		V1	V1	V2
Dams				V1		V4	V1	V1
Energy transmission/delivery			V4	V3		V3	V4	V4
Evacuation routes						V3	V2	V4
Fire stations							V1	
Fueling infrastructure and pipelines			V1	V3		V3	V2	V3
Healthcare facilities			V1			V1	V2	V3
Major roads and highways			V3			V3	V2	V3
Natural gas pipelines				V2		V4		V3
Parks		V1	V2			V3	V3	V2
Police/sheriff stations				V2			V1	
Public open space and protected land		V3	V1	V1		V2	V3	V4
Residential structures				V4		V4	V2	V4
Schools and childcare centers				V3		V3	V2	V2

POPULATIONS AND ASSETS	AIR QUALITY	DROUGHT	EXTREME HEAT	FLOOD	HUMAN HEALTH HAZARDS	LANDSLIDES	SEVERE WEATHER	WILDFIRE
Senior care centers				V3		V2	V1	
Sidewalks, bikeways, trails				V2		V3	V1	V2
Transit infrastructure				V3		V2	V3	V2
Transportation facilities and infrastructure			V1	V3		V2	V2	V3
Water and wastewater treatment		V2	V1	V4		V3	V2	V1
Chaparral		V3	V3			V2	V2	V3
Coastal sage scrub		V2	V3	O		V3	V1	V3
Grassland		V3	V2	O		V2	V2	V2
Riparian scrub, woodland, and forest		V4	V3	O		V3	V3	V5
Woodland and forests		V3	V3			V3	V2	V4
State and federally owned land	V2	V3	V3	V1	V2	V3	V1	V3
Education and health services			V2	V3	V3	V1	V2	V2
Retail shopping centers			V1	V1	V3	V1	V1	V1
Major employers			V1	V3	V1	V1	V2	V2
Communications			V2	V1		V1	V2	V3
Energy Delivery		V2	V4	V2		V3	V4	V4
Emergency medical response			V1	V2	V2	V2	V2	V2
Government administration	V1			V1	V1			V1
Public safety			V1	V2	V2	V3	V2	V3
Transit access			V3	V2		V2	V3	V2
Water and wastewater		V3	V2	V4		V3	V3	V4

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Appendix G Mitigation Monitoring and Reporting Program

Appendices

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October 2024 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2023090064

CITY OF WILDOMAR
PROPOSED GENERAL PLAN EIR

City of Wildomar

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The City of Wildomar (City) is the lead agency for the City of Wildomar Proposed General Plan (proposed project) and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring and ensuring the successful implementation of mitigation measures outlined in the City of Wildomar Proposed General Plan EIR, State Clearinghouse No. 2023090064. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code, as follows:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, and/or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the EIR and drafted to meet the requirements of Public Resources Code, Section 21081.6.

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

The City of Wildomar is in southwestern Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, City of Murrieta to the south, and City of Menifee to the east. Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction through the City.

1.2.2 Project Description

Project Summary

When the City incorporated in 2008, it adopted Riverside County's General Plan. The project is an update to the City's General Plan, which will be the first City-specific General Plan for Wildomar. The General Plan is a state-required land use planning document that provides guidance to decision-makers regarding the allocation of resources and the future physical form, location, and character of development in the City. It is the City's official and overarching policy statement regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although the General Plan is composed of individual sections, or "elements," that individually address a specific area of concern, it embodies a comprehensive and integrated planning approach for the jurisdiction.

Proposed General Plan and Buildout

The proposed project includes the following elements that address all the required topics in state law, as well as one additional topical of local importance:

- Land Use
- Circulation
- Recreation and Community Services
- Open Space and Conservation
- Noise
- Economic Development
- Climate Action Memorandum
- Housing and Safety Elements (previously adopted in 2021; the Safety Element includes minor revisions as listed in the Final EIR document)

Rather than a separate element, Environmental Justice policies are embedded throughout relevant elements of the Proposed General Plan.

Buildout projections shown in Table 1-1, *Buildout Statistical Summary,* compares the existing conditions with the buildout envisioned under the proposed project. The proposed project would result in a net increase of 8,992 units, 27,999 residents, 2,965,538 square feet of non-residential uses, and 6,274 jobs.

Table 1-1 Buildout Statistical Summary

	Dwelling Units	Population	Non-Residential Square Footage	Employment
Existing	11,988	37,326	2,992,377	5,841
Proposed General Plan	20,980	65,325	5,957,915	12,115
Net Change	*8,992*	*27,999*	*2,965,538*	*6,274*

Source: City of Wildomar and PlaceWorks 2023

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The EIR identified various thresholds from the California Environmental Quality Act (CEQA) Guidelines in a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the following were found to be less than significant:

- Aesthetics
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

- Geology and Soils
- Hazards and Hazardous Materials
- Mineral Resources
- Tribal Cultural Resources
- Wildfire

1.3.3 Significant and Unavoidable Impacts

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Transportation

1. Introduction

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2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City of Wildomar. The City's technical consultants (CEQA consultant, etc.) may perform related monitoring tasks under the direction of the environmental monitor (i.e., the qualified/professional expert in charge of monitoring and/or implementing mitigation) if they are contracted by the City.

2.2 CITY OF WILDOMAR

As the lead agency, the City is responsible for the review of all monitoring reports, enforcement actions, and document disposition. The City will rely on information provided by individual monitors (*e.g.,* CEQA consultant, etc.) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager (e.g., Community Development Director) and Technical Consultants (CEQA consultant, etc.) are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work will entail in-field monitoring and compliance report preparation. Implementation disputes are brought to the Project Manager, and any appeals would go to the City Manager and ultimately the City Council.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **Project Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementation the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with

required mitigation measures, and recognized experts from responsible agencies consult with the Project Manager regarding disputes.

2.4 DISPUTE RESOLUTION

If the monitoring team determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Project Manager for resolution. The decision of the Project Manager is final unless appealed to the City Manager. The Project Manager will have the authority to issue stop-work order until the dispute is resolved.

2.5 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, revocation of approval/permits, or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

3.1 PREMONITORING MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring team responsibilities. At such meetings, the monitoring team rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (*e.g.,* hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring team.

3.4 DATABASE MANAGEMENT

All mitigation monitoring reports, letters, and memos shall be prepared utilizing electronic software, such as Microsoft Word, Adobe, etc.

3.5 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3.6 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including review of project plans to ensure compliance with the most recent versions of the California Building Code and California Fire Code. Post-construction fire inspections are conducted on a routine basis by the City of Wildomar Fire Department.

3. Mitigation Monitoring Requirements

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Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AGRICULTURAL AND FORESTRY RESOURCES					
AG-1	Prior to approval of any development permit on land considered prime, of statewide significance, or unique, the City shall require the following: 1. Completion of the California Department of Conservation Land Evaluation & Site Assessment Model. If the model score is 39 points or less, conversion of the land is not significant, and no further mitigation is required. If the model score is between 40 and 79 points, conversion of the land to urban uses may be significant but will depend on the results of the model. A LESA model score of 80 or greater identifies the conversion as significant and will require mitigation. 2. If the LESA model results determine that conversion of the land to urban uses is a significant impact, the development shall be conditioned to provide either an agricultural easement on existing farmland with a similar or greater LESA model score, or the creation of new agricultural land and easement at a 1:1 ratio.	Future Project Applicants	Prior to Approval of Any Development Permit on Land Considered Prime, of Statewide Significance, or Unique	City of Wildomar Community Development Department	
AIR QUALITY					
AQ-1	Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.,* nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with the South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. Specifically, project applicants of discretionary projects within 1,000 feet of sensitive land uses (*e.g.,* residences, schools, day care facilities, and nursing homes, etc.), as measured from the property line of the project site, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 2 months of active construction (*i.e.,* exclusive of interior renovations) shall prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the South Coast AQMD. If the construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the South Coast AQMD, then the project applicant shall identify and demonstrate measures, such as those listed below, that can reduce potential cancer and noncancer risks to an acceptable level.	Future Project Applicants	Prior to Discretionary Approval	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Building & Safety department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include, but are not limited to the following: ▪ Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as: - Requiring use of nontoxic soil stabilizers to reduce wind erosion. - Applying water every four hours to active soil disturbing activities. - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. ▪ Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits. ▪ Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. ▪ Limiting nonessential idling of construction equipment to no more than five consecutive minutes. ▪ Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.				
AQ-2	Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.,* nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD–	Future Project Applicants	During Plan Check and Prior to Discretionary Approval	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	adopted thresholds of significance, the City of Wildomar Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following: ▪ For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. ▪ Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. ▪ Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). ▪ Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. ▪ Provide facilities to support electric charging infrastructure per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. ▪ Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.				
AQ-3	Industrial and Warehouse Development Health Risk Assessments. Prior to discretionary approval by the City of Wildomar, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (*e.g.,* residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit an operational health risk assessment (HRA) to the City of Wildomar Planning Department for review and approval. The HRA shall be prepared in accordance with policies and procedures	Future Project Applicants	Prior to Discretionary Approval for Industrial and Warehouse Developments	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	of the state Office of Environmental Health Hazard Assessment and the South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T BACTs) and appropriate enforcement mechanisms and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.				
BIOLOGICAL RESOURCES					
BIO-1	If an action may adversely impact biological resources, a qualified biologist or their trained designee shall conduct mandatory worker environmental awareness training for all parties involved with implementation of the action (*e.g.,* contractors and work crews), prior to the start of construction, to aid the parties in recognizing special-status species and other sensitive biological resources that may occur within the area of the proposed action. The training shall include identification of the special-status species with potential to occur and their habitats, a description of the regulatory status of sensitive resources, and review of the impact limits, location of environmentally sensitive areas, and measures required to reduce impacts to avoided onsite and offsite biological resources.	Future Project Applicants and Qualified Biologist	Prior to the Start of Construction	City of Wildomar Community Development Department	
BIO-2	If an action has potential to inadvertently impact avoided onsite or offsite biological resources, appropriate measures shall be developed and implemented prior to the start of ground disturbing activities to ensure all impacts occur only in the area of the proposed action. Appropriate measures may include control of sediment, erosion, and hazardous materials; demarcation of action area prior to implementation and maintenance of demarcation through the duration of implementation; and measures to ensure all actions that have potential to impact biological resources stay within the demarcated limits.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-3	If an action has potential to adversely impact amphibian species (*e.g.,* may impact potential habitat for amphibians or may otherwise result in disturbance to amphibians from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for amphibian species (arroyo toad, California red-legged frog, and mountain yellow-legged frog [*Rana muscosa*]) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for the arroyo toad, California red-legged frog, and mountain yellow-legged frog (USFWS Survey Protocol for the Arroyo Toad [1999], USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog [2005], and MSHCP Mountain Yellow-Legged Frog Survey Protocol). If a project is not located within an amphibian survey area, a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for amphibian species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If amphibian species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP shall be required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-8, *Flow Chart to Guide Special-Status Wildlife (Amphibians) Recommendations*.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-4	If an action has potential to adversely impact the burrowing owl (*Athene cunicularia*) (*e.g.*, may impact potential habitat or may otherwise result in disturbance to burrowing owls from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped (designated) survey area for the burrowing owl and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with the MSHCP Burrowing Owl Survey Instructions and during the breeding season (survey window is March 1-August 31). If a project is not located within the burrowing owl survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for burrowing owls to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If burrowing owls are not found during focused surveys, documentation prepared by a qualified biologist shall include a written commitment to conduct pre-construction surveys for the burrowing owl in areas of suitable habitat no more than 30 days prior to the initiation of ground disturbance (*e.g.*, vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized a project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, such as the California Department of Fish and Wildlife, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing and getting approval of a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will be required again to ensure	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	burrowing owl has not colonized the site since it was last disturbed. If the burrowing owl is found, the same coordination described above shall be necessary. If burrowing owls are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required and a Burrowing Owl Protection and Relocation Plan shall be prepared, approved and implemented. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-9, *Flow Chart to Guide Burrowing Owl Recommendations*.				
BIO-5	If an action has potential to adversely impact mammal species (*e.g.,* may impact potential habitat for mammals or may otherwise result in disturbance to mammals from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for mammal species (Aguanga kangaroo rat [*Dipodomys merriami collinus*], Los Angeles pocket mouse [*Perognathus longimembris brevinasus*], and San Bernardino kangaroo rat) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for these species (MSHCP Biological Monitoring Program – Stephens' Kangaroo Rat [2006] and Survey Protocol for Los Angeles Pocket Mouse). If a project is not located within a mammal survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for mammal species to occur within a project site, a conclusion that no suitable habitat is present on a site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

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Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	If mammal species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP.				
BIO-6	If an action has potential to adversely impact vernal pools or other suitable fairy shrimp habitats, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted pursuant to the USFWS Survey Guidelines for the Listed Large Branchiopods, which includes six listed fairy shrimp species, including those species covered under the MSHCP Section 6.1.2. Two seasons of fairy shrimp surveys are required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for vernal pools or fairy shrimp species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If fairy shrimp species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-10, *Flow Chart to Guide Vernal Pools and Fairy Shrimp Recommendations*.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	
BIO-7	If an action has potential to adversely impact riparian bird species (least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo [*Coccyzus americanus*]), and if suitable habitat (nesting and/or foraging) is present, then protocol-level focused surveys shall be required. Focused surveys shall be conducted in accordance with accepted USFWS survey protocols for the least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo (Least Bell's Vireo Survey Guidelines [2001], A	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher [2010], and A Natural History Summary and Survey Protocol for the Western Distinct Population Segment of the Yellow-Billed Cuckoo [2016]). If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for riparian bird species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo are identified within a project site and a project cannot demonstrate 90 percent avoidance of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. This includes 100 meters of undeveloped landscape on a property adjacent to the habitat conserved. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-11, *Flow Chart to Guide Riparian Bird Species Recommendations.*				
BIO-8	If an action has the potential to impact coastal California gnatcatcher, a habitat assessment shall be prepared by a qualified biologist to determine if suitable habitat is present in the area of the proposed action. If suitable habitat is present (*i.e.*, coastal sage scrub, Riversidean sage scrub) and an action has potential to adversely impact the coastal California gnatcatcher, avoid clearing, grubbing, grading, and associated construction actions in gnatcatcher occupied habitat within the Criteria Cells and/or PQP lands between March 1 and August 15. If this species is detected and a project may be potentially occupied and the habitat cannot be avoided, this habitat cannot be removed from March 1 to August 15 without conducting focused protocol-level surveys to prove absence. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for coastal California gnatcatcher to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

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Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Department. Refer to Figure 5.4-12, *Flow Chart to Coastal Gnatcatcher Recommendations*.				
BIO-9	If an action that may adversely impact birds or nests (*e.g.,* ground or vegetation disturbance, noise near nesting habitat) and is expected is to occur during the nesting season (generally February 1 through September 15), a pre-construction nesting-bird survey shall be conducted for all suitable nesting habitat within three days prior to ground-disturbing activities associated with the action. The survey shall be conducted by a qualified biologist within a project site plus a buffer for the project as determined by the qualified biologist (based on the action and what bird species may be impacted). If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related impacts. Measures may include seasonal work restrictions or establishment of a non-disturbance buffer around each active nest until nesting has been completed as determined through periodic nest monitoring by the biologist. The size of the non-disturbance buffer shall be determined by the project biologist. Once nesting is deemed complete by the project biologist, work may resume within the buffer. Refer to Figure 5.4-13, *Flow Chart to Guide Special-Status Wildlife (Including Protected Birds/Nests) Recommendations*.	Future Project Applicants and Qualified Biologist	Three Days Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	
BIO-10	If an action may impact sensitive natural vegetation communities, an environmental analysis to determine if there is potential for sensitive natural communities or other protected vegetation communities shall be conducted by a qualified biologist. If it is determined that in the habitat assessment prepared by a qualified biologist that there are no sensitive natural communities or other protected vegetation communities within a project site, no other measures are recommended. If sensitive natural communities (riparian habitat, riverine areas, vernal pools) are identified within the impact area (permanent and temporary, direct and indirect), appropriate measures to avoid, minimize, or mitigate for impacts to sensitive natural communities shall be implemented. If riparian/riverine resources and vernal pools are proposed for avoidance, the habitat assessment shall include a commitment to place a conservation easement or deed restriction over the area in order to demonstrate that the area will be protected in perpetuity. If a project cannot avoid riparian/riverine habitat and/or vernal pools in perpetuity (both permanent and temporarily), a DBESP	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	shall be required that would propose mitigation that demonstrates equivalent or superior function and value, and shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. Refer to Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools.*				
BIO-11	If an action will impact riparian habitat as determined by a qualified biologist, a Lake and Streambed Alteration Agreement, pursuant to Section 1602 of the California Department of Fish and Game Code shall be obtained prior to the start of ground disturbing activities. Minimization measures will be developed during consultation with CDFW as part of the Lake and Streambed Alteration Agreement process to ensure protections for affected fish and wildlife resources.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	
BIO-12	If an action has the potential to impact aquatic resources, an environmental analysis (*i.e.*, a preliminary aquatic resources delineation) shall be conducted to determine if potentially regulated aquatic resources occur within a project site. A qualified wetland delineator shall conduct the environmental analysis and it shall include review of the best available hydrological information, a reconnaissance-level site visit, and an evaluation of aquatic resources to determine the potential for regulated aquatic resources to occur within a project site. If it is determined in the habitat assessment prepared by a qualified biologist that there are no potentially regulated aquatic resources, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, the validity of the results shall be confirmed or an updated environmental analysis shall be conducted prior to impacting a project site. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations.*	Future Project Applicants and Qualified Wetland Delineator	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	
BIO-13	If an action may impact potentially regulated aquatic resources, an aquatic resources delineation shall be conducted by a qualified biologist for a project consistent with the methods detailed within the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008), and State Wetlands Definitions and Procedures for Discharges of Dredged and Fill Material to Waters of the State, and local policies by the CDFW regarding their jurisdiction, following the	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground Disturbing Activities	City of Wildomar Community Development Department and USACE	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	definitions contained within the California Fish and Game Code pertaining to regulated resources (lakes, streams, and associated hydrophytic vegetation). If it is determined by a qualified biologist that potentially regulated aquatic resources are absent from a project site or will not be impacted by the action, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and USACE. If it is determined that potentially regulated aquatic resources may be impacted by the action, the delineation shall be submitted to the USACE, and a Preliminary Jurisdictional Determination or Approved Jurisdictional Determination shall be obtained. The project applicant shall obtain all required permits from the USACE and applicable agencies prior to the start of construction activities. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations.*				
BIO-14	If an action requiring a discretionary approval is within or adjacent to a Core Area, Linkage, or wildlife movement corridor identified in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) or a project-specific biological analysis, a qualified biologist shall, prior to any ground disturbance, prepare and submit to the City a wildlife movement evaluation for the proposed project to assess whether the project has the potential to substantially interfere 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 City shall review the evaluation and in doing so may confer with any/all applicable resource agencies (e.g. CDFW, USFWS, NMFS) to assess the extent of any such impacts and impose conditions requiring the implementation of appropriate and feasible measures such as avoidance, design alteration, overcrossings, or other measures to reduce any such potentially significant impacts to the greatest extent feasible.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground Disturbing Activities	City of Wildomar Community Development Department and Appropriate Regulatory Agency	
CULTURAL RESOURCES					
CUL-1	Site-Specific Cultural Resources Study and Evaluation of Resources. For projects that are on land that has not previously been developed, or will involve construction on areas where no previous ground disturbance or excavation has occurred, or for structures that are 50 years of age, a site-specific cultural resources study shall be completed prior to project approval. This site-specific cultural resources study shall include, but not be limited to a, records search with the California Historical Resource	Future Project Applicants and Qualified Cultural Resources Specialist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Information System, review of historical documents, a Sacred Lands File search with the NAHC, and a field survey/site effort. The findings of the study shall be submitted as a report that follows the California Office of Historic Preservation's recommended content and format. The report will provide the historic context, methods, results, and recommendations for appropriate findings.				
CUL-2	Human Remains. If potential human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. No photographs are to be taken of any human remains and/or cremations except by the coroner, with written approval by the consulting tribe(s).	Future Project Applicants and Professional Archaeologist	During Ground-Disturbing Activities	City of Wildomar Community Development Department	
GEOLOGY AND SOILS					
GEO-1	The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code. The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code.	Future Project Applicants and Licensed Professional Engineer	During Building Plan Check, Prior to Any Ground-Disturbing Activities	City of Wildomar Building and Safety Department and Community Development Department	
GEO-2	Prior to issuance of a grading permit, the project applicant shall retain a Certified Paleontologist to assess the potential for presence of paleontological resources and the potential for project construction to affect such resources if present. If it is	Future Project Applicants and Certified Paleontologist	Prior to Issuance of a Grading Permit	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	determined, to the satisfaction of the City, that there is low potential for discovery or disturbance of paleontological resources, no further action shall be required. If potential for discovery is deemed moderate to high, the project applicant shall retain a Certified Paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential. Should any paleontological resources (*i.e.,* fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. A Certified Paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, a Certified Paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted. Salvage and collection of significant fossils shall be done in accordance with the Society of Vertebrate Paleontology guidelines. Any paleontological resources salvaged shall be provided for curation at a local curation facility, or any other local museum or repository, such as the Western Science Center or World Museum of Natural History, willing and able to accept and house the resource to preserve for future scientific study.				
GREENHOUSE GAS EMISSIONS					
GHG-1	The City of Wildomar shall participate in implementation and future updates of the Subregional Climate Action Plan (CAP) led by the Western Riverside Council of Government (WRCOG) with a focus on strategies that provide community-wide greenhouse gas (GHG) emission reductions in the City's planning area. The City shall conduct regular monitoring and reporting of community-wide GHG emissions to ensure progress toward reducing community-wide GHGs and work with WRCOG and	City of Wildomar Public Works and Engineering Department and Community Development Department	During Future Updates of the Subregional CAP	City of Wildomar Public Works and Engineering Department and Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
partners to update the Subregional CAP on a regulator basis to ensure long-term reduction in GHG emissions. The City shall prepare a list of quantified GHG reduction measures or best management practices for use by new development subject to the City's discretionary review process, that are consistent with the Subregional CAP. The City shall require that Applicants for new development that would result in significant GHG emissions impacts, be required to implement the GHG reduction measures or best management practices identified on the list prepared by the City, if determined to be applicable for the project. Examples of mitigation measures that may be considered, include the following: ▪ Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: – Promote transit-active transportation coordinated strategies; – Increase bicycle carrying capacity on transit and rail vehicles; – Improve or increase access to transit; – Increase access to common goods and services, such as groceries, schools, and day care; – Incorporate the neighborhood electric vehicle network; – Orient the project toward transit, bicycle and pedestrian facilities; – Improve pedestrian or bicycle networks, or transit service; – Provide traffic calming measures; – Limit or eliminate park supply; – Unbundle parking costs; – Provide parking cash-out programs; – Implement or provide access to commute reduction program; ▪ Require at least five percent of all vehicle parking spaces include electric vehicle charging stations; ▪ Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that: – Provide car-sharing, bike sharing, and ride-sharing programs;				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	- Provide transit passes; - Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services; - Provide incentives or subsidies that increase that use of modes other than single occupancy vehicle; - Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms; - Provide employee transportation coordinators at employment sites; and - Provide a guaranteed ride home service to users of non-auto modes. ▪ Provide maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible; ▪ Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability; ▪ Running conduit to designated locations for future electric truck charging stations.				
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	Prior to the issuance of building permits for all projects, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12 7A; and California Fire Code	City Building Official and the Riverside County Fire Chief	Prior to the Issuance of Building Permits	City of Wildomar Building Department and Riverside County Fire Department	
HAZ-2	Prior to the issuance of a certificate of occupancy for all projects, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.	City Building Official and the County Fire Chief	Prior to the Issuance of a Certificate of Occupancy	City of Wildomar Building Department and Riverside County Fire Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
MINERAL RESOURCES					
MIN-1	Prior to blasting non-rippable bedrock within 100 feet of the federal lode, outcrops shall be inspected for pegmatite dikes or other geological features considered favorable for gemstones or rare earth elements by an experienced igneous petrologist with a master's degree and/or Ph.D. in Geology. If geological units containing museum quality gemstones or anomalously high concentrations of rare earth elements are found, representative specimens shall be documented and provided to an accredited repository such as the University of California, Riverside Earth and Planetary Sciences Museum, the Western Science Center in Riverside County, or any other local museum or repository willing and able to accept and house the resources to preserve for future scientific study.	Future Project Applicants and Experienced Igneous Petrologist	Prior to Blasting Non-Rippable Bedrock Within 100 Feet of the Federal Lode	City of Wildomar Public Works and Engineering Department and Community Development Department	
NOISE					
N-1	Construction Noise Measures. Construction contractors shall implement the following measures for construction activities conducted in the City of Wildomar. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Wildomar shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits. ▪ During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Proper mufflers and/or silencers can achieve a 4 to 5 dBA reduction, while engine enclosers can achieve 8 to 10 dBA reduction ▪ Impact tools (*e.g.,* jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Pneumatic tools typically measure at a noise level of 6 to 8 dBA lower than impact tools.	Future Project Applicants and Construction Contractor	Prior to Issuance of Demolition, Grading, and/or Building Permits and During Construction Activities	City of Wildomar Community Development Department and Building and Safety Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
▪ Stationary equipment, such as generators and air compressors, shall be located as far as feasible from nearby noise-sensitive uses. ▪ Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. ▪ Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City Planning and Building Agency. ▪ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. ▪ As noted in 13 CCR 2480 & 2485 under CARB, any law enforcement department, including air districts and CARB, can fine a 10,000 pound or greater truck owner and driver up to $1000 per day for illegal idling. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. ▪ During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. ▪ If construction is anticipated for prolonged periods, as required by the Community Development Director, erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier.				

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
N-2	Vibration Analysis. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (*e.g.,* most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (*e.g.,* 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative methods shall be used, such as drilling piles instead of pile driving and static rollers instead of vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	Future Project Applicants and Qualified Acoustical Consultant	Prior to Issuance of a Building Permit	City of Wildomar Community and Development Department and Building and Safety Department	
N-3	Vibration Analysis. Prior to discretionary approval by the City of Wildomar for industrial development projects subject to review under the California Environmental Quality Act (CEQA) (*i.e*., nonexempt projects) that utilize equipment that has the potential to result in vibration, a vibration analysis shall be conducted to assess and mitigate potential vibration impacts. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.	Future Project Applicants and Qualified Acoustical Consultant	Prior to Discretionary Approval for Industrial Projects	City of Wildomar Community and Development Department and Building and Safety Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRIBAL CULTURAL RESOURCES				
TCR-1 **Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)"). a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TCR-2 and TCR-7. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TCR-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.	Future Project Applicants and Professional Archaeologist	During Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.				
TCR-2	Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference, as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TCR-6). The Phase IV Report shall be filed with	Future Project Applicants and Professional Archaeologist	During Grading Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	the City under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.				
TCR-3	Archaeologist Retained. Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TCR-4 and TCR-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of	Future Project Applicants, Registered Professional Archaeologist, and the Tribal Monitor	Prior to Issuance of a Grading Permit	The City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
approval. Upon verification, the Community Development Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TCR-4	Native American Monitoring (Pechanga). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Future Project Applicants and Tribal Monitor	During Ground-Disturbing Activities	City of Wildomar Community Development Department and Public Works and Engineering Department	
TCR-5	Native American Monitoring (Soboba). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Future Project Applicants and Tribal Monitor	During Ground-Disturbing Activities	City of Wildomar Community Development Department and Public Works and Engineering Department	
TCR-6	Archeology Report - Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Future Project Applicants and Qualified Archaeologist	Prior to Final Inspection	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TCR-7	Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.	Future Project Applicants and Professional Archaeologist	During Discovery of Native American Human Remains	City of Wildomar Community Development Department	
TCR-8	No-Build Easement or Similar Instrument. In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).	City of Wildomar Community Development Department	Before Reburial of Native American Artifacts	City of Wildomar Community Development Department	
WILDFIRE					
See Mitigation Measures HAZ-1 and HAZ-2.					

3. Mitigation Monitoring Requirements

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4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to resolve disputes. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Dispute/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 DISPUTE/ENFORCEMENT REPORT

The Dispute/Enforcement Report (DER) is prepared to document the outcome of the Project Manager or City Manager and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the Project Manager or Community Development Director by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

City of Wildomar

Matthew C. Bassi, Community Development Director

PlaceWorks

Mark Teague, AICP, Managing Principal

Jasmine Osman, Associate II

Joseph Ruiz, Planner

6. Report Preparation

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Appendix H Wildomar Housing Crisis Act Compliance Memo

Appendices

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MEMORANDUM

DATE	July 17, 2024
TO	City of Wildomar Planning Department
ADDRESS	23873 Clinton Keith Rd Suite 201, Wildomar, CA 92595
CONTACT	Matthew C. Bassi Community Development Director
FROM	Jonathan Nettler
SUBJECT	Housing Crisis Act Compliance Memo
PROJECT NUMBER	WILD-02.0

On October 9, 2019, the governor signed into law the Housing Crisis Act of 2019 (HCA or Housing Crisis Act) through Senate Bill (SB) 330 (2019). SB 330 created new statewide rules under Title 7 of the California Government Code regarding the production, preservation, and planning for housing. The HCA has been in effect since January 1, 2020. Subsequently, on September 16, 2021, the Governor signed into law SB 8 (2021), the first major clarification of the HCA. SB 8 has been in effect since January 1, 2022.

This memorandum serves to demonstrate that the City of Wildomar remains in compliance with SB 330 and SB 8 through its General Plan Update, specifically with regard to the City's overall housing capacity.

Housing Crisis Act Basics

The Housing Crisis Act establishes a statewide temporary housing emergency, aiming to increase certainty in the development review process, preserve existing affordable housing, enhance protections for occupants, and prevent certain actions that would reduce the availability of housing. For the duration of the emergency period, the HCA, as amended by SB 8, does the following:

- Extends certain rights and responsibilities through 2034 to housing development projects that submit a city planning application, building permit, or HCA vesting preliminary application before January 1, 2030.
- Clarifies that certain provisions of the HCA apply to housing development projects that involve no discretionary approvals (i.e., ministerial or by-right) (Government Code [G.C.] Section [Sec.] 65905.5[b][3]) submitted to the City on or after January 1, 2022 (G.C. Sec 65905.5[f]).
- Clarifies that certain provisions of the HCA apply to housing development projects consisting of the development of a single unit (G.C. Sec. 65905.5[b][3][C]).
- Requires that a housing development project not result in a net loss of residential units (G.C. Sec. 66300.6).
- Provides that protected units must be replaced with new units consisting of the same number of bedrooms at the same income level of the protected unit, with specified exceptions for single-family dwellings being built and single-family dwellings being replaced (G.C. Sec. 66300.6).

- Provides that all occupants of protected units are provided a right to remain in their units up to six months prior to the start of construction activities (G.C. Sec. 66300.6).
- Allows lower-income occupants of protected units applicable relocation assistance and a right of first refusal (right to return) at a rent or cost affordable to their income level, with specified exceptions (G.C. Sec. 66300.6[b][4]).
- Creates a new vesting process for zoning and land use ordinances, policies, and standards in place when a HCA vesting preliminary application is submitted, with limitations (G.C. Sec. 65941.1).
- Requires that the historic status or designation of any site be determined at the time that a complete application is submitted (G.C. Sec. 65913.10).
- Limits the number of public hearings allowed for housing development projects that meet all applicable zoning and land use standards (G.C. Sec. 65905.5).
- Shortens the review period for housing development projects associated with an environmental impact report (G.C. Sec.65950).
- Places limitations on the enforcement and imposition of design standards established on or after January 1, 2020, that are not objective design standards (G.C. Sec. 66300[b][1][C]).
- Requires the applicant to provide available tenant and unit information necessary to determine compliance with the housing replacement obligations and occupant protections of Government Code Section 66300, as part of the regular project review process (G.C. Section 65940[a][2]).
- Prohibits approval of a housing development project unless the replacement requirements and occupant protections are applied (G.C. Section 66300.6[s]).
- **Places limitations on the City's ability to reduce the housing capacity of land (G.C. Sec. 66300[b] and [i].**

The Housing Crisis Act generally prohibits cities such as Wildomar from taking certain actions that would reduce a site's housing development capacity from what was allowed on January 1, 2018 (G. C. Sec. 66300[b][1][A]). These actions include the adoption of plans that result in a net downzoning or otherwise reduce housing capacity and population. In addition, the HCA generally prohibits local limits on the amount of housing or population through moratoria on housing development, or limits on approvals, permits, or housing units that can be approved or constructed.

Through 2030, these provisions require an analysis by the Planning Department demonstrating that any legislative action would not lessen housing intensity or change other development standards in a way that would individually or cumulatively reduce a site's residential development capacity. Any proposed ordinance that would have the effect of limiting or restricting housing development must be reviewed and approved by the California Department of Housing and Community Development.

However, the HCA does provide certain exceptions to these downzoning limitations. The downzoning limitations do not impact zoning efforts that reduce intensity for certain parcels if density is concurrently increased on other parcels, resulting in no net loss in housing capacity or intensity. The concurrent up-zoning must be done at the same meeting where the downzoning is approved, or within 180 days of the downzoning action if the action is associated with a request by a project applicant for a housing development project. In addition, moratoria may be enacted to prevent imminent threat to the health and safety of persons in or within the immediate vicinity of the area. Downzoning may also be done to preserve existing restricted affordable housing or to facilitate the production of housing for lower-income households.

Consistent with Government Code Section 66300(e)(4), which exempts Very High Fire Hazard Severity Zones from the provisions of Government Code Section 66300, housing development projects in Very High Fire Hazard Severity Zones remain subject to City-initiated actions to limit housing development capacity via modified development standards, such as those described in Government Code Section 66300(b).

Government Code Section 66300

The following text comes from Government Code Section 66300. Key phrases regarding the limitations on the City's ability to reduce the housing capacity of land are bolded for emphasis.

(b)(1) Notwithstanding any other law except as provided in subdivision (h), with respect to land where housing is an allowable use, an affected county or **an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:**

(A) **Changing the general plan land use designation,** specific plan land use designation, or zoning **of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation,** specific plan land use designation, or zoning district in effect at the time of the proposed change, **below what was allowed under the land use designation** or zoning ordinances **of the** affected county or **affected city, as applicable, as in effect on January 1, 2018**, except as otherwise provided in clause (ii) of subparagraph (B) or subdivision (h). **For purposes of this subparagraph, "reducing the intensity of land use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce the site's residential development capacity.**

(h) (1) This section does not prohibit an affected county or **an affected city**, including the local electorate acting through the initiative process, **from changing a land use designation or zoning ordinance to a less intensive use, or reducing the intensity of land use, if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.**

Wildomar 2040 General Plan Update

At present, the City of Wildomar's current General Plan provides for a maximum buildout capacity of 1,691 units in the Mixed Use Planning Area and 28,320 units within the City's residential land use designations, for a total residential capacity of 30,011 dwelling units.

Table 1: Current General Plan Residential Capacity

Current General Plan Land Use Designation	Description	Acreage	Highest Density (du/ac)	Max Buildout (du)
Mixed-use				
MUPA	Mixed Use Planning Area[1]	112.7	30.00	1,691
SUBTOTAL		**112.7**		***1,691***
Residential				
RM	Rural Mountainous	3,894.3	0.10	389
RR	Rural Residential (Large Lot Residential)	367.8	0.20	74
EDR	Estate Density Residential	218.4	0.50	109
EDR-RC	Estate Density Residential - Rural Community	1,219.0	0.50	610
VLDR	Very Low Density Residential	574.0	1.00	574
VLDR-RC	Very Low Density Residential - Rural Community	24.1	1.00	24
LDR	Low Density Residential	1,501.3	2.00	3,003
LDR-RC	Low Density Residential - Rural Community	319.3	2.00	639
MHDR	Medium High Density Residential	476.4	8.00	3,811
MDR	Medium Density Residential	2,911.1	5.00	14,556
HDR	High Density Residential	19.4	14.00	271
VHDR	Very High Density Residential (Multifamily)	163.3	20.00	3,265
HHDR	Highest Density Residential (Multifamily)	24.9	40.00	996
SUBTOTAL		**11,713.3**		***28,320***
TOTAL DWELLING UNITS				***30,011***

The Wildomar 2040 General Plan Update provides for a maximum buildout capacity of 8,760 units in its mixed-use land use designations and 26,320 units in the residential land use designations, for a total residential capacity of 35,080 dwelling units.

[1] Parcels in the Mixed Use Overlay Zone must accommodate a minimum development area of 30 percent for multi-family development at a minimum density of 30 du/ac.

Table 2: Proposed General Plan Residential Capacity

Proposed General Plan Land Use Designation	Description	Acreage	Highest Density (du/ac)	Max Buildout (du)
Mixed-use				
MUL	Mixed Use Low	89.8	30.00	2,694
MUH	Mixed Use High[2]	303.3	40.00	6,066
SUBTOTAL		**393.1**		***8,760***
Residential				
RM	Rural Mountainous	3,090.1	0.10	309
LLR	Large Lot Residential	133.8	0.20	27
EDR	Estate Density Residential	1,521.0	0.50	761
VLDR	Very Low Density Residential	526.2	1.00	526
LDR	Low Density Residential	1,911.1	2.00	3,822
MDR	Medium Density Residential	2,725.6	5.00	13,628
MHDR	Medium High Density Residential	390.9	8.00	3,127
HDR	High Density Residential	19.4	14.00	271
VHDR	Very High Density Residential	115.2	20.00	2,304
HHDR	Highest Density Residential	38.6	40.00	1,546
SUBTOTAL		**10,471.8**		***26,320***
TOTAL DWELLING UNITS				***35,080***

The proposed 2040 General Plan changes densities for some land use designations that would decrease residential potential by 2,000 (from 28,320 to 26,320 units). However, the increase in densities in other land use designations, in particular the mixed-use high and low land use designations, more than compensates for the change by increasing the number of units from an existing 1,691 housing units to 8,760 housing units. Each residential land use designation within the proposed 2040 General Plan retains the maximum allowable density.

Many areas of the city that are currently designated to only allow nonresidential uses would now permit housing through the proposed 2040 General Plan. Through the creation of the Mixed Use Low (MUL) and Mixed Use High (MUH), the area of the city with a mixed-use designation has increased from 112.7 acres to 393.1 acres. In addition, the Mixed-Use High designation features a maximum density of 40 units per acre, compared to the current maximum density of 30 units per acre in the existing Mixed Use Planning Area.

Note that these calculations measure the theoretical maximum potential of residential capacity rather than the realistic buildout. For example, property slope, biological resources, access, utilities, etc. can all affect the potential density and are too site-specific to estimate for this memorandum. The California Department

[2] On any single site, residential uses are required to occupy 30 to 50 percent of the developed acreage.

of Housing and Community Development (HCD) takes site conditions into consideration when evaluating the potential housing units shown in housing elements. Except in exceptional and well-documented circumstances, HCD only considers 80 percent of the maximum potential capacity when reviewing housing potential. Using this same 80 percent factor, the proposed General Plan would result in 7,008 units (8,760 x 0.80) which is more than the loss of units resulting from the General Plan designations changes. As included in footnote 1 MUPA in Table 1, the City mandates a minimum of 30 percent residential in the mixed-use designation. If the existing 1,691 MUPA housing units are not counted as they are existing, and only 30 percent of the mixed-use units are built, the resulting 2,121 units (0.30 x (8,760-1691)) is more than the 2,000-unit potential removed as part of the proposed General Plan. This scenario is unlikely as more housing than non-residential development is expected.

Properties where housing potential was removed from the map include lands owned by the Resource Conservation Agency (RCA) who oversees the Multi Species Habitat Conservation Plan (MSHCP). The RCA lands are intended to remain in open space in perpetuity, and the City collects MSHCP fees to ensure protection of important biological resources. Because these lands are unlikely to ever be developed, it was considered appropriate to remove the development designation so that the buildout numbers better represented the growth potential for the City.

Other land use designations, such as those in Sedco Hills, were reduced, because the existing development pattern is at a lower density than the existing General Plan would suggest, and matching the density was viewed by the City as a means of protecting the neighborhood. Likewise, reducing density potential for extremely low-density areas where traditional ranch homes exist, furthered the goal of protecting existing neighborhoods from intense growth. Instead, the potential for growth was directed to mixed-use areas.

Accordingly, the actual development potential under the existing General Plan would likely be lower than the 30,011 units assumed for the purposes of this analysis. Further, as explained above, the proposed General Plan designations more than accommodate the theoretical reduction in development capacity that would occur in the portions of the City where land use changes lower residential intensity. Therefore, the analysis in this memorandum is conservative. Even with such conservative assumptions, as explained in this memorandum, the proposed 2040 General Plan Update would not cumulatively reduce the city's residential development capacity and the City remains in compliance with the Housing Crisis Act.

October 2024| Final Environmental Impact Report
State Clearinghouse No. 2023090064

CITY OF WILDOMAR
PROPOSED GENERAL PLAN EIR
CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE FINAL ENVIRONMENTAL IMPACT REPORT

City of Wildomar

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PLACEWORKS

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CEQA FINDINGS OF FACT
AND STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING THE
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE CITY OF WILDOMAR
PROPOSED GENERAL PLAN
STATE CLEARINGHOUSE NO. 2023090064

Exhibit A

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) and in conjunction with approval of the project pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resources Code. This document provides the findings required by CEQA. The potential environmental effects of the City of Wildomar Proposed General Plan (proposed project) have been analyzed in a Draft Environmental Impact Report (Draft EIR or DEIR) (State Clearinghouse [SCH] 2023090064) dated May 2024. A Final EIR has also been prepared that incorporates the Draft EIR and contains comments received on the Draft EIR, responses to the individual comments, revisions to the Draft EIR including any clarifications based on the comments and the responses to the comments, and the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project. This document provides the findings required by CEQA for approval of the proposed project. The Draft EIR together with the Final EIR (including the MMRP contained therein) comprise the EIR for the project.

A. Statutory Requirements for Findings

The CEQA (Pub. Res. Code §§ 21000, *et seq.*) and the State CEQA Guidelines (Guidelines) (14 Ca. Code Regs §§ 15000, *et seq.*) promulgated thereunder, require the environmental impacts of a project be examined before a project is approved. Specifically, regarding findings, Guidelines Section 15091 provides:

> (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
>
> 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such

changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subsection (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The "changes or alterations" referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.

(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.

(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

(e) Compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.

Regarding a Statement of Overriding Considerations, Guidelines Section 15093 provides:

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

B. Findings for Project Approval

Having received, reviewed, and considered the EIR for the City of Wildomar Proposed General Plan, as well as all other information in the record of proceedings on this matter, the City of Wildomar City Council adopts the following Findings and Statement of Overriding Considerations, in its capacity as the legislative decision-making body for the City of Wildomar (City), which is the CEQA Lead Agency. The Findings and Statements of Overriding Considerations (Findings) set forth the environmental and other bases for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the proposed project.

In addition, the City of Wildomar City Council (City Council) hereby make findings pursuant to and in accordance with Section 21081 of the California Public Resources Code and State CEQA Guidelines Sections 15090 and 15091 and hereby certifies that:

(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effect as identified in the Final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

C. Project Environmental Report and Discretionary Actions

The EIR addresses the direct, indirect, and cumulative environmental effects of construction and operation activities associated with the proposed project. The EIR provides the environmental information necessary for the City to make a final decision on future discretionary actions for all future development as envisioned under the proposed project. The EIR was also intended to support discretionary reviews and decisions by other responsible agencies. Discretionary actions to be considered by the City may include, but are not limited to, the following:

- Certify that the EIR for the proposed project has been completed in compliance with CEQA, and reflects the independent judgement and analysis of the City; find that the City Council has reviewed and considered the information contained in the EIR prior to approving the project; adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project either have been reduced to an acceptable level, or are outweighed by the specific overriding considerations of the project as outlined in the CEQA Findings of Fact and Statement of Overriding Considerations, as set forth herein.
- Approve the proposed project and related discretionary actions needed for implementation of the project.

II. PROCEDURAL COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City published a Draft EIR on May 9, 2024. A Final EIR was prepared in October 2024 in compliance with CEQA requirements. Together the Draft EIR and the Final EIR (and the MMRP contained therein) comprise the EIR. The EIR has been prepared in accordance with CEQA and the CEQA Guidelines, as amended. As authorized in State CEQA Guidelines Section 15084(d)(2), the City retained a consultant to assist with the preparation of the environmental documents. City staff from multiple departments, representing the Lead Agency, have directed, reviewed, and modified where appropriate all material prepared by the consultant. The EIR reflects the City's independent analysis and judgement. The key milestones associated with the preparation of the EIR are summarized below. As presented below, an extensive public involvement and agency notification effort was conducted to solicit input on the scope and content of the EIR and to solicit comments on the results of the environmental analysis presented in the Draft EIR.

A. Public Notification and Outreach

In conformance with CEQA, the State CEQA Guidelines, and the City of Wildomar CEQA Guidelines, the City of Wildomar conducted an extensive environmental review of the proposed project, summarized as follows

- Completion of a Notice of Preparation (NOP) on September 7, 2023. The public NOP review period extended from September 7, 2023, to October 6, 2023. The NOP was published in the *Press Enterprise* and posted at the Riverside County Clerk's office on September 6, 2023. Copies of the NOP were also mailed to interested persons and organizations.
- Preparation of a Draft EIR, which was made available for a 45-day public review period beginning May 9, 2024, and ending June 24, 2024. The scope of the Draft EIR was determined based on the CEQA Guidelines Appendix G Checklist, and comments received in response to the NOP. The Notice of Availability (NOA) for the Draft EIR was sent to interested persons and organizations, posted online at the State Clearinghouse for distribution to public agencies, posted on the City of Wildomar's website, and published in the *Press Enterprise*. The NOA was posted at the Riverside County Clerk's office on May 9, 2024. The NOA of the Draft EIR was published in the *Press Enterprise* on May 9, 2024.
- Preparation of a Final EIR, including the responses to comments to the Draft EIR, was released for a 10-day agency review period prior to certification of the Final EIR.
- Public hearings on the proposed project, hearings before the City Planning Commission and the City Council.
- In summary, the City conducted all required noticing and scoping for the proposed project in accordance with Section 15083 of the CEQA Guidelines, and conducted the public review for the EIR, which met the requirements of Section 15087 of the CEQA Guidelines.

B. Final Environmental Impact Report and City Council Proceedings

The City prepared a Final EIR, including Responses to Comments on the Draft EIR. The Final EIR/Response to Comments contains comments on the Draft EIR, responses to those comments, revisions to the Draft EIR, and appended documents. A total of seven comment letters were received.

None of the comment letters resulted in the need to modify the environmental analysis in the Draft EIR.

The EIR found that prior to mitigation, implementation of the proposed project will result in potentially significant impacts to Geology and Soils, Hazards and Hazardous Materials, Mineral Resources, Tribal Cultural Resources, and Wildfire. Impacts to Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation were found to be significant and unavoidable. The City prepared a Statement of Overriding Considerations (see Section VI, below) for the following impacts which were found to be significant and unavoidable:

Agriculture and Forestry Resources

- **Impact 5.2-1:** The proposed project would convert farmland to nonagricultural uses.

Air Quality

- **Impact 5.3-1:** Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP.

- **Impact 5.3-2:** Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria.

- **Impact 5.3-3:** Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations.

- **Impact 5.3-4:** The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations.

Biological Resources

- **Impact 5.4-1:** Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar.

Cultural Resources

- **Impact 5.5-1:** Future development under the proposed project could impact an identified historic resource.

Greenhouse Gas Emissions

- **Impact 5.8-1:** Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal.

Noise

- **Impact 5.13-1:** Construction activities would result in temporary noise increases in the vicinity of the proposed project.

- **Impact 5.13-2:** Project implementation would result in temporary construction and long-term operation-related noise that would exceed local standards.

Transportation

- **Impact 5.17-2:** The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

The public can view searchable agendas for scheduled City Council meetings and access agenda-related City information and services at the following website: https://www.cityofwildomar.org/250/City-Council..

The Final EIR document will be posted for viewing and download with the previously posted Draft EIR prior to the City's consideration of the Final EIR and project recommendations on the City's website: https://www.cityofwildomar.org/212/Environmental-Documents-Center.

A date for consideration of certification of the EIR and project recommendations at the City Council was set for the proposed project and notice of the meeting was provided consistent with the Brown Act (Government Code Sections 54950 et seq.). The City Council will take testimony on the proposed project and may continue on its calendar to a subsequent meeting date in its discretion.

C. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The NOP, NOA, and all other public notices issued by the City in conjunction with the proposed project.
- The Draft EIR and Final EIR for the proposed project.
- All written comments submitted by agencies or members of the public on the Draft EIR.
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR.
- All written and verbal public testimony presented during a noticed public hearing for the proposed project.
- The Mitigation Monitoring and Reporting Program.
- The reports and technical memoranda included or referenced in the Final EIR.
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and Final EIR.
- The Resolutions adopted by the City in connection with the proposed project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
- Matters of common knowledge to the City, including but not limited to federal, state, and local laws and regulations.
- Any documents expressly cited in these Findings.
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

D. Custodian and Location of Records

The documents and other materials that constitute the administrative record for the City's actions related to the proposed project are at the City of Wildomar–Community Development Department, 23873 Clinton Keith Road, Wildomar, CA. The City Community Development Department is the custodian of the administrative record for the proposed project. Copies of these documents, which

constitute the record of proceedings, are and at all relevant times have been and will be available upon request of the Community Development Department. Additionally, the documents will be available online at: https://envisionwildomar2040.com/ and https://www.cityofwildomar.org/212/Environmental-Documents-Center during the consideration period for the proposed project, and at City Hall. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

E. Project Location

The City of Wildomar is in southwestern Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, City of Murrieta to the south, and City of Menifee to the east. Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction through the City.

F. Project Objectives

The adopted vision for the City is:

> "The City of Wildomar will be a safe and active community with responsible growth and quality infrastructure while keeping a hometown feel."

The City understands that growth will occur and that there is a benefit to directing new growth, and different types of development, into areas best suited for mixed-use and modestly higher densities. As the City is largely comprised of existing low-density neighborhoods; vertical and horizontal mixed-use, townhomes, and higher density, have not been the tradition. Nonetheless the proposed project includes modest mixed-use areas intended to blend new compact development into the small-town character of the City without overwhelming the adjacent neighborhoods. This approach represents a measured step toward integrating nodes of mixed-use into areas where services and transportation routes converge. While the scale of development could be greater, and changes more drastic, this first change in the fabric of the City is intended to reflect the adopted vision.

Objectives for the City of Wildomar Proposed General Plan project are as follows and will aid decision makers in their review of the proposed project and associated environmental impacts:

1. Increase jobs in the City to encourage more residents to shop and work locally and reduce commuting out of the City.
2. Maintain and enhance conservation areas.
3. Focus growth along major corridors, thereby reducing change in the neighborhoods.
4. Provide for mixed use development in areas of the City where services and transportation converge, at a density and intensity that is modestly higher than the surrounding neighborhood.

G. Project Description

Project Summary

When the City incorporated in 2008, it adopted Riverside County's General Plan. The project is an update to the City's General Plan, which will be the first City-specific General Plan for Wildomar. A general plan is a state-required planning document that provides guidance to decision-makers regarding the allocation of resources and determination of the future physical form, location, and character of development in a city. It is the official statement of a city regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although a general plan is composed of individual sections, or "elements," that individually address a specific area of concern, it embodies a comprehensive and integrated planning approach for a jurisdiction.

Proposed General Plan and Buildout

The proposed project includes the following elements that address all the required topics in state law, as well as one additional topical of local importance:

- Land Use
- Circulation
- Recreation and Community Services
- Open Space and Conservation
- Noise
- Economic Development
- Climate Action Plan Memorandum
- Housing and Safety Elements (previously adopted in 2021 and will only be reformatted under the proposed project to ensure consistency)

Rather than a separate element, Environmental Justice policies are embedded throughout relevant elements of the Proposed General Plan.

The proposed project could result in a net increase of 8,992 residential units, 27,999 residents, 2,965,538 square feet of non-residential uses, and 6,724 jobs compared to existing conditions.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

A. Format

Section 15091 of the CEQA Guidelines requires that a Lead Agency make a finding for each significant effect for the project. This section summarizes the significant environmental impacts of the proposed project, describes how these impacts are to be mitigated, and discusses various alternatives to the proposed project, which were developed to reduce the remaining significant environmental impacts. All impacts are considered potentially significant prior to mitigation unless otherwise stated in the findings.

The remainder of this section is divided into the following subsections:

Section B, Findings on "No Impact" and "Less Than Significant Impacts," presents environmental issues, as identified in Chapter 5 of the Draft EIR, which would result in no impact or less than significant impacts.

Section C, Findings on Impacts Mitigated to Less Than Significant, presents significant impacts of the proposed project that were identified in Chapter 5 of the Draft EIR, the mitigation measures identified in the Mitigation Monitoring Program, and the rationales for the findings.

Section D, Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance, presents significant impacts of the proposed project that were identified in the Draft EIR, the mitigation measures identified in the Mitigation Monitoring Program (if applicable), the findings for significant impacts, and the rationales for the findings.

Section IV, Alternatives to the Proposed Project, presents alternatives to the proposed project and evaluates them in relation to the findings set forth in Section 15091(a)(3) of the State CEQA Guidelines, which allows a public agency to approve a project that would result in one or more significant environmental effects if the project alternatives are found to be infeasible because of specific economic, social, or other considerations.

Section V, Findings on Responses to Comments on the Draft EIR and Revisions to the Final EIR, presents the City's findings on the response to comments and revisions to Final EIR, and decision on whether a recirculated Draft EIR is necessary.

Section VI, Statement of Overriding Considerations, presents a description of the proposed project's significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

B. Findings on "No Impact" and "Less Than Significant Impacts"

The City determined that the proposed project would have no impact or less than significant impacts, including direct, indirect, and cumulative impacts, for the environmental issues summarized below. The rationale for the conclusion that no significant impact would occur in each of the issue areas is based on the environmental evaluation in the listed topical EIR sections in Chapter 5 of the Draft EIR.

CEQA Guidelines Section 15901 states that an EIR may not be certified for a project that has one or more significant environmental effects unless one of three possible findings is made for each significance effect. Since the following environmental issue areas were determined to have no impact or a less than significant impact, no findings under Section 15091 for these issues are required.

1. Aesthetics

Impact 5.1-1: Development in accordance with the Proposed General Plan would not substantially alter or damage scenic vistas. [Threshold AE-1]

Scenic resources in the City include parks, open spaces, vacant land, and views of the Elsinore Mountains and Temescal Mountains. Open space and park lands that provide views of scenic vistas would continue to be preserved under the Proposed General Plan. The existing low-density residential uses in or adjacent to scenic vistas and resources would also remain unchanged, thereby preserving views of these features. Most of the higher-density development would be focused along primary corridors in the City, such as Clinton Keith Road, Bundy Canyon Road, Mission Trail, and I-15. The existing

and proposed scale and design of the City, along with its existing and future land uses, complement rather than detract from the backdrop scenery of the ridgelines and suburban environment. As shown in Figure 3-4, *Proposed Land Use Plan,* of the DEIR, the majority of land uses along the periphery of the City boundary would be RM (Rural Mountainous), EDR (Estate Density Residential), VLDR (Very Low Density Residential), LDR (Low Density Residential), MDR (Medium Density Residential), and OS-CH (Conservation Habitat); according to the Wildomar Housing Element (Table HNA-28, Residential Zoning Criteria), the tallest structure would be up to 50 feet tall and permitted in the MDR land use designation.

Although new development could alter the appearance of the existing conditions, especially in areas where lands are vacant and undeveloped, future development consistent with the Proposed General Plan would not create a substantial adverse impact on scenic vistas or degrade the City's visual character or quality due to the City's urbanizing character. Additionally, the development standards under the City's municipal code as well as the City's commercial and residential design guidelines, would guide future development characteristics and ensure consistency and compatibility. Development standards and design guidelines would ensure that scenic resources in the City, such as views of mountain ridgelines, are not adversely affected.

The Proposed General Plan includes policies that would protect scenic resources, such as Policy LU-13.1, which calls for the permanent preservation of open space that contains scenic value, and Policy OS-1.8, which aims to protect ridgelines from incompatible development that diminishes scenic value. Therefore, the proposed project would not substantially impact scenic resources in the City, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to scenic vistas and resources. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-2: The proposed project would not alter scenic resources within a state scenic highway. [Threshold AE-2]

There are no scenic highways within the City. The nearest officially designated scenic highway is State Route 74 (SR-74), approximately 23 miles northeast of the City. Due to the distance and varying topography, no impact to scenic resources would occur on SR-74, an officially designated scenic highway.

I-15 is designated as an eligible scenic highway and future development along and proximate to I-15 could impact scenic resources. However, all development in the City must comply with the City's development standards and design guidelines to ensure that future development would not substantially impact scenic resources. Additionally, the following Proposed General Plan policies would reduce impacts to scenic resources: Policy LU-13.1, which calls for the permanent preservation of open space that contains scenic value and Policy OS-1.8, which aims to protect ridgelines from incompatible development that diminishes scenic value. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to altering the scenic resources within a state scenic highway. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-3: Buildout in accordance with the proposed land use plan would alter the existing visual appearance of the City but would not substantially degrade its existing visual character or quality and would not conflict with applicable zoning and other regulations governing scenic quality. [Threshold AE-3]

Future development and redevelopment allowed by the Proposed General Plan would result in the development of currently undeveloped parcels and intensification of already developed areas of the City. Although new development would alter the visual appearance of the City, because the City is largely already developed with urban and suburban uses, new development would not substantially degrade the City's visual character or quality. The proposed land use plan would focus more intensive growth within the nine focus areas, where structures would be up to 50 feet tall, as shown in Figure 5.1-1, *Proposed Focus Areas,* of the DEIR. Title 17, Zoning, of the Wildomar Municipal Code establishes development standards. Additionally, future development would be required to comply with the commercial and residential design standards to ensure compatibility with existing uses and retain the City's existing visual character and quality. Buildout under the proposed project would occur in areas where development already exists or areas where development is planned. Areas designated as open space and parks would remain undeveloped under the proposed project.

The Proposed General Plan policies ensure that future development and redevelopment would enhance Wildomar's sense of place and character, such as Policy LU-5.1, which requires new development to exhibit quality design; Policy LU-5.2, which requires new development to be located and designed to visually enhance the character of the surrounding areas; and Policy LU-5.3, which aims to enhance the City's unique character and quality of design by maintaining and implementing development standards. Development under the Proposed General Plan would be required to comply with existing regulations that maintain the City's character, such as the City's objective development standards for commercial and residential projects which would ensure that development under the proposed project would continue to be maintained and be compatible with the City's visual character. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the existing visual appearance of the city. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.1-4: The proposed project would not generate additional light and glare. [Threshold AE-4]

The two major causes of light pollution are spill light, which is caused by misdirected light that illuminates outside the intended area, and glare, which is light that shines directly or is reflected from a surface into a viewer's eyes. Sources of light in the City include building lighting (interior and exterior),

security lighting, sign illumination, and parking area lighting, which are mostly associated with residential, commercial, and industrial uses. Other sources of nighttime light and glare include streetlights, vehicular traffic along surrounding roadways, and ambient lighting from surrounding communities.

Future development in accordance with the Proposed General Plan would occur in areas designated for development and would allow for development of currently undeveloped parcels and intensification and redevelopment of existing land uses, which could increase nighttime light and glare in Wildomar.

Development and redevelopment projects in the City would be required to comply with the design guidelines for residential and commercial uses, as well as Chapter 8.64, Light Pollution, of the Wildomar Municipal Code, which establishes limits on the types of fixtures and size of bulbs used in all aspects of development. The requirements in Chapter 8.64 would be checked during the building permit application and again during building and site inspections for all projects to ensure lighting impacts would not be significant. Consistent with the City's lighting standards (municipal code section 8.64.090), all proposed exterior light fixtures must have full cutoff so that there is no light pollution created above the 90-degree plane of the light fixtures. Additionally, the Proposed General Plan includes Policy LU-6.1, which aims to retain and enhance the integrity of existing uses by protecting them from glare. Therefore, the proposed project would not adversely affect day or nighttime views and would not contribute to night sky pollution. Impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the generation of additional light and glare. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

2. Agricultural and Forestry Resources

Impact 5.2-2: The proposed project would not conflict with zoning for agricultural use or a Williamson Act Contract. [Threshold AG-2]

There are no Williamson Act contracts within the City limits. Therefore, no impact would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to Williamson Act contracts. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.2-3: The proposed project would not conflict with existing zoning for, or cause rezoning of, forestland and timberland, and would not result in the loss or conversion of forestland to non-forest uses. [Thresholds AG-3, AG-4, and AG-5 (part)]

According to the California Department of Fish and Wildlife (CDFW), the City does not contain public forestlands or private timberlands. Therefore, implementation of the proposed project would not

conflict with the zoning of forestlands or timberlands, nor would it result in the loss or conversion of forestlands to non-forest uses. As such, no impacts would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the loss or conversion of forestland to non-forest uses. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

3. Air Quality

Impact 5.3-5: The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. [Threshold AQ-4]

Growth under the proposed project could generate new sources of odors. Nuisance odors from land uses in the South Coast Air Basin (SoCAB) are regulated under South Coast Air Quality Management District (South Coast AQMD) Rule 402, *Nuisance*.

Industrial Land Uses

Compost facilities, landfills, solid-waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), asphalt batch manufacturing plants, chemical manufacturing, and food manufacturing facilities are typical sources of odors from industrial land uses. The Proposed General Plan would result in a net increase of 1,393,616 square feet of industrial land use at buildout under the Light Industrial (LI) and Business Park (BP) land use designations. Industrial land uses are required to comply with South Coast AQMD Rule 402 and future environmental review, which would ensure that sensitive land uses are not exposed to objectionable odors. Therefore, impacts would be considered less than significant.

Residential and Other Retail/Commercial Land Uses

Residential and other nonresidential, nonindustrial land uses that would be accommodated by the proposed project could result in the generation of odors such as exhaust from landscaping equipment and from cooking. Buildout of the Proposed General Plan would result in a net increase of retail (4,179 acres) and commercial (385 acres) land uses. Unlike industrial land uses, these are not considered potential generators of odor that could affect a substantial number of people. Nuisance odors are regulated under South Coast AQMD Rule 402, which requires abatement of any nuisance generating a verified odor complaint. Therefore, impacts would be considered less than significant.

Construction

Construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Noxious odors would be confined to the immediate vicinity of the construction equipment in use. By the time such emissions reached any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Short-term construction-related odors are expected to cease upon the

drying or hardening of odor-producing materials. Therefore, impacts would be considered less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to odor-related emissions adversely affecting a substantial amount of people. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

4. Biological Resources

Impact 5.4-4: Future projects in accordance with the Proposed General Plan would be required to comply with the Western Riverside Multiple Species Habitat Conservation Plan, the Stephens' Kangaroo Rat Conservation Plan, and the City of Wildomar's local biological resources polices and ordinances. [Thresholds B-5 and B-6]

The City is a participant in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which requires that individuals, businesses, or public agencies proposing development in the "criteria area" of the MSHCP obtain approval from the Regional Conservation Authority and a permit from the local responsible agency. Criteria areas include the cell groups which are shown on Figure 5.4-2, *MSHCP Reserve Assembly*, of the DEIR. Projects that are approved must pay fees for review and construction of the project in accordance with Chapter 3.42, MSHCP Mitigation Fee, of the Wildomar Municipal Code.

In addition to the MSHCP, a long-term (30-year) Habitat Conservation Plan (HCP) for Stephens' kangaroo rat is administered by the Riverside County Habitat Conservation Agency. The Stephens' kangaroo rat HCP boundary is within the larger MSHCP boundary. For a project that occurs within the Stephens' kangaroo rat HCP boundary, impacts to Stephens' kangaroo rats are mitigated by the Stephens' kangaroo rat HCP, and for any projects outside of the Stephens' kangaroo rat HCP boundary but within the MSHCP, impacts are mitigated by the MSHCP. As the majority of the City is within the Stephens' Kangaroo Rat Plan Area (see Figure 5.4-1, of the DEIR), projects within these portions would be required to pay fees pursuant to Chapter 3.43, Stephens' Kangaroo Rat Mitigation Fee, of the Wildomar Municipal Code.

Buildout of the Proposed General Plan could impact biological resources in the City. However, compliance with MSHCP, the Stephen's kangaroo rat HCP, and the City's Municipal Code would protect these resources. Additionally, the Proposed General Plan policies would protect biological resources, such as Policy OS-1.1, which requires the enforcement of the Western Riverside County Multiple Species Habitat Conservation Plan and Stephens Kangaroo Rat Habitat Conservation Plan provisions. Additionally, the implementation of the Proposed General Plan would not conflict with an adopted habitat conservation plan, natural community conservation plan, or local ordinance. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the compliance of the Proposed General Plan with the Western Riverside Multiple Species Habitat Conservation Plan, the Stephens' Kangaroo Rat Conservation Plan, and the City of

Wildomar's local biological resources polices and ordinances. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

5. Energy

Impact 5.6-1: Implementation of the Proposed General Plan would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. [Threshold E-1]

Short-Term Construction Impacts

Development projects constructed under the Proposed General Plan would create temporary demands for electricity. Natural gas is not generally required to power construction equipment, and therefore is not anticipated during construction phases. Electricity use would fluctuate according to the phase of construction. Additionally, it is anticipated that most electric-powered construction equipment would be hand tools (*e.g.,* power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities.

Development projects would also temporarily increase demands for energy associated with transportation. Transportation energy use depends on the type and number of trips, vehicle miles traveled (VMT), fuel efficiency of vehicles, and travel mode. Energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. It is anticipated that most off-road construction equipment, such as those used during demolition and grading, would be gas or diesel powered. In addition, all operation of construction equipment would cease upon completion of project construction. Furthermore, the construction contractors would minimize nonessential idling of construction equipment during construction in accordance with the California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449. Such required practices would limit wasteful and unnecessary energy consumption in development in Wildomar. Moreover, future development projects within the City would be similar to the construction processes of any current development projects within Wildomar. Therefore, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of fuel use during construction.

Long-Term Impacts During Operation

Non-transportation Energy

Electrical service to the City is provided by Southern California Edison (SCE) through connections to existing off-site electrical lines and new on-site infrastructure. As shown in Table 5.6-4, *Year 2045 Forecast Electricity Consumption*, of the DEIR, by horizon year 2045, electricity use in the City would increase by 109,987,393 kWh/year, or approximately 83 percent, from existing conditions.

As shown in Table 5.6-5, *Year 2045 Forecast Natural Gas Consumption*, of the DEIR, existing natural gas use in the City totals 4,995,139 therms annually. By 2045, natural gas use in the City would increase

from existing conditions by 3,895,455 therms annually, or approximately 78 percent, to a total of 8,890,594 therms per year.

While the electricity and natural gas demand for the City would increase compared to existing conditions, development accommodated under the Proposed General Plan would be required to comply with the current and future updates to the Building Energy Efficiency Standards and California Green Building Standards Code (CALGreen), which would contribute to reducing the energy demands shown in Table 5.6-3, *Existing Operation-Related Annual Fuel Usage*, of the DEIR, and Table 5.6-4, of the DEIR. New and replacement buildings in compliance with these standards would generally have greater energy efficiency than existing buildings and each update to the Building Energy Efficiency Standards and CALGreen will result in greater building energy efficiency and move closer toward buildings achieving zero net energy usage. Additionally, the Proposed General Plan includes policies increase energy efficiency and storage such as Policies OS-6.2, OS-6.4, OS-6.5, and OS-6.6. Policy OS-3.4 which would encourage water-conserving mechanisms in existing development, such as stormwater capture systems, graywater systems, and drought-tolerant landscape planting. Encouraging sustainable and energy-efficient building practices and using more renewable energy strategies will further reduce energy consumption within the City and move closer toward achieving zero net energy.

Transportation Energy

The growth under the Proposed General Plan would consume transportation energy (*e.g.,* gasoline, diesel, compressed natural gas, and electricity) from the use of motor vehicles. Table 5.6-6, *Operation-Related Annual Fuel Usage: Net Change from Existing,* of the DEIR, shows the net change in VMT, fuel usage, and fuel efficiency (miles per gallon) under the Proposed General Plan conditions compared to existing conditions and existing uses under year 2045 conditions.

Although annual VMT would increase for diesel- and gasoline-powered vehicles, the fuel efficiency would increase by 8.94 mpg and 0.34 mpg, respectively. The overall VMT as shown in Table 5.6-6, of the DEIR, would be primarily attributable to the population growth associated with the Proposed General Plan as shown in Table 5.14-7, *Comparison of 2045 SCAG and Proposed General Plan Buildout Projections,* of the DEIR, in Chapter 5.14, *Population and Housing,* of the DEIR. While VMT and fuel usage would generally increase from implementation of the Proposed General Plan when compared to existing uses, the fuel efficiency of vehicles would improve compared to existing conditions. For electric-powered vehicles, annual VMT would increase by 55,126,683 miles and annual consumption would increase by 14,085,318 kWh.

The improvement in fuel efficiency would be attributable to regulatory compliance (*e.g.,* Corporate Average Fuel Economy [CAFE] standards), resulting in new cars that are more fuel efficient and the attrition of older, less fuel-efficient vehicles. The CAFE standards are not directly applicable to residents or land use development projects, but to car manufacturers. However, compliance with the CAFE standards by car manufacturers would ensure that vehicles produced in future years have greater fuel efficiency and would generally result in an overall benefit of reducing fuel usage by providing the population of the City more fuel-efficient vehicle options. Furthermore, while the demand in electricity would increase under the proposed project, in conjunction with the regulatory (*i.e.,* Renewables Portfolio Standard, Senate Bill [SB] SB 350, and SB 100) and general trend toward increasing the supply and production of energy from renewable sources, it is anticipated that a greater share of electricity

used to power electric vehicles would be from renewable sources in future years. Additionally, the Proposed General Plan includes policies that would contribute to minimizing overall VMT, and thus fuel usage associated with the City. Policies LU-4.2 and LU-9.4 would encourage non-vehicular travel modes in the design and development of future projects, and policies CI-1.1, CI-4.3, and CI-5.12 would aid in minimizing VMT through Transportation Demand Management (TDM) measures where feasible and improve connectivity along city streets.

Collectively, these policies and regulations would minimize overall VMT, and thus fuel usage associated with potential future development in Wildomar. Furthermore, the proposed project would rely on mixed-use and infill development for projected growth in the Wildomar region, thereby contributing to reduced energy use from the transportation sector. For example, Policies LU-10.1 and LU-10.2 encourage housing to be integrated with commercial and/or office uses within the City. Although population and VMT is projected to grow, the jobs-housing ratio would increase to 0.58 to be closer to a more equal distribution of employment and housing (see Impact 5.14-1, of the DEIR). Having a jobs-rich city would encourage the creation of more employment opportunities for the city's residents commuting out of Wildomar. Therefore, this could result in shorter distances traveled between where people work and live and to amenities.

Implementation of proposed policies under the Proposed General Plan in conjunction with and complementary to regulatory requirements, would ensure that energy demand associated with growth under the Proposed General Plan would not be inefficient, wasteful, or unnecessary. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to wasteful, inefficient or unnecessary consumption of energy resources. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.6-2: The Proposed General Plan would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. [Threshold E-2]

California Renewables Portfolio Standard Program

The state's electricity grid is transitioning to renewable energy under California's Renewables Portfolio Standard (RPS) Program. The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the State of California objective of transitioning to renewable energy. The land uses accommodated under the Proposed General Plan would comply with the current and future iterations of the Building Energy Efficiency Standards and CALGreen.

Furthermore, as discussed for Impact 5.6-1, of the DEIR, the Proposed General Plan includes Policies OS-6.2, OS-6.4, and OS-6.6 which would encourage the transition to all-electric appliances and installation of on-site renewable energy systems for new and existing developments, and Policy OS-6.5 would promote battery storage systems, especially in buildings with solar energy installations and municipal buildings with essential community services. Therefore, implementation of the Proposed

General Plan would not conflict with or obstruct implementation of California's RPS program, and no impact would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the conflict or obstruction of a state or local plan regarding renewable energy or energy efficiency. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

6. Geology and Soils

Impact 5.7-3: Soil conditions would adequately support proposed septic tanks. [Threshold G-5]

A majority of soil conditions in the City are adequate for support of proposed septic tanks. Large portions of the rural and mountainous areas of Wildomar, east of I-15 rely on septic tanks where nearby regional wastewater collection services are currently unavailable. As indicated in Section 5.19, *Utilities and Service Systems,* of the DEIR, the Riverside County Department of Environmental Health's adopted Local Agency Management Program provides minimum standards and requirements for the treatment and disposal of onsite septic systems. Given the soil components as discussed in Impact Section 5.7-2, many areas in Wildomar can adequately support septic tanks. There are specific areas within the City that septic tanks may be less favorable, such as areas of subsidence and potential for landslides. The implementation of Policies S-17 and S-18 would reduce the impacts of geologic-induced problems associated with septic tank because these policies aim at coordinating with water districts and encouraging permanent water monitoring for areas of past subsidence. Additionally, compliance with the Wildomar Municipal Code Chapter 8.96, Sewage Discharges, provides requirements for septic system installations, which would ensure that soil conditions are adequate for future installation of septic tanks. Therefore, these policies would reduce the impact of soils conditions with respect to septic tanks.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to soil conditions adequately supporting septic tanks. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

7. Greenhouse Gases

Impact 5.8-2: Implementation of the Proposed General Plan would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. [Threshold GHG-2]

California Air Resources Board (CARB) Scoping Plan

CARB's Scoping Plan is applicable to state agencies but is not directly applicable to cities/counties and individual projects. However, new regulations adopted by the State agencies from the Scoping Plan result in greenhouse gas (GHG) emissions reductions at the local level. Therefore, local jurisdictions benefit from reductions in transportation emissions rates, increases in water efficiency in the building

and landscape codes, and other statewide actions that affect a local jurisdiction's emissions inventory from the top down.

The GHG emissions shown in Table 5.8-5 *City of Wildomar GHG Emissions Forecast,* of the DEIR, includes reductions associated with statewide strategies that have been implemented since the adoption of Assembly Bill (AB) 32, SB 32, and AB 1279. Development projects accommodated under the Proposed General Plan are required to adhere to the programs and regulations identified by the Scoping Plan and implemented by state, regional, and local agencies to achieve the statewide GHG reduction goals of AB 32, SB 32, and AB 1279. Future development projects would be required to comply with these state GHG emissions reduction measures because they are statewide strategies. For example, new buildings associated with development projects under the proposed project would be required to meet the CALGreen and Building Energy Efficiency Standards in effect at the time when applying for building permits. Furthermore, as discussed under Impact 5.8-1, the Proposed General Plan includes goals and policies that would help reduce GHG emissions and therefore help achieve GHG reduction goals. Implementation of the Proposed General Plan would not obstruct implementation of the CARB Scoping Plan, and impacts would be less than significant.

SCAG's Connect SoCal

Connect SoCal is Southern California's regional transportation plan to achieve the passenger vehicle emissions reductions identified under SB 375, and identifies areas in the region that can house near-term and long-term growth and support a diverse economy and workforce. By integrating the Forecast Development Pattern with a suite of financially constrained transportation investments, Connect SoCal can reach the regional target of reducing GHGs from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels).

As demonstrated in Section 5.11, *Land Use and Planning,* of the DEIR, the Proposed General Plan would be consistent with the Connect SoCal goals and would further State goals through emphasis on design and reduction in VMT (see Table 5.11-1, *SCAG 2020 RTP/SCS Goal Consistency Analysis,* of the DEIR). In addition, Policies LU-4.1, LU-4.2, LU-8.2, and LU-9.4 as well as Policies CI-2.1, CI-4.3, CI-5.5, CI-5.7, and CI-5.12 would reduce VMT per service population consistent with the regional goals. Lastly, as discussed in Section 5.14, *Population and Housing,* of the DEIR*,* implementation of the Proposed General Plan would bring the City closer to a more equal distribution of employment and housing.

Overall, the Proposed General Plan would provide for residents to both live and work in the City instead of commuting to other areas, which would contribute to minimizing VMT and reducing VMT per service population. Therefore, the Proposed General Plan would not interfere with SCAG's ability to implement the regional strategies in Connect SoCal, and no impact would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to conflicting with an applicable plan, policy, or regulation of an agency adopted to reduce GHG emissions. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

8. Hazards and Hazardous Materials

Impact 5.9-1: Project construction and operations would not create a significant impact due to the transport, use, and/or disposal of hazardous materials or due to reasonably foreseeable upset and accident conditions; and would not impact an existing or proposed school. [Thresholds H-1, H-2, and H-3]

Construction

Potentially hazardous materials used during construction include substances such as paints, sealants, solvents, adhesives, cleaners, and diesel fuel. There is potential for these materials to spill or to create hazardous conditions. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. These activities would also be short-term or one time in nature. In the event of a potential release and cleanup of a hazardous material in the construction process, the Riverside County Department of Environmental Health (DEH)'s Environmental Cleanup Program (ECP) would provide oversight of environmental investigations and cleanup of contaminated sites. Project construction workers would be trained in safe handling and hazardous materials use pursuant to the California Division of Occupational Safety and Health (Cal/OSHA) requirements.

To prevent hazardous conditions, existing local, state, and federal laws—such as those listed under Section 5.9.1.2, *Regulatory Background,* of the DEIR—are to be enforced at construction sites, as well as during the transport and disposal of hazardous materials. Cal/OSHA has regulations concerning the use of hazardous materials, including requirements for safety training, exposure warnings, availability of safety equipment, and preparation of emergency action/prevention plans. Furthermore, strict adherence to all emergency response plan requirements set forth by the Riverside County Fire Department would be required throughout the duration of project construction. Therefore, impacts would be less than significant.

Operations

Industrial uses and some commercial uses utilize greater amounts of hazardous materials than other uses, such as residential uses and schools. Operation of future residential and some commercial uses would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. Operation of future industrial and some types of commercial uses would involve use of larger amounts of hazardous materials, such as fuel/diesel, and commercial grade chemicals, solvents, cleaners, etc. These types of industrial and commercial uses, and therefore, the specific types of hazardous materials to be used, are not yet known.

The use, storage, transport, and disposal of hazardous materials by future residents and commercial and industrial tenants/owners would be required to comply with existing regulations of several agencies, including the California Department of Toxic Substances Control, US Environmental Protection Agency, California Division of Occupational Safety and Health, California Department of Transportation, and Riverside County Fire Department.

Compliance with applicable laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an

appropriate manner and would minimize the potential for safety impacts. Additionally, future residential and nonresidential uses under the proposed project would be constructed and operated with strict adherence to all emergency response plan requirements set forth by the Riverside County DEH and the Riverside County Fire Department.

The California Environmental Protection Agency (CalEPA) has designated the Riverside County DEH as the Certified Unified Program Agency (CUPA), responsible for managing the following programs in the County such as the Underground Storage Tank Program, Aboveground Petroleum Storage Act Requirements, Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs, Hazardous Materials Release Response Plans and Inventories (Business Plan), California Accidental Release Prevention, and Hazardous Material Management Plans

Additionally, several policies in the Safety Element and Proposed General Plan would minimize risks from businesses that use hazardous materials. For Example, Policy S-74 aims to enforce land use policies and siting criteria related to hazardous materials and waste through ongoing implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan. Therefore, impacts would be less than significant.

Demolition

Future development projects may involve demolition of existing buildings and structures associated with a specific development site. Some building materials used in the mid- and late- 1900s are considered hazardous to the environment and harmful to people. For example, while asbestos was generally not used in building materials by 1980, it was still occasionally used until the late 1980s. Lead-based paint was banned for residential use in 1978 and phased out for commercial structures in 1993. Typical hazardous materials of concern for existing older structures in the City include asbestos, lead, mold, Polychlorinated Biphenyls (PCBs), and radon.

For buildings constructed before the 1950s, it is likely that some may contain asbestos-containing materials (ACMs) and lead-based paint (LBP), as well as other building materials containing lead (*e.g.,* ceramic tile and insulation). Demolition of these buildings could cause encapsulated ACM (if present) to become friable (*i.e.,* easily crumbled or pulverized); once airborne, they are considered a carcinogen. Demolition could also cause the release of lead into the air.

PCBs are synthetic chemicals that were manufactured for use in various industrial and commercial applications because of their non-flammability, chemical stability, high boiling point, and electrical insulation properties. When released into the environment, PCBs persist for many years and bioaccumulate in organisms.

State agencies, in conjunction with the federal Environmental Protection Agency (EPA) and OSHA, regulate removal, abatement, and transport procedures for asbestos-containing materials. Releases of asbestos from industrial, demolition, or construction activities are prohibited by these regulations; medical evaluation and monitoring are required for employees performing activities that could expose them to asbestos. The regulations include warnings and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, state, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

Requirements for limiting asbestos emissions from building demolition and renovation activities are specified in South Coast AQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). California Government Code Sections 1529 and 1532.1 provide for exposure limits, exposure monitoring, respiratory protection and good working practice by workers exposed to lead and ACM. Therefore, impacts would be less than significant.

Accidental Release

The use, storage, and transport of hazardous materials and hazardous wastes in compliance with the applicable laws and regulations would minimize the potential for releases of hazardous materials that could pose substantial hazards to the public or the environment and would entail prompt containment and cleanup of spills. Residential uses, some civic uses such as schools and parks, and some commercial uses utilize only small amounts of hazardous materials and mostly or entirely for cleaning and maintenance purposes. Use of such small amounts of hazardous materials would not pose substantial hazards to the public or the environment through accidental releases. Businesses handling reporting quantities of hazardous or extremely hazardous materials would maintain business plans including: procedures in the event of a hazardous materials release, procedures for immediate notification of all appropriate agencies and personnel, identification of local emergency medical assistance, contact information for company emergency coordinators, a listing and location of emergency equipment at the business, an evacuation plan, and a training program for business personnel.

California Accidental Release Prevention Program (CalARP) aims to be proactive and therefore requires businesses to prepare risk management plans, which are detailed engineering analyses of the potential accident factors present at a business and the mitigation measures that can be implemented to reduce this accident potential. The Riverside County Environmental Health Division is the CUPA designated as the administering agency for CalARP. Therefore, impacts would be less than significant.

Pipelines

As noted in Section 5.9.1.3, *Existing Conditions,* of the DEIR, Wildomar does not contain any hazardous pipelines that run through the City, and the closest gas transmission pipeline is approximately 2.6 miles south/southeast of the City in Murrieta. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the transport, use, and/or disposal of hazardous materials and relating to impacting school sites. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-2: The City is on a list of hazardous materials sites, but would not create a significant hazard to the public or environment. [Threshold H-4]

As identified in Table 5.9-1, *Hazardous Sites in the City of Wildomar*, of the DEIR, a search of the online EnviroStor and GeoTracker databases on October 26, 2023, identified six hazardous materials sites within the City. All six sites are designated as either "case closed" or "no action required." Although there are six hazardous waste sites in the City, development on other sites in the City may result in hazardous materials impacts. However, properties contaminated by hazardous substances are regulated

at the local, state, and federal level and are subject to compliance with stringent laws and regulations for investigations and remediation that would remedy all potential impacts caused by hazardous substance contamination. Additionally, there are several policies in the Proposed General Plan and Safety Element that would ensure impacts as a result of hazardous materials would be reduced, such as Policy S-76 which requires discretionary development projects that will generate hazardous wastes or materials to include detailed information on reduction, recycling, and storage of the hazardous materials. Therefore, buildout of the Proposed General Plan would result in a less than significant impact upon compliance with existing laws and regulations.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to significant hazards on the public or the environment. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-3: The City is not located in the vicinity of an airport or within the jurisdiction of an airport land use plan. [Threshold H-5]

The City of Wildomar is not within the vicinity of any airports or within the jurisdiction of an airport land use plan. Therefore, no impacts would occur.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to airport hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.9-4: Project development would not affect the implementation of an emergency responder or evacuation plan. [Threshold H-6]

Regional access to and from Wildomar is limited to I-15. Several arterials in the City funnel traffic to larger arterials and freeways and several major roadways and transit routes within and adjacent to the City are crossed by one or more disaster prone areas—including Alquist Priolo zones, very high fire hazard severity zones, 100-year flood zones, dam inundation zones, and other hazards (see Figure 5.7-2, *Regional Fault Location Map*, Figure 5.10-3, *FEMA Flood Zones,* 5.10-4, *Dam Inundation Zones*, and 5.20-1, *Fire Severity Zones,* of the DEIR). Any of these disasters can cause damage to transportation infrastructure, preventing or impeding access by emergency responders and evacuation by residents.

As indicated in Section 2.32.080, Emergency Plan, of the Wildomar Municipal Code, the Wildomar Disaster Council is responsible for the development of the City's emergency plan, which shall provide the effective mobilization of all the resources of the City, both public and private, to meet any condition constituting a local emergency. Furthermore, the City of Wildomar is covered under its Local Hazard Mitigation Plan (LHMP) and Emergency Operations Plan (EOP) which provide strategies to address emergencies in the City.

The City of Wildomar Emergency Services Department strives to promote a secure and resilient City with capabilities required across the whole community to prevent, mitigate, prepare, respond to, and recover from natural and man-made disasters. The Community Emergency Response Team was placed

on hold due to the pandemic. The City anticipates a new emergency response program that will help residents of the community with the skills to respond to an emergency situation. Furthermore, the purpose of Wildomar Municipal Code Chapter 2.32, Disaster Relief, is to provide for the preparation and carrying out of plans for the protection of persons and property within the City in the event of an emergency.

To ensure the effectiveness of emergency planning and hazard mitigation, the local and regional fire department works with an array of community partners. These include utility service providers (water, power, and sanitation), schools, community organizations, residents, and other local entities. Mutual and automatic aid agreements are also maintained with numerous surrounding local, state, and federal agencies to allow for appropriate backup services in case of an emergency, disaster, or other similar event.

Wildomar has also implemented Government Code Section 65302 which requires that the safety element of a general plan address evacuation routes. The California Department of Forestry and Fire Protection (CAL FIRE) safety element checklist also requires cities to address evacuation routes. During an emergency, CAL FIRE/Riverside County Fire Department would provide emergency services within the City. Future development under the proposed project would be required to comply with applicable fire and building codes to meet minimum standards for fire safety. In addition, the Wildomar Safety Element includes information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes, per Senate Bill 99 (2018). According to the Safety Element, the Farm Specific Plan, east of I-15 and south of Bundy Canyon, is within a hazard-prone area that lacks multiple emergency access points. The areas of concern have been identified and with use of the City's EOP and Policies S-97 and S-98, which would aim to correspond citizens with emergency notifications and plans to safely respond to emergencies, the impacts would be reduced to less than significant.

Additionally, implementation of the Safety Element policies would ensure impacts are reduced during an emergency evacuation. For example, Policies S-97 and S-98 aim to maintain a City EOP which includes the National Incident Management System (N.I.M.S.) and to coordinate with local and State Emergency Management agencies using the Standardized Emergency Management System (S.E.M.S.) and N.I.M.S. to facilitate multi-agency emergency response. These policies would ensure adequate communication in the event of an emergency. Therefore, compliance with applicable regulations, and implementation of emergency and evacuation plans as well as the policies in the General Plan would reduce impacts to less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to an emergency response plan or evacuation plan. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

9. Hydrology and Water Quality

Impact 5.10-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground-water quality. [Threshold HYD-1]

Construction Impacts

Clearing, grading, excavation, and construction activities have the potential to impact water quality through soil erosion and increasing the amount of silt and debris carried in runoff. Additionally, the use of construction materials, such as fuels, solvents, and paints, may present a risk to surface water quality. Finally, the refueling and parking of construction vehicles and other equipment on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the storm drain system.

To minimize these potential impacts, future development that involves the disturbance of one acre or more of land would require compliance with the Construction General Permit (CGP) Order WQ 2022-0057-DWQ, which includes the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP requires the incorporation of best management practices (BMPs) to control sediment, erosion, and hazardous materials contamination of runoff during construction and prevent contaminants from reaching receiving water bodies. The CGP also requires that prior to the start of construction activities, the project applicant must file permit registration documents (PRDs) with the State Water Resources Control Board (SWRCB), which includes a Notice of Intent, risk assessment, site map, annual fee, signed certification statement, and a SWPPP. The construction contractor is required to maintain a copy of the SWPPP at the site and implement all construction BMPs identified in the SWPPP during construction activities. Prior to the issuance of a grading permit, the project applicant is required to provide proof of filing of the PRDs with the SWRCB. Submittal of the PRDs and implementation of the SWPPP throughout the construction phase of development pursuant to the Proposed General Plan would address anticipated and expected pollutants of concern from construction activities.

For future construction projects that disturb less than one acre of land, project applicants would still be required to implement an effective combination of erosion and sediment control BMPs. The City requires submittal of a Construction Runoff Management Plan for all construction sites and designates a minimum set of BMPs for erosion and sediment control, soil stabilization, and protection of natural hydrologic features. The City confirms implementation of appropriate BMPs through construction site inspections.

As a result, water quality impacts associated with construction activities would be less than significant.

Operational Impacts

Potential future development and activities under the Proposed General Plan may result in long-term impacts to the quality of stormwater and urban runoff, subsequently impacting downstream water quality. Future development can potentially create new sources for runoff contamination through changing land uses. As a consequence, future development within the City as a whole may have the

potential to increase the post-construction pollutant loadings of certain constituent pollutants associated with the proposed land uses and their associated features, such as landscaping.

To prevent long-term impacts associated with land use changes and in accordance with the requirements of the MS4 permit (Order No. R9-2013-0001, last amended in 2015), Wildomar Municipal Code Chapter 13.12 and the City's Jurisdictional Runoff Management Plan (JRMP), all new development that involves the creation of 10,000 square feet or more of impervious surface and redevelopment projects that involve the creation and/or replacement of 5,000 square feet or more of impervious surface must incorporate low impact development (LID) site design, source control, and stormwater treatment measures to address post-construction stormwater runoff. These projects would be required to submit a project-specific water quality management plan (WQMP) to be reviewed and approved by the City Public Works/Engineering Department. For projects that create less than 10,000 square feet of impervious surface or replace less than 5,000 square feet of impervious surface, the City requires a water quality checklist for these "Other Development Projects," which includes site design and source control BMPs. Additionally, the City's WQMP and JRMP include hydromodification requirements for future development that may impact downstream channels and creeks. The City's JRMP is updated periodically to reflect the latest MS4 permit requirements; therefore, potential future development over the buildout horizon of the Proposed General Plan would need to comply with the latest thresholds and most current municipal separate storm sewer system (MS4) permit.

As part of the statewide mandate to reduce trash within receiving waters, the City is required to adhere to the requirements of the California Trash Amendments which include the installation of trash full capture systems by 2030. A full capture system is defined as a treatment control, or series of treatment controls, including a multi-benefit project or a LID control that traps all particles that are 5 millimeters or greater and has a design treatment capacity of 1) at least the peak flow rate from a one-year, one-hour storm event, or 2) appropriately sized to carry at least the same flows as the corresponding storm drain. Systems may be catch basin inserts or other insert systems or high flow capacity trash full capture systems that are designed to treat trash from large drainage areas.

Additionally, all potential future development would be required to comply with the requirements of the Wildomar Municipal Code, which prohibits illicit discharge into the storm drain system (Section 17-12.140) and includes provisions to reduce the pollutants in stormwater (Chapter 13.12.070). All development that discharges stormwater associated with industrial activity shall also comply with the requirements of the General Industrial Permit (Order No. 2014-0057-DWQ) as amended in 2018 by Order No. 2015-0122-DWQ.

Implementation of the Proposed General Plan policies, such as Policy OS-3.2, which requires new development do not degrade natural water bodies, in conjunction with adherence to MS4 permit requirements, the Statewide CGP, and the City's JRMP and Municipal Code requirements, would ensure that potential future development would not violate any water quality standards or waste discharge requirements for both construction and operational phases, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to degrading surface or groundwater quality. Accordingly, no changes or alterations to the

proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. [Threshold HYD-2]

Groundwater Use

A more detailed description and analysis of the City's overall water supply and demand is provided in Section 5.19, *Utilities and Service Systems,* of the DEIR. Wildomar is within two groundwater basins: Elsinore Valley Subbasin and Temecula Valley Subbasin. The Elsinore Valley Subbasin is designated by the California Department of Water Resources (DWR) as a medium-priority groundwater basin and is not in critical overdraft. The Elsinore Valley Municipal Water District (EVMWD) is the groundwater sustainability agency (GSA) for the subbasin and the groundwater sustainability plan (GSP) for the subbasin was approved by DWR in October 2023. The Temecula Valley Subbasin is designated as a very low priority basin and is not required to form GSAs or prepare GSPs. Additionally, the Temecula Valey Subbasin is managed by a different water purveyor (Rancho California Water District) that does not provide potable or recycled water to the City.

Most of the City's water supply (approximately 68 percent) is imported surface water supplied by EVMWD which supplements its supply with groundwater pumped from 10 District-owned wells. Between 2016 and 2020, the amount of groundwater pumped from the Elsinore Valley Subbasin ranged from 2,198 acre-feet per year (AFY) to 6,751 AFY, for an average of 4,070 AFY. The groundwater supply from the Elsinore Valley Subbasin is projected to remain constant at 5,500 AFY from 2025 to 2045, and the safe yield pumping rate projection in the GSP is 6,500 AFY for the Elsinore Management Area.

With buildout of the Proposed General Plan, the City anticipates an increase in water demand of approximately 4,627 AFY (see Section 5.19, *Utilities and Service Systems*, of the DEIR for calculation details). According to EVMWD's 2020 Urban Water Management Plan (UWMP), the water agency pumps groundwater from several groundwater subbasins. Even with increases in population and water demand in their service areas, EVMWD does not intend to increase groundwater pumping during normal years through 2045. However, during single and multiple dry years, groundwater pumping would increase but it would be distributed over five different groundwater subbasins. Therefore, each groundwater subbasin's sustainable yield would not be exceeded. In addition, the GSP contains future projects that would ensure the sustainability of the groundwater subbasin, including aquifer recharge, stormwater capture and recharge, and aquifer storage and recovery.

Future development would also be required to implement the water-efficient requirements specified in the CALGreen and California Plumbing Codes and the Model Water Efficient Landscape Ordinance (MWELO) requirements for water efficient landscaping. Future projects that meet the criteria under California Water Code Section 10912 would be required to prepare a Water Supply Assessment that demonstrates that project water demands would not exceed water supplies. In addition, residential,

commercial, and industrial water usage can be expected to decrease in the future as a result of continued implementation of water conservation practices.

Groundwater Recharge

Although future development would increase the amount of impervious surfaces and could potentially impact groundwater recharge, these projects would be required to implement BMPs and LID measures in accordance with the regional MS4 permit and the City's JRMP. New development or redevelopment projects would be required to implement site design measures, source control measures, stormwater treatment measures, and hydromodification measures and submit a WQMP subject to approval by the City. These measures also increase the potential for groundwater recharge. In addition, the GSP prepared for the Elsinore Valley Subbasin includes future projects that would promote groundwater recharge, including aquifer recharge, stormwater capture and recharge, and aquifer storage and recovery.

Compliance with the City's requirements for new construction, water efficient landscaping, and the Proposed General Plan policies, such as Policy LU-7.1, which requires new development minimize alteration of natural landforms and incorporate natural drainage systems, would protect future groundwater resources. Therefore, the proposed project would not significantly interfere with groundwater recharge and would not substantially deplete groundwater supplies, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to groundwater supplies. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-3: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) 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; or iv) impede or redirect flood flows. [Threshold HYD-3]

Erosion and Siltation

All potential future development would be required to implement construction-phase BMPs as well as post-construction site design, source control measures, and treatment controls in accordance with the requirements of the CGP, the Wildomar Municipal Code Chapter 13.12, the MS4 Permit, and the City's Construction Runoff Management Plan. Each new development or redevelopment project that disturbs one or more acre of land would be required to prepare and submit a SWPPP to the SWRCB that describes the measures to control erosion and sedimentation due to construction activities. For projects of less than one acre, the City's Construction Runoff Management Plan and Municipal Code requirements would still apply.

Once future development projects have been constructed, the MS4 permit requirements for new development or redevelopment projects must be implemented and include site design measures, source control measures, LID, and treatment measures that address stormwater runoff and would reduce the potential for erosion and siltation. Project-specific WQMPs submitted to the City must include BMPs that are maintained in perpetuity in accordance with the San Diego Regional Water Quality Control Board) RWQCB MS4 Permit. Adherence to the streambed alteration agreement process under Sections 1600 to 1616 of the California Fish and Game Code would further reduce erosion and siltation impacts that may occur due to streambed alterations. Compliance with these regional and local regulatory requirements will ensure that erosion and siltation impacts from new development and redevelopment projects would be less than significant.

Flooding On- or Off-site

New development and/or redevelopment and changes in land uses could result in an increase in impervious surfaces, which in turn could result in an increase in stormwater runoff, higher peak discharges to drainage channels, and the potential to cause nuisance flooding in areas without adequate drainage facilities. All potential future development must comply with the requirements of the MS4 Permit and the City's JRMP. Regulated projects must implement BMPs which effectively minimize imperviousness, retain or detain stormwater on-site, decrease surface water flows, and slow runoff rates. Projects that may impact downstream channels and creeks must also adhere to the hydromodification requirements of the MS4 permit and the City's JRMP to ensure that post-project runoff conditions (flow rates and durations) do not exceed pre-development runoff conditions by more than 10 percent for the 2-year, 24-hour up to the 10-year, 24-hour runoff event. Adherence to these regulatory requirements would minimize the amount of stormwater runoff from new development and redevelopment within the City. Therefore, potential future development would not result in flooding on- or off-site, and impacts would be less than significant.

Stormwater Drainage System Capacity

An increase in impervious surfaces with new development or redevelopment could result in increases in stormwater runoff, which in turn could exceed the capacity of existing or planned stormwater drainage systems.

Potential future development that involves the creation of 10,000 square feet or more of impervious surfaces or replacement of 5,000 square feet or more of impervious surfaces would trigger the implementation of site design, source control, and stormwater treatment measures to reduce stormwater runoff, pursuant to the MS4 Permit and the City's JRMP. Prior to the issuance of grading permits, the City will require completion and submittal of a Final WQMP report for review and approval to ensure that these requirements are met. Stormwater treatment measures are required to temporarily detain site runoff for priority projects, using specific numeric sizing criteria based on volume and flow rate. Implementation of these stormwater measures will reduce the amount of stormwater runoff that is ultimately discharged to the City's storm drain system and to Lake Elsinore and the Murrieta Creek. Projects that are subject to the hydromodification requirements of the MS4 permit must demonstrate post-project runoff conditions (flow rates and durations) do not exceed pre-development runoff conditions by more than 10 percent. For projects that create less than 10,000 square feet of impervious surface or

replace less than 5,000 square feet of impervious surface, the City requires a water quality checklist for these "Other Development Projects" which includes site design and source control BMPs.

Projects that meet the MS4 regulatory criteria would need to demonstrate that the regulatory requirements for the sizing and temporary on-site retention of stormwater runoff have been met by submitting a WQMP report to the City for review and approval prior to the issuance of grading permits. This would minimize the amount of stormwater runoff from new development and redevelopment sites within the City. Also, as part of the permitting process, future development would be required to pay drainage fees and development impact fees, pursuant to Wildomar Municipal Codes 33.44.040 and 16.32.040, which are designed to mitigate the impacts of stormwater that is discharged to local drainage facilities under the jurisdiction of RCFCWCD and the City of Wildomar. The fees are used to evaluate and maintain the storm drain system, implement flood control improvements, respond to flooding issues, and restore creeks and habitat.

In addition, new development and redevelopment within the City would not create substantial additional sources of polluted runoff. During the construction phase, projects would be required to prepare SWPPPs (for projects disturbing one acre or more) and the City's Construction Runoff Management Plan (for projects disturbing less than one acre), thus limiting the discharge of pollutants from the site. During operation, projects must implement BMPs and LID measures through WQMPs that minimize the amount of stormwater runoff and associated pollutants.

With implementation of these provisions for new development and redevelopment projects, the proposed project would not result in significant increases in runoff that would exceed the capacity of existing or planned storm drain facilities, and the impact is less than significant.

Redirecting Flood Flows

Since new development projects are required to comply with the MS4 Permit and retain stormwater on-site via the use of bioretention facilities or other stormwater treatment measures, any flood flows would also be retained temporarily on-site, which would minimize the potential for flooding impacts. Impact 5.10-4, of the DEIR, discusses the potential for impeding or redirecting flood flows with development in areas within the 100-year floodplain. Impacts related to impeding or redirecting flood flows would be less than significant.

With compliance with the MS4 permit, the City's stormwater requirements, and Proposed General Plan goals and policies, such as Policy CI-8.2, which implements the City's Master Drainage Plan projects to improve stormwater runoff and flood control, potential future development under the proposed project would not result in substantial erosion or siltation and would not substantially increase the rate of surface runoff which would result in flooding, impede or redirect flood flows, or exceed the capacity of the drainage system. Impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to erosion, siltation, flooding, stormwater drainages, and redirect flood flows. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-4: The proposed project would not, in a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation. [Threshold HYD-4]

Pollutant Release in Flood Hazard Zones

Buildout pursuant to the Proposed General Plan could involve development of some projects in FEMA 100-year flood zones (see Figure 5.10-3 of the DEIR). Future development within the 100-year flood zones would be subject to the floodplain requirements in Wildomar Municipal Code Chapter 15.96, Flood Hazard Area Regulations, and Chapter 16.32, Flood Control and Drainage, which require new construction to be built above the base flood elevation or be designed to mitigate flooding impacts. Prior to the start of construction or development within a Special Flood Hazard Area (*i.e.,* 100-year floodplain), the City requires project applicants to obtain a permit from the City and construct new development in accordance with the standards in Wildomar Municipal Code Title 15, Buildings and Construction. In general, the standards of construction include provisions for flood risk reduction, including anchoring and flood-resistant materials and construction methods, with the lowest floors elevated at or one foot above the base flood elevation. The City does not allow for structures to be built within floodways, *i.e.*, the drainage area necessary for a 100-year floodplain. Compliance with FEMA's National Flood Insurance Program requirements and Wildomar Municipal Code requirements would reduce potential flood hazards and ensure that pollutants are not released during flood inundation.

Additionally, the City of Wildomar LHMP includes hazard mitigation actions to help reduce the risk of damage or injury from floods. These actions include continued implementation of floodplain management measures, incorporation of FEMA guidelines into the planning process, and the assessment and mitigation of urban drainage flooding.

Pollutant Release in Dam Inundation Zones

As shown in Figure 5.10-4, *Dam Inundation Zones*, of the DEIR, areas of Wildomar are within the inundation zones for the Diamond Valley Lake East Dam. The probability of dam failure is very low, and Wildomar and Riverside County have never been impacted by a major dam failure. In addition, dam owners are required to maintain emergency action plans (EAPs) that include procedures for damage assessment and emergency warnings. An EAP identifies potential emergency conditions at a dam and specifies preplanned actions to help minimize property damage and loss of life should those conditions occur. EAPs contain procedures and information that instruct dam owners to issue early warning and notification messages to downstream emergency management authorities, such as the City's Emergency Services Department. Because the likelihood of catastrophic dam failure is very low, impacts related to the release of pollutants due to dam inundation are considered less than significant.

Pollutant Release from Tsunamis and Seiches

Wildomar is approximately 22 miles from the Pacific Ocean and is not within any mapped tsunami inundation zone. Therefore, there is no potential for the release of pollutants due to a tsunami.

There are no large water bodies within the City that preclude the possibility of seiches. Although seiches could theoretically occur at Lake Elsinore, the wave heights are usually one foot or less and lakes or

reservoirs are typically designed with a freeboard height of at least three feet. In addition, the City of Wildomar is at a higher elevation than Lake Elsinore and in the event of a seiche, water would not flow toward the City. Aboveground water storage tanks within the City could experience a seiche associated with a large earthquake. However, the tanks are constructed to withstand seismic events and would not result in failure that would cause significant flooding or the release of pollutants.

The Proposed General Plan policies would serve to minimize potential adverse impacts related to erosion, flood flows, and storm drain capacity, which in turn would address the potential for flooding, dam inundation, and seiches. Additionally, Chapter 15.96 of the Wildomar Municipal Code regulates development in flood hazard areas to protect public health and safety. In conjunction with the implementation of the City's floodplain management requirements, and activation of the County's emergency response system in the case of a dam failure, the potential impact that there would be a release of pollutants from flooding, dam inundation, or seiches would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to flooding, dam inundation, and seiche hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.10-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. [Threshold HYD-5]

Adherence to the State CGP, the Wildomar Municipal Code, the Regional MS4 Permit, and the City's JRMP would ensure that surface and groundwater quality are not adversely impacted during construction and operation of future development. As a result, site development would not obstruct or conflict with the implementation of the San Diego RWQCB's Basin Plan or the Santa Ana RWQCB's Basin Plan.

The majority of the City's potable water supply is provided by EVMWD, which is mostly imported surface water purchased from the Metropolitan Water District. The City supplements its surface water supplies with groundwater, which accounts for about 22 percent of its total water demand. The City's groundwater supplies are from the Elsinore Valley Groundwater Subbasin, which has been designated by DWR as a medium priority basin and is not in critical overdraft. EVMWD is the GSA for the subbasin and prepared a GSP that was approved by DWR in October 2023.

With buildout of the Proposed General Plan, the City anticipates an increase in the groundwater pumping rate of approximately 1,020 AFY. When added to the existing groundwater pumping rate of 4,070 AFY, the future groundwater demand is less than the sustainable yield in the GSP of 6,500 AFY for the Elsinore Management Area. A pumping rate increase of up to 1,020 AFY is not anticipated to exceed the groundwater subbasin's sustainable yield. In addition, the GSP contains future projects that will ensure the sustainability of the groundwater subbasin, including aquifer recharge, stormwater capture and recharge, and aquifer storage and recovery. Therefore, the Proposed General Plan would not obstruct or conflict with a groundwater management plan.

With adherence to the Proposed General Plan policies—such as Policy LU-7.1, which requires new development to minimize alteration of natural landforms and incorporate natural drainage systems—and continued compliance with State and City regulatory requirements, the proposed project would not obstruct or conflict with a water quality control plan or groundwater management plan, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to conflicting with a water quality control plan or sustainable groundwater management plan. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

10. Land Use Planning

Impact 5.11-1: Project implementation would not divide an established community. [Threshold LU-1]

Division of an established community commonly occurs because of development and construction of physical features that constitute a barrier to easy and frequent travel between two or more constituent parts of a community. In Wildomar, the I-15 is a physical barrier that splits the City in half. Other barriers in the City may include incomplete trails, cul-de-sacs, or noise walls in an existing neighborhood that all require use of an automobile to get around.

The design direction for the Proposed General Plan is to improve access and mobility for existing and future residents by providing vehicular connections and non-motorized transportation options. The Proposed General Plan includes Policy LU-4.1, which aims to accommodate land use development in accordance with patterns and distribution of the Land Use Plan to reduce automobile dependence; Policy CI-1.8, which requires developments to incorporate short block spacing to enhance connectivity; and Policy CI-5.2, which calls for the coordination with adjacent jurisdictions for continuous connections.

The land use pattern, intensities, and densities under the proposed project would remain generally unchanged, and future development would occur in areas that are already planned for development. These areas are accessible by major roadways as well as existing and proposed transit and pedestrian networks.

Several policies of the Proposed General Plan would not only improve connectivity, but compatibility between existing and future development. A primary goal of the Proposed General Plan is to retain the City's current character, and several policies of the proposed project address consistency of new development with existing developments using materials, siting, and other design techniques. Policy RC-1.7 which calls for the pursuing the acquisition of public and private land, to provide adequate parkland as envisioned in the Parks Master Plan, and Policy OS-2.3 requires that siting for new development is compatible with existing land uses.

No aspect of the Proposed General Plan would divide the existing City. In addition, the Proposed General Plan includes provisions that directly address land use connectivity, compatibility, and encroachment of new development on existing neighborhoods and land uses. Therefore, the Proposed

General Plan would result in no impact regarding the division of an established community or land use compatibility issues.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the division of an established community. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.11-2: Project implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect. [Threshold LU-2]

Western Riverside County Multiple Species Habitat Conservation Plan

As demonstrated in Impact 5.4-4 of Section 5.4, *Biological Resources,* of the DEIR*,* the proposed project would not conflict with the MSHCP and would be required to comply with all applicable requirements, including the payment of the MSHCP Mitigation Fee, as codified in Chapter 3.42, MSHCP Mitigation Fee, of the Wildomar Municipal Code. Therefore, impacts would be less than significant.

Airport Compatibility Planning

Airport operations and their accompanying noise and safety hazards require careful land-use planning on adjacent and nearby lands to protect the residential and business uses of a community from the potential hazards that could be created by airport operations. Airport operations and their accompanying safety and noise hazards are discussed in Section 5.9, *Hazards and Hazardous Materials*, and Section 5.13, *Noise,* of the DEIR.

The nearest airport to the City of Wildomar is the Skylark Airport in the City of Lake Elsinore, located approximately 425 feet west of the Wildomar City limits. Because Skylark Airport is a private airstrip, it does not have an Airport Land Use Compatibility Plan. According to the Caltrans Department of Aeronautics' California Airport Land Use Planning Handbook, which is designed to provide guidance for conducting airport land use compatibility planning, private airstrips are not subject to the Handbook. As such, the responsibility for airport land use compatibility planning falls to the local government. Because the Skylark Airport is within the City of Lake Elsinore, all compatibility planning and safety issues fall solely on the City of Lake Elsinore. Therefore, implementation of the proposed project would not impact compatibility planning of the Skylark Airport. As such, impacts would not be significant.

SCAG Connect SoCal Consistency

The 2045 population projection for Wildomar in the RTP/SCS is 55,200, which is less than the projected population for the planning period buildout of the Proposed General Plan of 65,325 people. Because the proposed project may result in the City's population exceeding the 2045 population forecast for the City, this could be considered a conflict. However, the Proposed General Plan is both consistent with the goals of the RTP/SCS and would further State goals through emphasis on design

and reduction in VMT, as discussed in Table 5.11-1, *SCAG 2020-2045 RTP/SCS Goal Consistency Analysis,* of the DEIR. Therefore, impacts would be less than significant.

Consistency with City Land Use Plans and Regulations

The proposed project would require an update to the City's municipal code and zoning map. The City is responsible for ensuring that any outstanding zoning changes occur within a reasonable time after adoption of the Proposed General Plan. The land use designations, intensities, and densities in the City would largely remain as designated under the current General Plan, with additional revisions to the land use designation definitions to clarify the guidelines for clustering residences in the Rural Mountainous (RM) designation, indicate a maximum density in the Highest Density Residential (HHDR) designation, expand the allowed uses in the Light Industrial (LI) designation to allow for complimentary commercial uses, and to better define the existing Mixed Use Planning Area (MUPA) designation by creating two new distinct mixed-use designations referred to as Mixed Use Low (MUL) and Mixed Use High (MUH). The impacts of the land use changes are analyzed throughout the DEIR.

Following the amendments to the zoning code, if zoning and Proposed General Plan land use designations are not identical, the Proposed General Plan policies would be consulted for guidance in amending the Development Code for consistency with the updated General Plan during consideration of any development project. The update to the zoning code would follow this project and bring the code into consistency with the Proposed General Plan and would tier from this EIR. Once the Development Code is amended, there will be no inconsistencies between the Proposed General Plan and Development Code.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to conflicting with applicable land use plans. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

11. Noise

Impact 5.13-4: The proposed project would not expose residents and workers to airport-related noise. [Threshold N-3]

The Skylark Airport (publicly known as Skydive Elsinore) is a private airstrip with minimal air traffic located approximately 425 feet west of the City's western boundary. Air traffic is primarily delegated to the 25 aircrafts owned by Skydive Elsinore that are used to provide skydiving and gliding services to the community. Daily flights would therefore be scarce based on the demand for these services.

The nearest public airport, which is approximately 4.8 miles southeast of Wildomar, is the French Valley Airport in the City of Murrieta. The airport noise contours do not extend into Wildomar's boundaries, and airport noise would not significantly affect nearby sensitive receptors (*i.e.,* all residences in Wildomar's boundaries are outside of the 55 A-weighted decibel [dBA] day-night sound [L_{dn}] and 60 dBA L_{dn} noise contours).

Because the Proposed General Plan would not cause a direct increase in flights and all residences are outside of the 55 dBA L_{dn} and 60 dBA L_{dn} noise contours, impacts of airport-related noise on future residents and workers in the City would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to airport-related noise. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

12. Population and Housing

Impact 5.14-1: The proposed project would directly result in population growth in the project area. [Threshold P-1]

Table 5.14-7*, Comparison of 2045 SCAG and Proposed General Plan Buildout Projections,* of the DEIR shows the buildout projections in accordance with the Proposed General Plan buildout in comparison to the South California Association of Governments (SCAG) 2045 projections.

Population and Employment

The City currently has approximately 37,326 residents and 5,841 jobs. By the year 2045, there would be approximately 65,325 residents and 12,115 jobs, assuming all residents and employees are new to the City, which is an increase of 75 percent and 107 percent, respectively, compared to existing conditions.

The SCAG population and employment projections for Wildomar in 2045 are 55,200 residents and 11,200 jobs, respectively. The population and employment projections under the Proposed General Plan would be approximately 18 percent and 8 percent greater than the SCAG 2045 projections, respectively. The Regional Housing Needs Assessment (RHNA) associated with the statewide housing crisis has created an expectation that population projections for the region, and for the City, will need to change. Because of this, the SCAG Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) projections are out of sync with RHNA allocations, and do not reflect substantial growth projections forecasted for Wildomar. The current projections shown in Table 5.14-4, *City of Wildomar and Riverside County Employment Trends,* and Table 5.14-6, *SCAG Growth Projections for the City of Wildomar and Riverside County*, of the DEIR, do not reflect the RHNA and the approximately 65,325 new residents and 12,115 new jobs at buildout. While it is possible that some of the proposed residents and employees would be existing in the City, it is unlikely that all of them would be existing residents and employees from the City. While the proposed population and jobs would exceed SCAG estimates, the increase would not be a substantial unplanned growth in population; the City can accommodate the potential growth as described in the DEIR, and therefore, impacts would be less than significant.

Housing

There are currently 11,988 housing units in the City and at full buildout there would be 20,980 units, which is an increase of 75 percent from existing conditions. The estimated forecast for housing units

under the Proposed General Plan would exceed the 2045 SCAG projections (see Table 5.14-7, of the DEIR) by approximately 13 percent.

It should be noted that the State of California has a shortage of housing. In 2019, Governor Newsom signed several bills aimed at addressing the need for more housing, including the Housing Crisis Act of 2019 (Senate Bill 330). While the RTP/SCS may not forecast substantial growth, the RTP/SCS was prepared prior to Housing and Community Development Department (HCD)'s RHNA allocation to SCAG of 1.34 million units, which led SCAG to ultimately assign to the City of Wildomar a RHNA allocation for the 2021–2029 planning period of 2,715 units. This RHNA allocation is slightly larger than the City's previous RHNA allocation (2,535 units) and larger than the relatively flat growth forecast in the RTP/SCS, indicating that SCAG's RTP/SCS is out of sync with RHNA allocations and that both HCD and SCAG forecast substantial growth for Wildomar that is not yet reflected in the RTP/SCS.

The City adopted its Housing Element and obtained state certification in 2021, which includes several policies that support a variety of housing types and densities to accommodate the requirements of the RHNA. For example, Policy H-1 supports sufficient supply of multifamily and single-family zoned land; Policy H-3, Policy H-8, and Policy H-9 call for the development of affordable housing; and Policy H-11 encourages the development of housing for special needs groups. As indicated above, the increase would not result in a substantial unplanned growth in housing since SCAG's RTP/SCS is out of sync with the RHNA allocations. Additionally, with a statewide shortage in housing, the RHNA requirements, and City's RHNA allocation, there is a need for an increase in housing. Therefore, impacts would be less than significant.

Jobs-Housing Ratio

According to Table 5.14-7, of the DEIR, the 2045 SCAG jobs-housing ratio would be 0.60 and under the Proposed General Plan the jobs-housing ratio would be 0.58, which are both more than the City's existing ratio of 0.49. Thus, implementation of the proposed project would bring the City closer to the target ratio of 1.3 to 1.7 jobs per housing unit.

In general, the land uses identified in the Proposed General Plan provide opportunities for residents in the City of Wildomar to both live and work in the City rather than commuting to other areas. Additionally, the Economic Development Element identifies several policies aimed at supporting a resilient local economy and workforce housing for Wildomar residents. Therefore, while the buildout of the proposed project would directly and indirectly induce population growth, the jobs-housing ratio in the City would be improved after buildout allowed under the proposed project. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to population growth. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.14-2: Project implementation would not result in displacing people and/or housing. [Threshold P-2]

The purpose of the Proposed General Plan is to provide orderly growth in the City through the distribution, location, balance, and extent of land uses. The Proposed General Plan introduces new land use designations—Mixed Use Low (MUL) and Mixed Use High (MUH)—which better define the existing Mixed Use Planning Area (MUPA) designation.

The proposed project would include a variety of housing types and provide additional residential opportunities within the City. Compliance with the City's Housing Element would facilitate the development of the various housing types by providing a supply of land that is adequate to accommodate the RHNA and maintain an inventory of housing opportunity sites. As part of the Housing Element, the City of Wildomar prepared a land inventory of adequate sites to show how the City could meet the requirements for the RHNA through appropriate zoning and development standards. Additionally, Government Code Section 66300(d)(2) requires that any project that would demolish residential units must create at least as many units as will be demolished.

As described in Chapter 5.11, *Land Use and Planning*, of the DEIR, the land use pattern, intensities, and densities under the proposed project would remain generally unchanged, and future development would occur in areas that are already planned for development. Moreover, the Housing Element provides policies that ensure sufficient housing supply, assist with homeownership, streamline the process of residential projects, increase affordable housing, and establish a rehabilitation program, such as Policies H-1, H-4, H-7, H-9, and H-14. Therefore, the Proposed General Plan would not displace any people and would provide more housing opportunities than currently exist, and there would be no impact.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the displacement of people and housing. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

13. Public Services

Impact 5.15-1: The proposed project would introduce new structures, residents, and workers into the Wildomar Fire Department service boundaries, thereby increasing the requirement for fire protection facilities and personnel. [Threshold FP-1]

Increased demands for fire protection and emergency medical services result from increases in the number of people who reside, work, and recreate in Wildomar. The Proposed General Plan anticipates that the City's population would increase by approximately 27,999 residents over the next 20 years. As a result, additional staff and equipment would be required to maintain or achieve desired response times. It is likely that new or expanded facilities would be required, which could include new fire stations.

Based on the current response time metric, the Wildomar Fire Department (WFD) determined that the City is at the cusp of its response time standard and would require additional improvements to meet future growth. WFD stated that the current covered apparatus meets calls for service standard; however, within the next five years, the WFD anticipates acquiring land for two future fire stations to provide appropriate service levels. The WFD recommends a thorough study of service area coverage and population density to identify service gaps.

WFD also stated that the northeastern portion of the City would require a cost mitigation agreement for Menifee Fire Station #68 to offset impacts of future development from the proposed project. In addition, the WFD is in the process of transitioning into a 56-hour work week, which will require an increase in staffing of one Fire Apparatus Engineer and one Firefighter II.

WFD indicated that to support future development envisioned under the proposed project it would need two additional stations, two fire engines and two medic squads, and a study to determine fire ladder truck coverage needs.

Project-specific details about the future fire facilities are unknown at the time of preparation of this EIR. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. As future growth in the City occurs, payment of development impact fees, as well as the City's General Fund and Measure AA, would be available to fund the construction of fire facilities, land acquisition, staffing, and equipment.

The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities. All development in the City that results from the implementation of the proposed project would be reviewed by the WFD for compliance with applicable provisions of the California fire and residential codes and the WFD's standards. This would ensure that all future development would benefit from the most current fire prevention and safety standards, which would be expected to help keep service demands within the projected year-over-year increases.

In addition, the Proposed General Plan contains policies that aim to provide adequate fire protection and emergency medical response services to serve existing and new development, such as Policy RC-4.7, which aims to provide effective fire and emergency medical services through collaborating with CAL FIRE and Riverside County Sheriff's Department, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to fire protection facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-2: The proposed project would introduce new structures, residents, and workers into the Wildomar Police Department service boundaries, thereby increasing the requirement for police protection facilities and personnel. [Threshold PP-1]

Implementation of the Proposed General Plan could result in the addition of approximately 27,999 residents. The Wildomar Police Department (WPD) indicated that the existing resources (facilities, personnel, and equipment) are adequate to serve the City under current conditions. However, the proposed buildout would double current needs to serve future development under the Proposed General Plan.

The increase in demand for police services would be met through the hiring of additional staff, as needed, which would be funded through existing funding mechanisms, such as the City's General Fund revenue, grant funding, development impact fees, and Measure AA. There are no current plans to construct additional police facilities.

As new development occurs, new or expanded police facilities may be needed to support the associated population growth. Project-specific details about future police facilities, if needed, are unknown at this time. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. As future growth in the City occurs, payment of development impact fees, as well as the City's General Fund and Measure AA, would be available to fund the construction of police facilities, land acquisition, staffing, and equipment. The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities.

Additionally, several policies included in the Proposed General Plan would strive to ensure that adequate service levels are maintained, such as Policy RC-4.7, which aims to provide effective fire and emergency medical services through collaborating with CAL FIRE and Riverside County Sheriff's Department, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to police protection facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-3: The proposed project would generate approximately 3,566 new students which would impact the school enrollment capacities at the LEUSD. [Threshold SS-1]

Implementation of the Proposed General Plan would result in an increase of 27,999 residents and 8,992 dwelling units compared to existing conditions. The increase in students would result in a higher demand for school services. The following analysis assumes a conservative approach.

Lake Elsinore Unified School District (LEUSD) indicated that there are no current plans to construct additional LEUSD schools within the City. However, LEUSD stated that as residential development

continues to increase, LEUSD would need more classrooms at schools within Wildomar, and potentially new schools, within the next 5 to 10 years, to accommodate growth.

According to Table 3-1, *Proposed General Plan Buildout*, in Chapter 3, *Project Description*, of the DEIR, the Proposed General Plan would result in an increase of 8,992 dwelling units compared to existing conditions. Of the 8,992 dwelling units proposed, 2,268 dwelling units would be single-family units and 6,724 dwelling units would be multifamily units. Therefore, based on LEUSD's established student generation rates shown in Table 5.15-3, *LEUSD Student Generation Rates*, of the DEIR, implementation of the Proposed General Plan would result in approximately 3,566 students. LEUSD requested that the City stay in close communication with LEUSD and consider the possibility of partnering with LEUSD to secure property and funding to construct facilities appropriate to serve the expected growth.

As new development occurs, new or expanded school facilities may be needed to support the associated population growth. Project-specific details about future school facilities, if needed, are unknown at this time. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities.

Additionally, existing regulations such as California Government Code Sections 65995(h) and 65996(b) provide mitigation for impacts to school facilities. Such mitigation measures include fees, charges, or requirements levied against construction, pursuant to Section 17620 of the Education Code. Furthermore, the Proposed General Plan contains a number of policies that provide for adequate public school facilities to meet future demand, such as Policy RC-4.6, which aims to maintain effective educational programs by partnering with LEUSD, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities.

While existing school facilities may not be adequate to accommodate all future students as envisioned under the proposed project, the increased demands for additional school facilities would be accommodated through the payment of LEUSD's Residential and Commercial/Industrial Development School Fees. Additionally, the City provides a Notice of Impact Mitigation Requirements to an applicant for a building permit, who then works with the LEUSD to determine the precise amount of the fee. Once the fee has been paid in full, LEUSD prepares and provides a certificate to the City demonstrating payment of the fee. As required by AB 2926, this certificate allows the City to issue a building permit.

Pursuant to California Government Code Section 65995(h), payment of the impact fees fully mitigates impacts to schools. Although the increased demand for school facilities may occur under the proposed project, and would be a significant impact, payment of impact fees in compliance with SB 50 would reduce potential school impacts to a less than significant level.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to school facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.15-4: The proposed project would result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objective. [Threshold LS-1]

The Proposed General Plan would result in an increase of 27,999 residents, compared to existing conditions, and, therefore, library usage in Wildomar would likely also increase. The Wildomar Library indicated that the current library space and resources are not adequate for the existing population within its service area. The Wildomar Library stated that since the American Library Association no longer sets standards for library space and collection size, community needs for service functions are matched by comparing similar facilities which guide equipment and future technology needs.

Based on the Proposed General Plan buildout, the Wildomar Library would need an additional 20,000 square feet of building space, 45,000 items for their collection, 16 staff members with three full-time staff, 23 internet-capable computers, two Advanced Workstation in Education (AWE) stations for children's computers, a printing station, study rooms for parent/child and teen, a larger program room, Friends Bookstore/work area, staff workroom, storage space, and makerspace.

The Wildomar Library has expanded its digital solutions to accommodate the current population but in-person facilities are needed to accommodate those who prefer personal contact, book browsing, and live support.

As new development occurs, new or expanded library facilities may be needed to support the associated population growth. Project-specific details about future library facilities, if needed, are unknown at this time. Prior to the development of these facilities, an environmental analysis would be conducted to ensure impacts of development are reduced. The adoption of the Proposed General Plan would not in itself create a need for new or altered facilities.

The Proposed General Plan includes policies that seek to ensure that adequate services and facilities are funded to meet increasing demand, such as Policy RC-4.4, which aims to provide high-quality library resources by collaborating with Riverside County, and Policy LU-12.3, which requires new projects to either contribute their fair share to fund facilities or to construct such facilities. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to library facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

14. Recreation

Impact 5.16-1: The proposed project would generate additional residents that would increase the use of existing park and recreational facilities. [Threshold R-1]

The City's park standard is three acres per 1,000 residents, as indicated in Section 16.20.020, Park and Recreation Fees and Dedications, of the Wildomar Municipal Code. With an existing population of 37,326 residents, the parkland requirement at three acres per 1,000 residents would be approximately

112 acres. With a buildout population of 65,325 residents, the City would need 196 acres of parkland. While there would be a deficiency of approximately 154.3 acres of parkland at buildout, there are joint-use facilities, multi-use and equestrian trails, conserved lands (65 acres), and natural open space in and adjacent to the City, including Cleveland National Forest (460,000 acres).

Moreover, new development would be required to pay development impact fees and/or dedicate parkland or pay an in-lieu fee. The availability of new facilities would prevent the accelerated physical deterioration of existing facilities. Additionally, as indicated in the City's Parks Master Plan, there are plans to expand and construct additional parks in the City. This process would ensure that the park deficiency would not get worse as development occurs.

The Proposed General Plan includes policies that support the provision of parks in the City, such as Policy LU-13.2, which calls for the incorporation of open space and recreational amenities in areas of new development, Policy RC-1.4, which aims to seek opportunities to develop parks in neighborhoods with the highest unmet need, and Policy RC-1.7, which calls for the acquisition of public and private land to provide adequate parkland.

With the implementation of the Proposed General Plan policies, as well as the provision of existing and proposed parks, joint-use facilities, trails, conserved land, and open space land, impacts to existing parks and recreational facilities would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the use of park and recreational facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.16-2: Implementation of the Proposed General Plan would not result in environmental impacts associated with new and/or expanded recreational facilities. [Threshold R-2]

The Proposed General Plan guides growth and development within the City and is not a development project. As the population of the City grows, recreational facilities may be developed and/or improved to provide residents with additional recreational opportunities and to adhere to the City's parkland standard of three acres per 1,000 residents. Parks are also a permitted use under other land use designations (*e.g.*, residential land uses), which could result in the development of recreational facilities outside of park-designated parcels.

Development and operation of new or expanded recreational facilities may have an adverse physical effect on the environment, including impacts related to air quality, biological resources, lighting, noise, and traffic. As the DEIR assumes construction would occur on all areas designated for development, the physical environmental impacts associated with the construction and/or expansions of existing park facilities in accordance with the proposed land use plan are addressed throughout the DEIR. Similarly, potentially adverse impacts to the environment may result from the expansion of recreational facilities and multiuse trails pursuant to buildout of the proposed project are also addressed throughout the DEIR. Subsequent environmental review for individual recreational developments would also be required. Consequently, impacts from the Proposed General Plan relating to new and/or expanded

recreational facilities would not result in additional impacts other than those disclosed in the DEIR. Impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to new and/or expanded recreational facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

15. Transportation

Impact 5.17-1: The proposed project would be consistent with adopted programs, plans, and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. [Threshold T-1]

The Proposed General Plan proposes enhancements to the multimodal transportation and roadway networks, as shown on Figure 5.17-6, *Proposed Pedestrian Routes,* Figure 5.17-7, *Proposed Bicycle Network,* Figure 5.17-8, *Proposed Multi-Use Trails,* and Figure 5.17-9, *Proposed Roadway Network,* of the DEIR. Additionally, the proposed project includes multiple policies aimed at ensuring adequate roadway design and providing multimodal facilities, such as Policy CI-1.1, which calls for planning, designing, operating, and maintaining City streets to provide for all types of transportation; Policy CI-1.5, which calls for the use of traffic calming tools to implement Complete Streets principles and reduce vehicular speed; Policy CI-1.8, which requires developments to incorporate short block spacing and a street grid network to enhance connectivity, when feasible; Policy CI-2.4 and Policy CI-2.5, which call for the implementation of pedestrian routes and improvement of pedestrian crossing safety; Policy CI-3.1, which calls for the improvement and connectivity of the bicycle network; Policy CI-4.1, which calls for working with regional partners to ensure adequate transit service is provided consistent with future growth; and Policy CI-5.1, which calls for the implementation of planned roadway networks through new development and redevelopment. With implementation of these policies, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to adopted programs, plans, and policies addressing the circulation system. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.17-3: The proposed project would not result in a substantial increase in hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or result in inadequate emergency access. [Thresholds T-3 and T-4]

Buildout of the proposed project would involve the alteration, intensification, and redistribution of land uses in the City. The Proposed General Plan includes circulation network improvements that would be subject to the review and future consideration of the City's Public Works Department, and would include an evaluation of the roadway alignments, intersection geometrics, and traffic control

features. Roadway improvements would have to be made in accordance with the City's circulation plan and roadway design guidelines and meet design guidelines of the California Manual of Uniform Traffic Control Devices.

All future development under the proposed project would undergo extensive review at the City to ensure consistency with the City's development standards and roadway design standards. Ingress and egress for future projects would be reviewed by the City as well as the CAL FIRE/Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code 8.28, Fire Code, for compliance with the California Fire Code.

Additionally, the proposed project includes policies to improve safety for all roadway users, such as Policy CI-1.5, which calls for the use of traffic calming tools to assist with implementing Complete Streets principles and reduce vehicular speeds, Policy CI-1.6, which calls for regularly monitoring and evaluating Citywide safety and usage trends for all travel modes, Policy CI-2.5 and Policy CI-2.6, which call for improving pedestrian crossing safety and enhancing pedestrian visibility, Policy CI-3.7, which calls for enhancing bicycle intersection crossing efficiency and safety through intersection design considerations, and Policy CI-5.7, which calls for evaluating the need to designate additional roads or amend existing designations to help enhance vehicle circulation and reduce congestion. As such, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to hazards due to a geometric design feature or inadequate emergency access. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

16. Utilities and Service Systems

Impact 5.19-1: The proposed project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

Buildout of the Proposed General Plan would result in an increase in wastewater generation with the addition of 8,992 dwelling units and 2,965,538 square feet of non-residential land use. However, future demands from the increased population and land use changes from implementation of the Proposed General Plan would not exceed the permitted capacity of the EVMWD Water Reclamation Facility (WRF) that serves the City. For areas within the City, wastewater generated by the Proposed General Plan would be collected by the EVMWD sewer system and conveyed to the Regional WRF. In addition, wastewater from the City of Lake Elsinore and other nearby communities are treated at the Regional WRF and served by the EVMWD sewer collection system. A small portion of the southern area of Wildomar is served by the Rancho California Water District (RCWD)'s Santa Rosa WRF. New residences and construction in areas of Wildomar that are zoned rural mountainous and are far from a connecting sewer collection system would be served by private septic systems and would require permitting by the Riverside County Department of Environmental Health and the City of Wildomar.

The estimated amount of additional wastewater generated by the Proposed General Plan is shown in Table 5.19-1, *Wastewater Demand Increase: Proposed Project,* of the DEIR. The wastewater generation numbers are conservative because they do not account for the water conservation measures that new construction would be required to implement with compliance to the CALGreen Building Code and the fact that some areas of Wildomar would be on private septic systems and not connected to the wastewater collection system. These wastewater generation numbers are also conservative because the Farm community area of Wildomar has its own sewer collection and treatment system.

The increase in wastewater demand with buildout of the Proposed General Plan is estimated to be approximately 2.1 mgd. According to the Sewer Master Plan, EVMWD projected 10.8 million gallons per day (mgd) of wastewater in 2020 for their entire service area. As the population of Wildomar is approximately 23 percent of the total population of the EVMWD service area, approximately 2.5 mgd of existing wastewater can be attributed to Wildomar (*i.e.,* 23 percent of 10.8 mgd). When the 2.1 mgd of wastewater demand from project buildout is combined with the existing average daily flow of 2.5 mgd for the City, the total amount of wastewater generated by the City in 2045 is estimated to be 4.5 mgd.

The existing average daily flows to the Regional WRF is 6.0 mgd and to the Santa Rosa WRF is 0.8 mgd from EVMWD's service area. The Regional WRF has a permitted capacity for an average daily flow of 8 mgd but is being upgraded to 12 mgd by 2026, and the Santa Rosa WRF has a permitted capacity of 5 mgd. Therefore, the residual capacity for the Regional WRF in 2045 would be 6 mgd, which is greater than the additional 2.1 mgd of wastewater that would be generated from buildout of the Proposed General Plan. Additionally, the Santa Rosa WRF currently treats on average 0.8 mgd of wastewater from Wildomar in the southern part of EVMWD's service area, and in total treats an average daily flow of approximately 2.9 mgd for its service area. Therefore, the Santa Rosa WRF has a residual capacity of 2.1 mgd, which would accommodate any future growth in the southern portion of Wildomar. Lastly, wastewater flows from smaller portions of the EVMWD service area outside of Wildomar would continue to be to its two other WRFs (Horsethief Canyon WRF and Railroad Canyon WRF) and not contribute to the treated capacity for the Regional WRF and Santa Rosa WRF. As the Regional WRF and Santa Rosa WRF each have adequate capacity for future growth in their service areas, the EVMWD and RCWD would be able to accommodate future wastewater flows from Wildomar and the other cities and communities in the area.

EVMWD imposes sewer connection fees on new development to recover a proportionate share of costs for expanding wastewater collection services and upgrades to the WRFs. Implementation of the Proposed General Plan would not require the construction or expansion of the Regional WRF, Santa Rosa WRF or sewer collection system beyond what is already planned or under construction. Adherence to the City's Municipal Code requirements in Chapter 8.96, Sewage Discharges, and Chapter 13.04, Sewer System Service, as well as the Proposed General Plan policies, such as Policy LU-2.1, which would ensure adequate service provision for new development, would reduce wastewater generation rates over time, and therefore impacts associated with the sewer collection and treatment systems would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to the wastewater treatment facilities. Accordingly, no changes or alterations to the

proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-2: The wastewater treatment provider would have adequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments. [Threshold U-3]

The Regional WRF, which serves the majority of the City, is currently permitted to treat up to 8 mgd, and upon completion of the expansion project, scheduled for completion in 2026, would be able to treat up to 12 mgd. The residual capacity for the Regional WRF at project buildout would be 6 mgd. The increase in wastewater demand from 2020 to 2045 is estimated to be 2.1 mgd, as shown in Table 5.19-1, of the DEIR, which would result in an estimated total amount of wastewater discharged from the City of 4.5 mgd in 2045. The Santa Rosa WRF would continue to serve the southern portion of the City, south of Clinton Keith Road, which has an additional average daily capacity of 5 mgd for its entire service area and a residual capacity of approximately 2.1 mgd. Wildomar currently discharges on average 0.8 mgd to the Santa Rosa WRF.

New development from implementation of the Proposed General Plan would be required to comply with the latest CALGreen and California Plumbing codes and implement active and passive water conservation measures. This would reduce wastewater discharge rates below what was calculated in Table 5.19-1, of the DEIR. Furthermore, potential future development pursuant to the Proposed General Plan would undergo City review and be required to comply with the Proposed General Plan policies, such as Policy LU-3.2, which would ensure adequate provision of public services.

With continued compliance with applicable regulations, wastewater generated by the Proposed General Plan would not exceed the capacity of the Regional WRF or Santa Rosa WRF once the expansion project is completed. Also, the Proposed General Plan policies would ensure that potential future development would minimize impacts to wastewater collection and treatment capacity. For example, Policy CI-8.1, ensures sewer services meet resident needs reliably and support the City's growth through collaboration between the City and EVMWD. Therefore, implementation of the Proposed General Plan would not result in a determination by the wastewater treatment providers that there is insufficient capacity to serve the City's future wastewater demands in addition to the demands of existing and future development within the wastewater providers service areas. Therefore, the impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to adequate wastewater treatment capacity. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-3: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple-dry years. [Threshold U-2]

Buildout of the Proposed General Plan would result in an increase in water demand with the addition of 8,992 dwelling units and 2,965,538 new square feet of non-residential land use. The projected increase in water demand for the Proposed General Plan is provided in Table 5.19-4, *Water Demand Increase: Proposed Project,* of the DEIR.

The increase in water demand with buildout of the Proposed General Plan is estimated to be approximately 4.1 mgd or 4,627 afy. According to the Water Master Plan, EVMWD provided 23,653 afy in 2020 for their entire service area. As the current population of Wildomar is approximately 23 percent of the total population of the EVMWD's service area, then approximately 5,384 afy of the existing water demand can be attributed to customers in Wildomar. Therefore, the estimated total water demand from the City in 2045 with the Proposed General Plan buildout is estimated to be 10,011 afy (existing demand of 5,384 afy plus additional demand of 4,626 afy).

The total projected water demand in 2045 for the EVMWD service area is estimated to be 40,170 afy. When compared to the total water demand for the Proposed General Plan, the City at full buildout would account for approximately 25 percent of the EVMWD's projected demand for 2045. This growth in population and future water demand is in alignment with projected population growth from the SCAG for the City as compared to other cities in the EVMWD service area. For instance, SCAG projects the population of Wildomar to increase by 56 percent between 2016 and 2045, whereas Canyon Lake and Murrieta are projected to only increase by 6 percent and 12 percent, respectively.

Additionally, new construction would be required to comply with the water efficient requirements of CALGreen, California Plumbing Code, and the City's MWELO. New construction for both residential and commercial land uses typically achieve a reduction in water usage rates of 20 percent through compliance with these regulations.

As documented in Table 5.19-2, *EVMWD Supply and Demand Comparison,* and Table 5.19-3, *EVMWD Multiple Dry Year Supply and Demand Comparison*, of the DEIR, EVMWD can meet all customers' demands during normal year, single dry year, and multiple dry year conditions with excess water available. In addition, EVMWD will continue to implement and expand its water conservation program, which includes water efficiency rebates to residential and commercial customers, water waste prevention ordinances, conservation pricing, and public education and outreach.

Furthermore, future development pursuant to the Proposed General Plan would be required to comply with the Proposed General Plan policies. For example, Policy OS-3.1, would lead to water conservation and protection of water supply through the City's collaboration and assistance for EVMWD's UWMP updates. Also, new development would be required to implement the water efficient requirements specified in the CALGreen and California Plumbing Codes and the MWELO requirements for water efficient landscaping. Future projects under the Proposed General Plan that meet the criteria under California Water Code Section 10912 would be required to prepare a WSA that demonstrates that project water demands would not exceed water supplies. In addition, residential, commercial, and

industrial water usage can be expected to decrease in the future as a result of the implementation of the 2018 Water Conservation Legislation that sets new standards for indoor and outdoor residential water use, commercial water use for landscape irrigation with dedicated meters, and water loss standards. Therefore, impacts to water supplies would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to sufficient water supplies. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-4: The proposed project would not require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

EVMWD has sufficient water supplies available under normal, single-dry, and multi-dry year conditions. In the event that EVMWD projects their future demand could exceed supplies, EVMWD would implement their Water Shortage Contingency Plan (WSCP) which provides water conservation procedures as a result of a drought or supply interruption. Additionally, the total projected water demand of 10,011 afy for the City of Wildomar in 2045 is approximately 25 percent the total projected water demand for the EVMWD service population in 2045 of 40,170 afy. Therefore, the Proposed General Plan would not significantly impact water supplies.

Future development from implementation of the Proposed General Plan could result in new and expanded water infrastructure. However, EVMWD plans to expand and upgrade their distribution systems to accommodate potential future development, which are addressed throughout their Capital Improvement Program (CIP) as described with each revision of their Water Master Plan. Planned improvements include continued groundwater well replacement and rehabilitation, increasing the imported water capacity in the Mills Gravity Pipeline, and the replacement of 5,100 linear feet of an existing water main between the Tomlin 1 Pump Station and the Tomlin 1 Reservoir. Currently, EVMWD purchases the majority of its water supply from Metropolitan Water District of Southern California (MWD), with less than 10 percent received from the Canyon Lake Water Treatment Plant. Because EVMWD's 2045 water supply is projected to meet the water demand with implementation of the Proposed General Plan, the proposed project would not require the expansion of capacity or relocation of the Canyon Lake Water Treatment Plant, and impacts would be less than significant. In addition, each future development under the Proposed General Plan would be required to demonstrate the availability of water to serve the development in the form of will-serve letters from the water purveyors or for larger projects, preparation of a Water Supply Assessment (WSA) as required by Section 10910 of the California Water Code. Therefore, implementation of the Proposed General Plan would not result in the need to construct additional water supply or distribution systems, nor would it need to relocate existing water treatment facilities.

In summary, new construction or expansion of the water distribution system due to implementation of the Proposed General Plan would not significantly impact water treatment facilities or EVMWD's distribution system. EVMWD has capital improvement projects to monitor and upgrade its water distribution systems to accommodate future development, as described in its Water Master Plan.

Compliance with the City's requirements for new construction, water-efficient landscaping, and implementation of the Proposed General Plan policies, such as Policy OS-3.3, which encourages water serving fixtures in new development and advocate for the implementation of conservation strategies by water purveyors, and Policy OS-3.5, which supports EVMWD's efforts to expand the recycled water system in the City, would result in less-than-significant impacts with respect to the need for new and/or expanded water facilities.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to water facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-5: The proposed project would not require or result in the relocation or construction of new or expanded stormwater drainage facilities, the construction or relocation of which could cause significant environmental effects. [Threshold U-1]

New development and/or redevelopment as part of the Proposed General Plan would result in an increase in impervious surfaces, which in turn could result in an increase in stormwater runoff, higher peak discharges to drainage channels, and the potential to cause nuisance flooding in areas without adequate drainage facilities. The Regional MS4 permit defines priority development projects as projects that create 10,000 square feet or more of impervious surfaces or replace 5,000 square feet or more of impervious surface; these projects would be required to implement site design, source control, and stormwater treatment and runoff measures using specific numeric sizing criteria based on the volume and flow rate of stormwater that is generated by the project. Each priority development project must prepare a project-specific WQMP, which undergoes review by City Public Works/Engineering Department personnel to ensure that the MS4 regulatory requirements for temporary on-site stormwater runoff retention have been met. Project-specific WQMPs would include BMPs to reduce stormwater impacts; such BMPs may include, but are not limited to, bioretention basins, permeable pavement, and infiltration trenches. Also, the City's Community Development Department would apply conditions of approval to each project to ensure that the requirements of the MS4 permit have been met. Compliance with the MS4 permit and the City's WQMP program would minimize increases in the amount of stormwater runoff from future development in the City.

The MS4 permit and Riverside County LID BMP Handbooks require that all projects that generate runoff from an 85th percentile, 24-hour storm event must treat stormwater onsite. Priority development projects must also adhere to the hydromodification requirements of the MS4 permit and demonstrate that post-construction runoff flow rates and durations do not exceed pre-development conditions by more than 10 percent. This would minimize the amount of stormwater runoff from new development and redevelopment sites within the City.

Also, as part of the permitting process, future development would be required to pay fees to the City and the Riverside County Flood Control and Water Conservation District (RCFCWCD), pursuant to Wildomar Municipal Code Chapter 16.32, Flood Control and Drainage, which is designed to mitigate impacts of stormwater discharged to flood control channels and storm drains. Planned improvements to the City's storm drainage system are implemented through the CIP and the City's Master Drainage

Plan updates. The prioritized projects in the latest CIP involving stormwater infrastructure focus on updating the Master Drainage Plan, improvements to various storm drains to reduce flooding, and acquiring right-of-way to maintain natural conveyance for portion of Murrieta Creek/Wildomar Channel.

Compliance with the MS4 permit and the Proposed General Plan policies, such as Policy CI-8.2, which describes implementing projects identified in the City's Master Drainage Plan to manage storm runoff; implementation of BMPs and on-site stormwater control measures; and City requirements regarding the preparation and review of WQMPs would ensure that the implementation of the Proposed General Plan would not result in significant increases in runoff and would not contribute to the construction of new storm drain facilities or expansion of existing facilities that would cause significant environmental impacts. In addition, the City would continue to repair, rehabilitate, and upgrade the storm drain system through implementation of the CIP program. Therefore, impacts with respect to stormwater infrastructure would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to storm drainage facilities. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-6: The proposed project would not 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. [Threshold U-4]

Under the Proposed General Plan, the population is anticipated to increase by 27,999 residents and 6,274 employees. As shown in Table 5.19-5, *Solid Waste Increase: Proposed Project*, of the DEIR, this level of growth would result in an increase in solid waste of approximately 138 tons per day, or 50,262 tons per year. These numbers are conservative because, with continued recycling and waste reduction programs implemented by the City and CR&R Environmental Services (CR&R), the waste generation rates would be reduced over time.

The increase of 138 tons per day with buildout of the proposed project, as shown in Table 5.19-5, of the DEIR, would be about 2.5 percent of the current residual capacity of 5,526 tons/day at El Sobrante Landfill. This estimate conservatively assumes that all of the generated waste is landfilled. In addition, approximately 20 percent of the solid waste from the City is transported to other landfills in Riverside County and southern California, and a portion of the waste generated in the City is diverted from landfill disposal through recycling and composting. Although the California Department of Resources Recycling and Recovery (CalRecycle) does not provide the recycling rate for Wildomar, California as a whole diverted 42 percent of total waste in 2020. As such, the Proposed General Plan would not generate solid waste in excess of the capacity of the landfills that serve the City.

With continued compliance with the applicable regulations, leading to increased recycling and waste diversion, and adherence to the Proposed General Plan policies, such as Policy OS-7.1, which supports recycling programs for residential and non-residential development to reduce the solid waste sent to landfills, anticipated rates of solid waste disposal from the Proposed General Plan would be less than

significant with respect to permitted landfill capacity. In addition, the City is below the CalRecycle target disposal rates of 4.8 pounds per day (ppd) for residents and 36.2 ppd for employees and meets the regulatory requirements of AB 939. Therefore, implementation of the Proposed General Plan would not generate solid waste in excess of State and local standards, or in excess of the capacity of the landfills, or otherwise impair the attainment of solid waste reduction goals, and the impact is less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to generating excess solid waste that would exceed landfill capacity. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.19-7: The proposed project would comply with federal, state, and local statutes and regulations related to solid waste. [Threshold U-5]

As discussed under Impact 5.19-6, CR&R and the City comply with all State requirements to reduce the volume of solid waste through recycling and organic waste diversion. The City's per capita disposal rates of 4.1 ppd per resident and 25.6 ppd per employee are below the CalRecycle targets of 4.8 ppd for residents and 36.2 ppd for employees. In addition, all potential future development would comply with Division 4.4, Material Conservation and Resource Efficiency, of the CALGreen Building Code, which requires that at least 65 percent of nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.

Potential future development would also comply with AB 341, which mandates recycling for commercial and multifamily residential land uses as well as schools and school districts. All jurisdictions in California are required to provide organic waste collection services to all residents and businesses, beginning in 2022 and in accordance with SB 1383. The City and CR&R currently comply with all applicable federal, State, and local solid waste regulations, and solid waste, recycling, and green waste collection services are available to all residents and commercial businesses in Wildomar. Therefore, the Proposed General Plan would comply with all current and future regulatory requirements, and impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to regulations pertaining to solid waste. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

17. Wildfire

Impact 5.20-3: The proposed project would require the installation and maintenance of associated infrastructure in areas that are undeveloped or vacant, which could exacerbate fire risk or result in temporary or ongoing impacts to the environment. [Threshold W-3]

Buildout of the Proposed General Plan would result in additional infrastructure, such as roadways, transmission lines, and other utilities, in underdeveloped and undeveloped areas of the City in order to

serve new development. Some of this new infrastructure would likely be constructed in the Very High Fire Hazard Severity Zones (FHSZs). To protect development in these areas from the risk of wildfire, the City requires adherence to a wide range of state and local codes, such as the California Fire Code, which provides minimum standards to increase the ability of a building to resist the intrusion of flames or embers from a vegetation fire and building with materials that meet performance standards; State Responsibility Area (SRA) and Very High FHSZ fire safe design requirements that include standards for setbacks and maintenance of defensible space and for secondary egress; California Public Utilities Commission requirements for managing vegetation around electrical transmission lines, and other standards and recommendations outlined in the City's Local Hazard Mitigation Plan and 2021-2029 Safety Element. Public Resources Code Section 4291 also requires vegetation around buildings or structures to maintain defensible space within 100 feet of a structure and an ember-resistant zone within 5 feet of a structure. Additionally, CAL FIRE SRA Fire Safe Regulations require parcels to provide a minimum 30-foot setback for all buildings from all property lines and/or the center of a road. As such, these requirements would reduce the potential for new roadways to exacerbate wildfire risks.

The California Public Utilities Commission requires maintenance of vegetation around power lines, strict wire-to-wire clearances, annual inspections of above-ground power lines, and the preparation of fire prevention plans for above-ground power lines in high fire-threat districts. These measures would reduce the wildfire risks associated with the installation and maintenance of power lines. Additionally, all utilities would be installed to meet service provider requirements and could be required to be undergrounded pursuant to Wildomar Municipal Code Section 13.16, Underground Utility Districts, and Safety Element Policy S-102, which requires the coordination with utility companies to minimize service interruptions.

Such infrastructure and maintenance activities would also be required to comply with the adopted State regulations, Wildomar Municipal Code standards, and the Wildomar Safety Element policies to mitigate the impact of infrastructure on the environment. Therefore, impacts would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to exacerbation of fire risk due to the installation and maintenance of infrastructure. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

Impact 5.20-4: The proposed project would not 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. [Threshold W-4]

Wildfires can create favorable conditions for other hazards, such as flooding and landslides. Wildfires on steep slopes can burn the vegetation that stabilizes the slope and create hydrophobic conditions that prevent the ground from absorbing water. This can lead to landslides, debris flows, and flooding. A project would result in a significant impact if—due to slopes, drainage patterns, or post-fire slope instability—it would expose people or structures to significant risks from landslides, debris flows, or flooding.

As shown in Figure 3-0, Landslide Susceptibility, of the Wildomar Safety Element, the northern, eastern, and southwestern parts of the City are in high landslide susceptibility zones (also refer to Figure 5.7-3, *Areas With Landslide Susceptibility,* in Section 5.7, *Geology and Soils,* of the DEIR). According to the California Department of Conservation (CDC), the eastern portion of the City is located within a landslide zone. Landslides are most likely to occur during seasons of high precipitation and after fires. Future development in the City is required to comply with State and local regulations, such as the California Building Code, Wildomar Municipal Code, and the Wildomar Safety Element. For example, Section 1803 of the 2022 California Building Code requires that a geotechnical investigation must assess existing landslide susceptibility on a project site. Additionally, there are several policies in the Wildomar Safety Element that address development in landslide susceptibility areas, such as Policy S-11 through Policy S-14. These policies work to minimize the risk of landslides by regulating development in landslide susceptibility areas by requiring geotechnical investigations, site design to reduce landslides, slope stability mitigation, and slope stabilization practices, respectively.

According to Figure 5-0, Flood Hazard Zones, of the Wildomar Safety Element, the southwestern portion of the City includes 100-year and 500-year flood zones, which have a 1 percent and 0.2 percent chance of flooding in any given year, respectively (also refer to Figure 5.10-3, *FEMA Flood Zones,* in Section 5.10, *Hydrology and Water Quality,* of the DEIR). While there is a low chance of flooding in the majority of the City, Section 15.96, Flood Hazard Area Regulations, of the Wildomar Municipal Code, was adopted in pursuant to the National Flood Insurance Program to protect public health, safety, and welfare and minimize public and private costs caused by flooding by regulating development within flood hazard areas. Furthermore, Policy S-19 and Policy S-20 of the Wildomar Safety Element call for the City to disapprove new development within 100-year floodplains that cannot mitigate flood hazards and require development within 100-year storm flow zones to be floodproofed.

Future construction activities related to the proposed project would be subject to compliance with the California Building Code and California Fire Code, and would include landslide and flood hazard prevention best management practices. These may include but are not limited to covering of the soil, use of a dust-inhibiting material, landscaping, use of straw and jute, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion, landslides, and downstream flooding. All future development, regardless of the location, would be required to comply with adopted local, regional, and State plans and regulations addressing wildfire prevention, landslides, and floods, which would minimize risks of post-fire hazards. As such, compliance with these policies and regulatory requirements would ensure impacts from post-fire instability would be less than significant.

Finding. The proposed project would have a less than significant direct, indirect, and cumulative impact relating to exposing people or structures to post-fire hazards. Accordingly, no changes or alterations to the proposed project were required to avoid or substantially lessen any significant environmental impacts under those thresholds.

C. Findings on Significant Environmental Impacts that can be reduced to a Less Than Significant Level

The following summary describes impacts of the proposed project that, without mitigation, would result in significant adverse impacts. Upon implementation of the mitigation measures provided in the Draft EIR, these impacts, from Chapter 5, would be considered less than significant.

1. Biological Resources

Impact 5.4-2: Implementation of the Proposed General Plan could impact sensitive natural communities, including wetlands and riparian habitat. [Thresholds B-2 and B-3]

Most of the wetlands that exist within the City limits can be categorized as freshwater emergent wetlands, freshwater forested/shrub wetlands, freshwater ponds, and riverine, as shown in Figure 5.4-5a through Figure 5.4-5o, of the DEIR. These features are commonly associated with streambeds, drainages, and channels (such as the Murrieta Creek), and have the potential to provide corridors that encourage the movement of wildlife and provide habitat for sensitive wildlife and plant species.

According to a California Natural Diversity Database (CNDDB) search, five sensitive natural vegetation communities were recorded within or near the City: Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Interior Basalt Flow Vernal Pool, Southern Sycamore Alder Riparian Woodland, and Valley Needlegrass Grassland.

The general vegetation communities and land cover types within the City include agricultural lands; chaparral; coastal sage scrub; grassland; meadows and marshes; riparian scrub, woodland, and forests; water; woodland and forests; and developed/disturbed areas (see Figure 5.4-4a through Figure 5.4-4o, of the DEIR). These general communities have the potential to be composed of vegetation alliances, which may be considered sensitive natural communities by CDFW.

While the City is mostly urbanized, it does contain open space areas that may be suitable for sensitive natural communities such as wetlands and riparian habitats. Implementation of the proposed project would increase development in the City, which could impact sensitive natural communities.

Future development in accordance with the Proposed General Plan, including maintenance of drainages to maintain public safety, could impact waters and wetlands jurisdictional to the CDFW, US Army Corps of Engineers (USACE), and San Diego and Santa Ana RWQCBs. Waters of the United States are jurisdictional to the USACE; waters of the State are jurisdictional to the San Diego and Santa Ana RWQCBs and the CDFW; and wetlands meeting certain criteria are jurisdictional to the USACE and/or the CDFW. Future development in accordance with the Proposed General Plan could impact sensitive natural communities directly (*e.g.*, building over the jurisdictional resources by filling the land) or indirectly (*e.g.,* increased stormwater drainage or runoff into nearby jurisdictional waters).

The Proposed General Plan includes policies aimed at reducing impacts to sensitive natural communities, such as Policy LU-13.1, which provides for the permanent preservation of open space lands, and

Policy OS-1.2, which requires development to avoid and conserve remaining habitats in wetlands and riparian areas. Moreover, the MSHCP does not allow take of riparian areas.

Additionally, Mitigation Measures BIO-1, BIO-2, and BIO-10 through BIO-13 would be implemented, which require an environmental analysis and DBESP for aquatic resources and natural vegetation communities and a Lake or Streambed Alteration Notification. Additionally, Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools,* of the DEIR, and Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations,* of the DEIR, provide flow charts to assist future developers on the steps required to ensure future projects minimize impacts to riparian habitats and aquatic resources.

Implementation of the Proposed General Plan policies as well as Mitigation Measures BIO-1 and BIO-2, and BIO-10 through BIO-13 would reduce impacts to less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR and are applicable to the proposed project.

BIO-1 If an action may adversely impact biological resources, a qualified biologist or their trained designee shall conduct mandatory worker environmental awareness training for all parties involved with implementation of the action (*e.g.,* contractors and work crews), prior to the start of construction, to aid the parties in recognizing special-status species and other sensitive biological resources that may occur within the area of the proposed action. The training shall include identification of the special-status species with potential to occur and their habitats, a description of the regulatory status of sensitive resources, and review of the impact limits, location of environmentally sensitive areas, and measures required to reduce impacts to avoided onsite and offsite biological resources.

BIO-2 If an action has potential to inadvertently impact avoided onsite or offsite biological resources, appropriate measures shall be developed and implemented prior to the start of ground disturbing activities to ensure all impacts occur only in the area of the proposed action. Appropriate measures may include control of sediment, erosion, and hazardous materials; demarcation of action area prior to implementation and maintenance of demarcation through the duration of implementation; and measures to ensure all actions that have potential to impact biological resources stay within the demarcated limits.

BIO-10 If an action may impact sensitive natural vegetation communities, an environmental analysis to determine if there is potential for sensitive natural communities or other protected vegetation communities shall be conducted by a qualified biologist. If it is determined that in the habitat assessment prepared by a qualified biologist that there are no sensitive natural communities or other protected vegetation communities within a project site, no other measures are recommended. If sensitive natural communities (riparian habitat, riverine areas, vernal pools) are identified within the impact area (permanent and temporary, direct and indirect), appropriate measures to avoid,

minimize, or mitigate for impacts to sensitive natural communities shall be implemented. If riparian/riverine resources and vernal pools are proposed for avoidance, the habitat assessment shall include a commitment to place a conservation easement or deed restriction over the area in order to demonstrate that the area will be protected in perpetuity. If a project cannot avoid riparian/riverine habitat and/or vernal pools in perpetuity (both permanent and temporarily), a DBESP shall be required that would propose mitigation that demonstrates equivalent or superior function and value, and shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. Refer to Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools,* of the DEIR.

BIO-11 If an action will impact riparian habitat as determined by a qualified biologist, a Lake and Streambed Alteration Agreement, pursuant to Section 1602 of the California Department of Fish and Game Code shall be obtained prior to the start of ground disturbing activities. Minimization measures will be developed during consultation with CDFW as part of the Lake and Streambed Alteration Agreement process to ensure protections for affected fish and wildlife resources.

BIO-12 If an action has the potential to impact aquatic resources, an environmental analysis (*i.e.*, a preliminary aquatic resources delineation) shall be conducted to determine if potentially regulated aquatic resources occur within a project site. A qualified wetland delineator shall conduct the environmental analysis and it shall include review of the best available hydrological information, a reconnaissance-level site visit, and an evaluation of aquatic resources to determine the potential for regulated aquatic resources to occur within a project site. If it is determined in the habitat assessment prepared by a qualified biologist that there are no potentially regulated aquatic resources, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, the validity of the results shall be confirmed or an updated environmental analysis shall be conducted prior to impacting a project site. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations,* of the DEIR.

BIO-13 If an action may impact potentially regulated aquatic resources, an aquatic resources delineation shall be conducted by a qualified biologist for a project consistent with the methods detailed within the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, and State Wetlands Definitions and Procedures for Discharges of Dredged and Fill Material to Waters of the State, and local policies by the CDFW regarding their jurisdiction, following the definitions contained within the California Fish and Game Code pertaining to regulated resources (lakes, streams, and associated hydrophytic vegetation). If it is determined by a qualified biologist that potentially regulated aquatic resources are absent from a project site or will not be impacted by the action, no other measures are recommended and the

habitat assessment shall be submitted to the City of Wildomar Community Development Department and USACE. If it is determined that potentially regulated aquatic resources may be impacted by the action, the delineation shall be submitted to the USACE, and a Preliminary Jurisdictional Determination or Approved Jurisdictional Determination shall be obtained. The project applicant shall obtain all required permits from the USACE and applicable agencies prior to the start of construction activities. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations,* of the DEIR.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Impacts to sensitive natural communities, including riparian habitat and wetlands, could occur. Implementation of Mitigation Measures BIO-1 and BIO-2, which require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources, as well as Mitigation Measures BIO-10 through BIO-13, which require an environmental analysis and DBESP for aquatic resources and natural vegetation communities, and a Lake or Streambed Alteration Notification, would be implemented. With the implementation of Mitigation Measures BIO-1, BIO-2, and BIO-10 through BIO-13, impacts would be reduced to less than significant with mitigation incorporated.

Impact 5.4-3: The proposed project could affect wildlife movement in and around the City. [Threshold B-4]

In the southwestern area of the City limits are the foothills of the Cleveland National Forest, which contain a large expanse of natural habitat that may allow for wildlife migration and nursery sites. The City also encompasses the foothills of the Santa Margarita Mountains and Elsinore Mountains. However, due to development within the City, movement from the City into the Cleveland National Forest and mountain ranges, and vice versa, is limited. The City is developed and I-15 bisects the City in a north-south direction, which further limits the success of wildlife dispersal. An additional movement corridor, Murrieta Creek, exists within the City and may provide wildlife with ways to move throughout developed areas. The San Andreas Rift Zone within and adjacent to the City provides unique topographical characteristics, microclimates, and habitats that allow for habitat linkages and can facilitate movement. The City provides wildlife movement opportunities in other forms, such as open land and preserved areas. Although the City's developed environment lessens the value of wildlife corridors within the City, such corridors still exist.

The MSHCP has proposed to create a linkage (Proposed Linkage 8), which is composed largely of upland habitat in the Sedco Hills and Wildomar areas, that would connect the Core Areas in the Lake Mathews/Estelle Mountain, Alberhill, and Cleveland National Forest areas with the Core Areas in

French Valley, Johnson Ranch, Diamond Valley Lake, and San Jacinto Mountains. This proposed linkage would provide live-in habitat for over 50 pairs of coastal California gnatcatcher, as well as a connection to other key populations of gnatcatcher known to occur in Alberhill, North Peak, and the Ramsgate area. Other planning species for which habitat is provided include Quino checkerspot butterfly, Stephens' kangaroo rat, and bobcat. The grasslands in this proposed linkage also provide foraging habitat for a number of raptors. Maintenance of large intact interconnected habitat blocks is important for these species. The northern portion of this linkage includes a portion of the lower San Jacinto River extending under I-15 to connect with Proposed Extension of Existing Core 3, which is in the northeast region of the MSHCP area.

The MSHCP has identified key habitat areas and linkages within the MSHCP Plan Area for the conservation of mountain lions. These Conservation Areas are comprised of large blocks of open space and include the Santa Rosa Plateau-Santa Ana Mountains, Agua Tibia Wilderness-Palomar Mountains, Badlands-San Jacinto Mountains-Santa Rosa Mountains, and San Bernardino Mountains, among others. These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. Note that none of the MSHCP Conservation Areas (including both core and linkage habitats) identified for conservation of the mountain lion occur within the City limits. Nonetheless, the southwestern area of the City limits that contains the foothills of the Cleveland National Forest includes a large expanse of natural habitat that may allow for wildlife migration.

The MSHCP identifies mountain lion as a planning species in Existing Cores A, B, C, F, G, I, J, K, L and M; Proposed Cores 3, 4, 6 and 7; Existing Linkage A; Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18; and Proposed Constrained Linkage 1, 2, 5, 10, 11, 14. The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek

Proposed Core 3 – Badlands/ Potrero

The MSHCP has identified key habitat areas and linkages within the MSHCP Plan Area for the conservation of mountain lions. These Conservation Areas are comprised of large blocks of open space and include the Santa Rosa Plateau-Santa Ana Mountains, Agua Tibia Wilderness-Palomar Mountains, Badlands-San Jacinto Mountains-Santa Rosa Mountains, and San Bernardino Mountains, among others. These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. Areas considered critical for mountain lion movement include Proposed Constrained Linkage 1 and 2 (connection between Cleveland National Forest and Chino Hills State Park under Highway 91), Proposed Linkage 1 and Constrained Linkage 5 (connection between Cleveland National Forest and Lake Matthews/Estelle Mountain under I-15), Proposed

Linkage 9 (connection between Cleveland and the Santa Rosa Plateau), and Proposed Constrained Linkage 14 (connection between Santa Ana Mountains and the Palomar Mountains). These Conservation Areas also include habitat linkages and movement corridors between large habitat blocks that allow dispersal and movement of mountain lions throughout the MSHCP Plan Area and to areas outside of the MSHCP Plan Area. The City is not within the key habitat areas and linkages within the MSHCP Plan Area for conservation of the mountain lion. Therefore, buildout of the City in accordance with the Proposed General Plan would not result in a significant impact on wildlife movement of the mountain lion. Pursuant to the MSHCP, mountain lion is a Covered Species Adequately Conserved and because the City is not identified by the MSHCP as part of any existing or proposed linkages, corridors, or conservation areas and as long as the terms of the MSHCP are implemented, the Wildlife Agencies will not require additional mitigation. Furthermore, development of a property outside the MSHCP Conservation Area (both within and outside of the Criteria Area) shall receive Take Authorization for Covered Species Adequately Conserved provided a payment of a mitigation fee is made in compliance with MSHCP Section 6.0. Payment of the mitigation fee and compliance with the requirements of Section 6.0 will provide full mitigation under the CEQA, FESA, CESA for impacts to species and habitats covered by the MSHCP per the agreements with the USFWS and CDFW.

Migratory birds can also be found within the City limits. Migratory birds, some of which are listed in Table 5.4-2, of the DEIR, may use the surrounding areas, including the City, as a stopping point in their migratory journey. These birds are protected by the Migratory Bird Treaty Act (MBTA) which implements international treaties between the U.S. and other nations devised to protect migratory birds, and any of their parts, eggs, and nests, from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. All future development within the City would be required to comply with the MBTA. Additionally, the MSHCP does not allow take of any nesting birds, regardless of the time of year, pursuant to the MBTA and applicable Fish and Game Codes.

Figure 5.4-17, *Flow Chart to Guide Wildlife Corridor and Movement Protection Recommendations,* of the DEIR, provides a flow chart to assist future developers on the steps required to ensure future projects minimize impacts to wildlife corridors.

The Proposed General Plan includes policies aimed at reducing impacts to wildlife corridors, including the following:

- **Policy LU-13.1 Preservation of Open Space Lands.** Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.
- **Policy OS-1.4 Rewilding and Habitat Restoration**. Pursue opportunities for rewilding and restoring critical habitats for sensitive species that include, but are not limited to the following: preserving, enhancing, restoring, and expanding an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.
- **Policy OS-1.5 Wildlife Corridors.** Protect existing wildlife corridors by reducing habitat fragmentation from new developments. Work with the Riverside Conservation Agency (RCA) to pursue land purchase opportunities to preserve available lands.

- **Policy OS-1.8 Protect Ridgelines.** Protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management.

Additionally, Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, and BIO-9, as well as Mitigation Measure BIO-14, which requires measures to avoid, minimize, and mitigate for significant impacts to be implemented in consultation with the appropriate regulatory agency.

Future development under the project would be required to demonstrate compliance with the MSHCP, FESA, CESA, and CEQA, as well as with the proposed General Plan Update goals, objectives, and policies discussed above, which would reduce potential impacts on wildlife movement within the City. Policies under the proposed General Plan Update that require measures such as site-specific biological studies and compliance with the MSHCP would ensure that the assessment of potential impacts to wildlife movement be made on a project by project basis. With the implementation of the Proposed General Plan policies and Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14, impacts would be reduced to less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR and are applicable to the proposed project.

See Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14.

BIO-7 If an action has potential to adversely impact riparian bird species (least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo [*Coccyzus americanus*]), and if suitable habitat (nesting and/or foraging) is present, then protocol-level focused surveys shall be required. Focused surveys shall be conducted in accordance with accepted USFWS survey protocols for the least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo (Least Bell's Vireo Survey Guidelines [2001], A Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher [2010], and A Natural History Summary and Survey Protocol for the Western Distinct Population Segment of the Yellow-Billed Cuckoo [2016]). If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for riparian bird species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo are identified within a project site and a project cannot demonstrate 90 percent avoidance of the occupied portion of the property that contributes to the long-term conservation

value of the species, a DBESP is required. This includes 100 meters of undeveloped landscape on a property adjacent to the habitat conserved. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-11, *Flow Chart to Guide Riparian Bird Species Recommendations,* of the DEIR.

BIO-8 If an action has the potential to impact coastal California gnatcatcher, a habitat assessment shall be prepared by a qualified biologist to determine if suitable habitat is present in the area of the proposed action. If suitable habitat is present (*i.e.*, coastal sage scrub, Riversidean sage scrub) and an action has potential to adversely impact the coastal California gnatcatcher, avoid clearing, grubbing, grading, and associated construction actions in gnatcatcher occupied habitat within the Criteria Cells and/or PQP lands between March 1 and August 15. If this species is detected and a project may be potentially occupied and the habitat cannot be avoided, this habitat cannot be removed from March 1 to August 15 without conducting focused protocol-level surveys to prove absence. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for coastal California gnatcatcher to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. Refer to Figure 5.4-12, *Flow Chart to Coastal Gnatcatcher Recommendations,* of the DEIR.

BIO-9 If an action that may adversely impact birds or nests (*e.g.*, ground or vegetation disturbance, noise near nesting habitat) and is expected is to occur during the nesting season (generally February 1 through September 15), a pre-construction nesting-bird survey shall be conducted for all suitable nesting habitat within three days prior to ground-disturbing activities associated with the action. The survey shall be conducted by a qualified biologist within a project site plus a buffer for the project as determined by the qualified biologist (based on the action and what bird species may be impacted). If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related impacts. Measures may include seasonal work restrictions or establishment of a non-disturbance buffer around each active nest until nesting has been completed as determined through periodic nest monitoring by the biologist. The size of the non-disturbance buffer shall be determined by the project biologist. Once nesting is deemed complete by the project biologist, work may resume within the buffer. Refer to Figure 5.4-13, *Flow Chart to Guide Special-Status Wildlife (Including Protected Birds/Nests) Recommendations,* of the DEIR.

BIO-14 If an action requiring a discretionary approval is within or adjacent to a Core Area, Linkage or wildlife movement corridor identified in the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) or a project-specific biological analysis, a qualified biologist shall, prior to any ground disturbance, prepare and

submit to the City a wildlife movement evaluation for the proposed project to assess whether the project has the potential to substantially interfere 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 City shall review the evaluation and in doing so may confer with any/all applicable resource agencies (e.g. CDFW, USFWS, NMFS) to assess the extent of any such impacts and impose conditions requiring the implementation of appropriate and feasible measures such as avoidance, design alteration, overcrossings, or other measures to reduce any such potentially significant impacts to the greatest extent feasible.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Buildout under the Proposed General Plan could impact wildlife movement in and around the City. Implementation of Mitigation Measures BIO-1 and BIO-2 require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources; Mitigation Measures BIO-7 through BIO-9 provide provisions to reduce impacts to wildlife species; and Mitigation Measure BIO-14 requires measures to avoid, minimize, or mitigate for significant impacts to be implemented, would reduce impacts to wildlife movement and corridors. Therefore, with the implementation of Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9, and BIO-14, impacts would be reduced to less than significant with mitigation incorporated.

2. Cultural Resources

Impact 5.5-2: Future development of the proposed project could impact archaeological resources. [Threshold C-2]

Long-term implementation of the Proposed General Plan could allow development (*e.g.*, new development, infill development, redevelopment, and revitalization/restoration), including grading of known and unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of archaeological resources. Therefore, future development that would be accommodated by the proposed project could potentially unearth previously unrecorded resources.

Archaeological sites are protected by a wide variety of state policies and regulations enumerated under the California Public Resources Code. Cultural resources are also recognized as nonrenewable and therefore receive protection under the California Public Resources Code and CEQA. Per Public Resources Code Section 21083.2, the CEQA lead agency is required to determine whether a development project may have a significant effect on archaeological resources. If the lead agency determines that the

project may have a significant effect on unique archaeological resources, the project-level CEQA document being prepared for the development project is required to address the issue of those resources.

The Proposed General Plan includes the following policies which would minimize impacts to archaeological resources: Policy LU-1.3, which allows for the clustering of development to preserve culturally sensitive resources, and Policy OS-4.3, which requires new development to avoid and minimize impacts to archaeological resources.

The Proposed General Plan is a regulatory document that sets the framework for future growth and development in the City and does not result in development in and of itself. Before any development or development activities can occur, they must be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Long-term implementation of the Proposed General Plan could allow development, including grading of known and unknown sensitive areas. Grading activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of archaeological resources. Therefore, impacts would be potentially significant. All development projects in the City would be required to implement Mitigation Measures TCR-1 through TCR-8, which outline procedures and requirements for the inadvertent discovery of archaeological resources, cultural resources disposition, retaining an archeologist, retaining Native American monitors from the Pechanga and Soboba tribes, preparation of archaeology Phase III and Phase IV reports, non-disclosure of reburial sites for inadvertent discoveries, and implementing no-build easements for reburial sites. With the implementation of Mitigation Measures TCR-1 through TCR-8, impacts would be less than significant.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

TCR-1 **Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").

a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.
b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a

decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.

d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TCR-2 and TCR-7.

e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TCR-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

TCR-2 **Cultural Resources Disposition.** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:

i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TCR-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

TCR-3 **Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TCR-4 and TCR-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

TCR-4 **Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

TCR-5 **Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading

permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

TCR-6 **Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

TCR-7 **Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.

TCR-8 **No-Build Easement or Similar Instrument.** In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measures TCR-1 through TCR-8, which outline procedures and requirements for the inadvertent discovery of archaeological resources, cultural resources disposition, retaining an archeologist, retaining Native American monitors from the Pechanga and Soboba tribes, preparation of archaeology Phase III and Phase IV reports, non-disclosure of reburial sites for inadvertent discoveries, and implementing no-build easements for reburial sites, would reduce impacts to less than significant.

Impact 5.5-3: Future grading activities could potentially disturb human remains. [Threshold C-3]

California Health and Safety Code, Section 7050.5; CEQA Guidelines Section 15064.5; and Public Resources Code, Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code, Section 7050.5 requires that if human remains are discovered on a project site, excavation or disturbance of the site shall cease until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority, and if the coroner recognizes or has reason to believe the human remains are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours. Soil-disturbing activities associated with development in accordance with the Proposed General Plan could result in the discovery of human remains. Impacts would be potentially significant. However, all development projects in the City would be required to implement Mitigation Measure CUL-2, which requires compliance with State Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98(b), and Mitigation Measure TCR-7, which requires the non-disclosure of reburial sites for inadvertent discoveries. Therefore, impacts would be less than significant upon implementation of Mitigation Measure CUL-2 and Mitigation Measure TCR-7.

Mitigation Measure:

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation Measure TCR-7

CUL-2 **Human Remains.** If potential human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. No photographs are to be taken of any human remains and/or cremations except by the coroner, with written approval by the consulting tribe(s).

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure CUL-2, which requires compliance with State Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98(b), and Mitigation Measure TCR-7, which requires non-disclosure of reburial sites for inadvertent discoveries, would reduce impacts to less than significant.

3. Geology and Soils

Impact 5.7-1: Project residents, employees, and visitors could be subject to potential seismic-related hazards. [Threshold G-1i-iv]

Seismic Hazards

Wildomar's location and underlying geology make it susceptible to seismic and geologic hazards, including surface (fault) rupture and seismic ground shaking.

Ground Rupture

As shown on Figure 5.7-2, of the DEIR, there are several fault lines and Alquist-Priolo Zones in or near the City. The Whittier-Elsinore Fault is the most prevalent Alquist-Priolo Zone within the City, as a portion of the Fault Zone (Glen Ivy/Temecula Segments) crosses directly through the southern portion of the City. Therefore, the City is vulnerable to seismic-related earthquake fault rupture and shaking although no noticeable local damage has been experienced over the years.

As required by the Alquist-Priolo Act Fault Zoning Act, the approval of projects within Earthquake Fault Zones must be in accordance with the policies and criteria established by the Surface Mining and Geology Board (Public Resources Code [PRC], Division 2, Chapter 7.5, Section 2623 (a)). These regulations require that fault investigation reports be prepared by a professional geologist registered in the State of California (14 California Code of Regulations [CCR], Division 2, Chapter 8.1.3, Section 3603 (d)). Additionally, the Seismic Hazards Mapping Act requires projects for human occupancy that are within mapped fault zones to obtain a site-specific geotechnical report prior to the issuance of individual grading permits, and each new development would be required to retain a licensed geotechnical engineer to design new structures to withstand probable seismically induced ground shaking.

Furthermore, all new development in California is subject to the seismic design criteria of the California Building Code (CBC), which requires that all improvements be constructed to withstand anticipated ground shaking from regional fault sources. The CBC standards require all new developments to be designed consistent with a site specific, design-level geotechnical report, which would be fully compliant with the seismic recommendations of a California-registered professional geotechnical engineer. Adherence to the applicable CBC requirements, Alquist-Priolo Fault Zoning Act, Seismic Hazards Mapping Act, and General Plan policies—such as Policy LU-7.1 of the Proposed General Plan, which

requires that new development conform building massing to topographic forms, and Policy S-5 of the Safety Element, which requires the enforcement of the Alquist-Priolo Earthquake Fault Zoning Act provisions—would ensure that implementation of the Proposed General Plan would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving ground rupture of a fault. Additionally, implementation of Mitigation Measure GEO-1, which would require the incorporation of recommendations from a project's geotechnical report, would reduce impacts to less than significant.

Strong Seismic Ground Shaking

Ground shaking is responsible for most of the damage from earthquakes and can damage or destroy buildings, structures, pipelines, and other infrastructure. The intensity of shaking depends on the type of fault, distance to the epicenter, magnitude of the earthquake, and subsurface geology. The Whittier-Elsinore fault is potentially capable of producing the most intense ground accelerations in the City because portions of it runs through the City. The greatest severity of ground shaking would occur in central Wildomar due to centralized faults running along Palomar Street and crossing over Mission Trail and Bundy Canyon Road in the southward direction of I-15 (see Figure 5.7-2, of the DEIR). In southern California, there is no way to avoid earthquake hazards. However, compliance with the CBC, including specific provisions for seismic design, would mitigate and minimize the effects of earthquakes. The design of structures in accordance with the CBC is expected to minimize the effects of ground shaking to the greatest degree feasible.

Several policies would address seismic-related hazards, such as Policy S-7 which requires geological and geotechnical investigations to be performed at sites with potential geological hazards, and therefore, would reduce impacts to less than significant. Additionally, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing the requirements of the CBC, would reduce impacts to less than significant.

Secondary Effects

Secondary effects of earthquakes are nontectonic processes such as ground deformation, including fissures, settlement, displacement, and loss of bearing strength, and are the leading causes of damage to structures during a moderate to large earthquake. Secondary effects leading to ground deformation include liquefaction, seismically induced landslides, settlement, subsidence, and/or collapse, and ground lurching.

Liquefaction

Research and historical data indicate that loose, granular materials at depths of less than 50 feet with silt and clay contents of less than 30 percent saturated by a relatively shallow groundwater table are most susceptible to liquefaction. These geological conditions are typical in parts of southern California, including Wildomar, and in valley regions and alluvial floodplains. A small portion of the City's southern edge, south of Palomar Street, is susceptible to liquefaction (see Figure 5.7-4, *Liquefaction Hazards Zones,* of the DEIR.)

Liquefaction is expected within the City. Based on mandatory compliance with regulations, preparation and submittal of soil engineering reports, and implementation of Mitigation Measure GEO-1 (which

requires incorporation of recommendations from a project's geotechnical report and implementation of the CBC) and the Safety Element policies, impacts would be less than significant. For example, Policy S-7, which requires geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, would reduce impacts.

Landslides

Marginally stable slopes (including existing landslides) may be subject to landslides caused by earthquakes. The landslide hazard depends on many factors, including existing slope stability, shaking potential, and presence of existing landslides. The terrain of the City varies from flat to hilly. Figure 5.7-3*, Areas with Landslide Susceptibility*, of the DEIR, identifies potential landslide hazards in the City.

The City requires compliance with the regulations in the CBC when approaching building operations along hillsides, as referenced in Title 15 of the Wildomar Municipal Code, which also requires an engineering geology report be submitted to the City for approval before performing any project on hillsides.

In addition to implementing City engineering standards and building requirements, all future development in the City would be required to comply with the policies in the Safety Element and Proposed General Plan, such as Policy S-12, which would require new development in hazard-prone areas to be designed to adequately reduce such hazards. Moreover, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce impacts to less than significant.

Settlement, Subsidence, and/or Collapse

The potential hazard posed by seismic settlement and/or collapse within the City is considered moderate based on the compressibility of the underlying alluvial soils and the presence of shallow groundwater. Strong ground shaking can cause settlement of alluvial soils underlying a site by allowing sediment particles to become more tightly packed. Alluvial deposits are especially susceptible to this phenomenon. Artificial fills, if not adequately compacted, may also experience seismically induced settlement. Because unconsolidated soils and undocumented fill material are present within the City, seismically induced settlement and/or collapse are potential impacts.

Site-specific mass grading and compaction that would occur as part of future development within the City would serve to mitigate any potential impacts to seismically induced settlement, subsidence, and/or collapse in the City. Additionally, Safety Element Policy S-16, which requires geotechnical studies within documented subsidence zones as well as zones that may be susceptible to subsidence, prior to the issuance of development permits, would also ensure impacts are reduced. Moreover, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing the requirements of the CBC, would reduce impacts to less than significant.

Ground Lurching

Seismically induced ground lurching occurs when soil or rock masses move at right angles to a cliff or steep slope in response to seismic waves. Structures built on these masses can experience significant lateral and vertical deformations if ground lurching occurs. Although ground lurching is expected within the City, mandatory compliance with existing regulations, including the preparation and submittal of soil engineering, engineering geology and seismicity reports, and implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce ground lurching impacts in any new developments to a less than significant level.

Summary

During construction of a project, the City's municipal code (Title 15, Buildings and Constructions) requires that projects submit grading plans and a geotechnical evaluation to minimize differential settlement and the slipping or sliding of earth, minimizing impacts from unstable geologic or soil conditions. These include preparation of relevant soil engineering reports, cut/ fills, drainage and erosion/ dust control, requirements for completion of work, and NPDES standards. Recommendations in the geotechnical report(s) (*e.g.,* soils engineering, engineering geology, and seismicity reports) are required to be included on grading plans and implemented during project construction activities. Mandatory compliance with existing regulations, including the preparation and submittal of soil engineering, geotechnical evaluation, seismicity reports for new developments, and implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce impacts to a less than significant level. Additionally, policies from the City's Safety Element would ensure that risks to residents and businesses are minimized and impacts would be less than significant.

Mitigation Measure:

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

GEO-1 The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-1 would require the incorporation of the recommendations from a project's geotechnical report into project plans to reduce seismic- and soil-related impacts. Therefore, impacts would be less than significant.

Impact 5.7-2: Unstable geologic unit or soils conditions, including soil erosion and loss off topsoil, could result from development of the proposed project. [Thresholds G-2, G-3, and G-4]

Soil Erosion

Soils are particularly prone to erosion during the grading phase of development, especially during heavy rains. The use of a SWPPP, which specifies best management practices for temporary erosion control for sites disturbing one or more acres, would reduce the potential for erosion during construction activities. Standard erosion control measures would be implemented as part of a SWPPP for proposed projects within the City to minimize the risk of erosion or sedimentation during construction. The SWPPP must include an erosion control plan that prescribes measures, such as phasing grading, limiting areas of disturbance, designating restricted-entry zones, diverting runoff from disturbed areas, protective measures for sensitive areas, outlet protection, and provisions for revegetation or mulching. For future construction projects that disturb less than one acre of land, project applicants would still be required to implement an effective combination of erosion and sediment control BMPs. The City requires submittal of a Construction Runoff Management Plan for all construction sites and designates a minimum set of BMPs for erosion and sediment control, soil stabilization, and protection of natural hydrologic features.

Mandatory compliance with existing regulations, including the preparation and submittal of a SWPPP or Construction Runoff Management Plan, and a soil engineering evaluation; compliance with the Proposed General Plan policies, such as Policy LU-7.1 which requires that new development conform building massing to topographic forms; and implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce impacts to a less than significant level.

Expansive Soils

Most of the City is composed primarily of alluvial sediments and, therefore, there is some potential for expansive soils throughout the City. Expansive soils are possible wherever clays and elastic silts may be present, including alluvial soils and weathered granitic and fine-grained sedimentary rocks. The presence of expansive soils represents a potential hazard to structures and people.

The CBC requires that structures be designed to mitigate for expansive soils. Methods that could be used to reduce the impact of expansive soils include drainage control devices to limit water infiltration near foundation, over-excavation and recompacting of engineered fill method, or support of the foundation with piles. These methods as well as the General Plan policies, such as Policy S-16, which would require geotechnical studies with documented subsidence zone; Policy S-18, which would encourage and support efforts for long-term, permanent monitoring of topographic subsidence in the Elsinore

Valley Groundwater Basin, irrespective of past subsidence; and Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, would reduce the impact related to expansive soils to less than significant.

Settlement and Collapse

The risk of settlement or collapse has the potential to exist in areas with alluvial soils. Areas of large settlement can damage, or in extreme cases, destroy structures. The presence of compressible soil in the City represents a hazard to structures and people.

The CBC requires that structures be designed to mitigate compressible soils. Methods that could be used to reduce the impact of compressible soils include transferring the land to underlying non-compressible layers with piles and overexcavation of compressible soil and recompacting with engineered fill. These methods, as well as Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and requirements of the CBC, and Policy S-16, which would require geotechnical studies with documented subsidence zone, would reduce the impact of compressible soils to less than significant.

Subsidence

Areas within the City that are susceptible to subsidence due to overdraft of groundwater aquifers are in the western portion of Wildomar around Corydon Road, Grand Avenue, Mission Road, all south of I-15 (See Figure 5.7-5, *Subsidence Zone,* of the DEIR). Subsidence due to overpumping of petroleum reserves, however, is not considered a potentially significant impact for the City because there are no active oil wells in the city.

Because overdraft of groundwater can result in subsidence, groundwater storage by EVMWD, the Western Municipal Water District (WMWD), and statutory commitments to sustainable groundwater management practices would reduce the potential for future land subsidence. Furthermore, ongoing surveying of the ground surface by EVMWD and/or WMWD provides a way to verify that its efforts in preventing subsidence are effective. The EVMWD currently has the Elsinore Valley Subbasin GSP in place which describes current and historical groundwater conditions along with a groundwater monitoring network to ensure the basin will meet its sustainability goals. Additionally, implementation of Mitigation Measure GEO-1, which would require incorporating recommendations from a project's geotechnical report and implementing requirements of the CBC, and the Wildomar Safety Element Policies, such as Policy S-16, which would require geotechnical studies with documented subsidence zone, and Policy S-18 which would encourage and support efforts for long-term, permanent monitoring of topographic subsidence in the Elsinore Valley Groundwater Basin, irrespective of past subsidence, would reduce the impact of subsidence to less than significant.

Mitigation Measure:

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

See Mitigation Measure GEO-1.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-1 would require the incorporation of the recommendations from a project's geotechnical report into project plans to reduce seismic- and soil-related impacts. Therefore, impacts would be less than significant.

Impact 5.7-4: Development under the proposed project could directly or indirectly destroy a unique paleontological resource or unique geologic feature. [Threshold G-6]

Adoption of the Proposed General Plan in itself would not directly affect paleontological resources. Long-term implementation of the Proposed General Plan land use plan could allow development, including grading, of known and unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially disturb paleontological resources. Therefore, future development that would be accommodated by the Proposed General Plan could potentially unearth previously unrecorded resources. Review and protection of paleontological resources are also afforded by CEQA for individual development projects that would be accommodated by the Proposed General Plan, subject to discretionary actions that are implemented in accordance with the land use plan of the Proposed General Plan.

Under the California Public Resources Code, paleontological resources are recognized as non-renewable resources and receive protection. Figure 5.7-6, *Paleontological Sensitivity*, of the DEIR, identifies areas of known paleontological sensitivity in the City. As shown in Figure 5.7-6, of the DEIR, areas bounding I-15 and most of the central portion of the City have a high sensitivity for paleontological resources.

Grading and construction activities of undeveloped areas or redevelopment that require more intensive soil excavation than in the past could potentially cause the disturbance of paleontological resources. Therefore, future development could potentially unearth previously unknown/unrecorded paleontological resources. Implementation of Mitigation Measure GEO-2, which requires an evaluation from a Certified Paleontologist, would reduce impacts to paleontological resources. Additionally, the Proposed General Plan includes Policy OS-4.3, which requires new development to minimize impacts to paleontological resources. Therefore, impacts would be less than significant with mitigation incorporated.

Mitigation Measures

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

GEO-2 Prior to issuance of a grading permit, the project applicant shall retain a Certified Paleontologist to assess the potential for presence of paleontological resources and the potential for project construction to affect such resources if present. If it is determined, to the satisfaction of the City, that there is low potential for discovery or disturbance of paleontological resources, no further action shall be required.

If potential for discovery is deemed moderate to high, the project applicant shall retain a Certified Paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential.

Should any paleontological resources (i.e., fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. A Certified Paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, a Certified Paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted.

Salvage and collection of significant fossils shall be done in accordance with the Society of Vertebrate Paleontology guidelines. Any paleontological resources salvaged shall be provided for curation at a local curation facility, or any other local museum or repository, such as the Western Science Center or World Museum of Natural History, willing and able to accept and house the resource to preserve for future scientific study.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure GEO-2 would require a certified paleontologist to be present during ground-disturbing activities in areas deemed to have a moderate to high sensitivity for paleontological resources in order to further evaluate the fossil resources. Therefore, impacts would be less than significant.

4. Hazards and Hazardous Materials

Impact 5.9-5: Portions of the City are in a very high fire hazard severity zones and could expose structures and/or residences to fire hazards. [Threshold H-7]

Wildland fires are uncontrolled fires typically in areas of little to no development, but these fires can spread quickly to the urban/wildland interface where development meets expanses of vegetative fuels. Wildomar is an interface area where a proactive approach to preventing the start and spread of wildland fire is vital to protecting lives and property. As shown on Figure 5.20-1, *Fire Hazard Severity Zones,* of the DEIR, the eastern and western portions of the City are within Very High Fire Hazard Severity Zones. Additionally, there is some risk of landslides and flooding, after the occurrence of wildfire.

Although wildfire risks are present in the City, adherence to applicable building practices and the Proposed General Plan and Safety Element policies, such as Policy S-67, which aims to coordinate with the Riverside County Fire Department to implement a long-term fire protection training and education program for the City of Wildomar and its citizens, would reduce impacts. Additionally, implementation of Mitigation Measure HAZ-1, which requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2, which requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements, would ensure that buildout under the Proposed General Plan would be less than significant upon implementation of mitigation measures.

Mitigation Measures

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

HAZ-1 Prior to the issuance of building permits for all projects, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12 7A; and California Fire Code.

HAZ-2 Prior to the issuance of a certificate of occupancy for all projects, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure HAZ-1 requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2 requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements. Therefore, Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts associated with wildfires to a level that is less than significant.

5. Mineral Resources

Impact 5.12-1: Project implementation could result in the loss of availability of a known mineral resource. [Thresholds M-1 and M-2]

The City is designated as Mineral Resource Zone 3 (MRZ-3), which is an area where the significance of mineral deposits cannot be determined from available data. Therefore, the City does not have any identifiable significant mineral deposits.

However, a federal lode-mining claim, the Baxty Queen, is in the eastern portion of the City. The Bureau of Land Management (BLM) permits the mining claim to conduct small-scale prospecting and mining for mineral resources, such as rare earth element (REE) and precious gem materials. According to Figure 3-4, *Proposed Land Use Plan,* of the DEIR, the federal lode is designated Rural Mountainous (RM), which allows for clustering of residential uses to minimize grading and alteration of natural landforms, as well as to avoid sensitive natural habitat areas and hazardous conditions.

Mineral resources such as REEs, that can be found in pegmatite dikes in the Paloma Ring Complex, often contain impurities of uranium and thorium. Future construction activities surrounding the federal lode, such as grading, can create and release dust containing uranium and thorium. While REEs are important and valuable, these deposits are minimal, and therefore, REEs are unlikely to create a significant impact.

Additionally, all future development would comply with the South Coast AQMD Rule 403, which requires dust control for earth-moving activities and would reduce potential impacts of uranium- and thorium-containing dust on workers and residents. Nonetheless, future development within 100 feet of the federal lode would implement Mitigation Measure MIN-1, which requires the inspection of geologic features within a project site by a qualified geology professional to determine the discovery of a unique geologic unit and follow the proper protocols.

Although future projects would not occur within the Bundy Canyon Pit while mining operations are in effect, development that is proximate or adjacent to the mine may expose residents to dust as a result of mining and/or transporting sand and gravel products.

The anticipated production amount of the Bundy Canyon Pit is 38,300 cubic yards per year, depending on demand, and the estimated life of operation is approximately 25 years. When mining operations at the Bundy Canyon Pit cease, it is anticipated that the land will be used for residential uses or other uses compatible with residential subdivisions.

Therefore, while the entire City is designated as MRZ-3, future development proximate and/or adjacent to the federal lode mining claim could result in the loss of gemstones or rare earth elements.

Mitigation Measure

The following mitigation measure was included in the Draft EIR and the Final EIR, and is applicable to the proposed project.

MIN-1 Prior to blasting non-rippable bedrock within 100 feet of the federal lode, outcrops shall be inspected for pegmatite dikes or other geological features considered favorable for gemstones or rare earth elements by an experienced igneous petrologist with a master's degree and/or Ph.D. in Geology. If geological units containing museum quality gemstones or anomalously high concentrations of rare earth elements are found, representative specimens shall be documented and provided to an accredited repository such as the University of California, Riverside Earth and Planetary Sciences Museum, the Western Science Center in Riverside County, or any other local museum or repository willing and able to accept and house the resources to preserve for future scientific study.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measure above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure MIN-1 would ensure outcrops within 100 feet of the federal lode would be inspected prior to blasting non-rippable bedrock. Therefore, impacts would be less than significant.

6. Noise

Impact 5.13-3: The proposed project would create groundborne vibration and groundborne noise that would cause short-term and long-term vibration. [Threshold N-2]

Construction Vibration

Construction activities at project sites would generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest

vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches the levels that can damage structures but can achieve the audible and perceptible ranges in buildings close to the construction site. Table 5.13-11, *Vibration Levels for Construction Equipment*, of the DEIR, lists reference vibration levels for construction equipment at 25 feet.

As shown in Table 5.13-11, of the DEIR, vibration generated by construction equipment has the potential to be substantial, since it has the potential to exceed the FTA criteria for architectural damage—*e.g.,* 0.12 inches per second PPV for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry. Construction details and equipment for future project-level developments under the Proposed General Plan are not known at this time but may cause vibration impacts. As such, impacts would be potentially significant.

Operational Vibration

Commercial and industrial operations in the City would generate varying degrees of ground vibration, depending on the operational procedures and equipment. Such equipment-generated vibrations would spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the vibration source varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels.

Proposed General Plan Policy N-1.8 would require new development to generate operation and/or construction vibration levels no greater than 75 Vdb at the property line of a sensitive receptor. However, because specific project-level information is not available at this time, it is not possible to quantify future vibration levels at vibration-sensitive receptors that may be near future vibration sources. Therefore, due to the potential for sensitive uses within the City to be exposed to annoying and/or interfering levels of vibration from commercial or industrial operations, operations-related vibration impacts associated with implementation of the proposed project are considered potentially significant.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

N-2 **Vibration Analysis.** Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (*e.g.,* most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (*e.g.,* 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for

nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative methods shall be used, such as drilling piles instead of pile driving and static rollers instead of vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.

N-3 **Vibration Analysis.** Prior to discretionary approval by the City of Wildomar for industrial development projects subject to review under the California Environmental Quality Act (CEQA) (*i.e.,* nonexempt projects) that utilize equipment that has the potential to result in vibration, a vibration analysis shall be conducted to assess and mitigate potential vibration impacts. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Implementation of Mitigation Measures N-2 and N-3 and adherence to associated performance standards would reduce construction and operational vibration to less-than-significant levels. Specifically, Mitigation Measure N-2 would require use of alternative construction techniques for construction activities proximate to historic resources to reduce potential vibration impacts during construction below the pertinent thresholds, and Mitigation Measures N-3 (operations-related vibration) would require that stationary sources reduce potential vibration impacts from commercial/industrial uses to less-than-significant levels.

7. Tribal Cultural Resources

Impact 5.18-1: Implementation of the proposed project could cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources, as defined in Public Resources Code Section 5020.1(k), or determined to be significant pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. [Threshold TCR-1]

In accordance with AB 52, the City notified four local tribes about the proposed project on September 15, 2023, to determine the potential for tribal cultural resources within the City and to determine if local knowledge of tribal cultural resources is available about the City and surrounding areas. The City's standard cultural/tribal cultural mitigation measures were sent to all tribes.

The City consulted with the Soboba Band of Mission Indians on October 16, 2023; the tribe requested a copy of the cultural resources existing conditions report and indicated that they may be revising the City's standard mitigation measures. The City consulted with the Pechanga Band of Mission Indians on November 16, 2023; the tribe was provided with a copy of the cultural resources existing conditions report. The City followed up with the Soboba tribe via email on November 13, 2023, and January 4, 2024; the City also followed up with the Pechanga tribe via email on January 4, 2024. At the time the DEIR was published, responses from the Soboba and Pechanga tribes to the City's follow-up emails have not been received. The City consulted with the Morongo Band of Mission Indians on February 21, 2024; the tribe was provided with a copy of the cultural resources existing conditions report. The tribe indicated that if Native American human remains are discovered, no photographs of the remains should be taken unless absolutely necessary, out of respect for the tribal descendants and to ensure the location of the remains are kept confidential. Should any tribal resources be discovered during ground-disturbing activities, coordination with the NAHC, project archaeologist, and tribal monitors would ensure tribal resources, including human remains, are treated with respect and in a culturally appropriate manner (see Mitigation Measure TCR-2).

All development projects that are subject to CEQA review in the City would be required to implement the City's standard tribal mitigation measures (Mitigation Measures CUL-2, TCR-1 through TCR-8), as well as consult with Native American tribes either pursuant to AB 52 and/or SB 18. For project sites that are in areas with a high sensitivity for tribal cultural resources, future project applicants would be required to submit a map, per the tribes' request, to the City of Wildomar Community Development Department identifying potential reburial locations on the project site that would not be subject to future development, paving, flooding, or erosion. The map would be kept confidential (see Mitigation Measure TCR-7) and would only be shared with the tribes for approval. Pursuant to California Government Code Section 6524 (r), records of Native American graves, cemeteries, sacred places, features, and objects are required to be confidential.

Additionally, the Proposed General Plan includes policies that would reduce impacts to tribal cultural resources, such as Policy LU-1.3, which calls for clustering of development to preserve culturally sensitive resources, Policy OS-4.2, which requires consultation with tribes pursuant to AB 52 and SB 18 for projects that could potentially impact tribal resources and the treatment of resources with appropriate dignity, and Policy OS-4.3, which requires new development to avoid and minimize impacts to archaeological resources. Therefore, implementation of the Proposed General Plan policies, mitigation measures, and compliance with state and federal regulations would reduce impacts to less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation Measures TCR-1 through TCR-8, and CUL-2.

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measure is feasible, and the measure is therefore adopted.

Rationale for Finding

Mitigation Measure CUL-2, which requires compliance with State Health and Safety Code Section 7050.5 and Public Resource Code Section 5097.98(b); and Mitigation Measures TCR-1 through TCR-8, which outline procedures and requirements for the inadvertent discovery of archaeological resources, cultural resources disposition, retaining an archeologist, retaining Native American monitors from the Pechanga and Soboba tribes, preparation of archaeology Phase III and Phase IV reports, non-disclosure of reburial sites for inadvertent discoveries, and implementing no-build easements for reburial sites, would reduce impacts to less than significant.

8. Wildfire

Impact 5.20-1: Buildout of the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. [Threshold W-1]

As indicated in Section 2.32.080, Emergency Plan, of the Wildomar Municipal Code, the Wildomar Disaster Council is responsible for the development of the City's emergency plan, which provides the effective mobilization of all the resources of the City, both public and private, to meet any condition constituting a local emergency. The proposed project could result in a significant impact if it would substantially impair the implementation emergency response/evacuation plans. As discussed in Chapter 3, *Project Description*, of the Draft EIR, the proposed project would increase development potential within the City, including land in Very High FHSZs and the wildland urban interface (WUI).

However, buildout under the Proposed General Plan would not result in substantial changes to the circulation patterns or emergency access routes as future development would be required to integrate the Emergency Operations Plan as necessary into development to continue its facilitation in evacuation for the people in wildfire-prone areas. Furthermore, future development in the WUI or Very High FHSZs would be required to comply with the SRA and Very High Fire Hazard Severity Zone Fire Safe Regulations, the California Building Code, the California Fire Code, the 2021-2019 Safety Element, and the Wildomar Municipal Code, which have maximum requirements for lengths of single-access roads, minimum widths of roadways, and vegetation fuel management around roadways. The Safety Element includes policies that would ensure effective emergency response, such as Policy S-48, which requires new development projects within a very high FHSZ or wildland-urban interface to provide multiple ingress and egress points to improve evacuation and emergency response access. To ensure emergency services in the City are not impaired by future development, all development projects in the City would also be reviewed by the City and CAL FIRE/Riverside County Fire Department, prior to approval. In accordance with the California Fire Code, CAL FIRE requires site design to consider fire access. Several of these requirements include vegetation management requirements, construction standards, and subdivision and building access, among others.

Construction of new development or redevelopment could cause a temporary impairment of an evacuation route due to road closures. If temporary roadway closures or reduction in access/capacity are necessitated during construction (*i.e.,* to connect to utilities) the City will require issuance of an encroachment permit approved by the Public Works Director. Section 12.08.020 of the Wildomar Municipal Code allows the City to condition issuance of an encroachment permit to assure safety of the travelling public. The encroachment permit would identify road closures or detours, duration of the construction period, and direct impacts of construction. As part of its development review practices, the City will coordinate the permit review process with Riverside County Fire Department (RCFD), and/or CAL FIRE. Review and approval of any temporary lane closures. The review and coordination of the encroachment permit required by municipal code will ensure that that no inconsistencies with emergency evacuation plans would occur.

Implementation of the Proposed General Plan policies and applicable plans, as well as compliance with the California Fire Code and Building Code would ensure impacts to emergency response and evacuation plans are reduced. Future development, regardless of whether it includes new development or redevelopment, is required to comply with adopted local, regional, and State plans and regulations addressing emergency access, response, and evacuation. Additionally, all development projects in the City would be required to implement Mitigation Measure HAZ-1 and Mitigation Measure HAZ-2, which require compliance with the 2022 California Building Code and 2022 California Fire Code (or most recent versions) and compliance with the vegetation management requirements in California Fire Code Section 4906 and California Government Code Section 51182, respectively. As such, impacts would be less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation measures HAZ-1 and HAZ-2

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure HAZ-1 requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2 requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements. Therefore, Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts associated with wildfires to a level that is less than significant.

Impact 5.20-2: The proposed project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, thereby exposing project occupants to elevated particulate concentrations from a wildfire. [Threshold W-2]

The City is vulnerable to and at significant risk of wildfires. Bordered by undeveloped hillsides in the northern, eastern, and southwestern portions of the City, the City is in proximity to areas with fuel mixes that could easily ignite and encroach into the community. During a wildfire event, people within the air basin are exposed to elevated levels of fine particulate matter due to smoke. The type and extent of vegetation and fuel, wind and climatic patterns, general topography and canyons, and other local characteristics make the City more vulnerable to wildfires.

The eastern and western portions of the City are in Very High FHSZs, as shown on Figure 5.20-1, of the DEIR. Residential, commercial, industrial, and open space uses under the Proposed General Plan would be located in the Very High FHSZs and WUIs. To protect development in these areas, the City and State require adherence to a wide range of state and local codes (California Fire Code, California Building Code, Very High FHSZ Fire Safe Regulations, and other standards). Additionally, future potential development under the Proposed General Plan would be required to comply with 2021-2029 Safety Element Policy S-50, which requires site design to account for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires. Therefore, future potential develop would be designed to reduce the spread of wildfire due to topography and slopes, and reduce the potential to exposure occupants to pollutant concentrations Furthermore, all development projects in the City would be required to implement Mitigation Measure HAZ-1 and Mitigation Measure HAZ-2, which require compliance with the 2022 California Building Code and 2022 California Fire Code (or most recent versions) and compliance with the vegetation management requirements in California Fire Code Section 4906 and California Government Code Section 51182, respectively.

Other factors, such as vegetation, have the potential to exacerbate wildfire risks. During late summer and fall when temperatures and winds are high and relative humidity is low, brush vegetation can dry out, particularly in areas with unirrigated vegetation, becoming extremely flammable and increasing wildfire risks. The 2021-2029 Safety Element and the City of Wildomar LHMP contain several vegetation management, fuel reduction, and fuel break policies which are aimed to reduce the uncontrolled spread of wildfire due to vegetation. For example, Policy S-46 of the Safety Element calls for the City to work with property owners of existing developments to meet current State and/or locally adopted fire safety standards to ensure adequate vegetation clearance. Policy S-49 of the Safety Element requires conceptual landscaping plans for development in Very Fire Hazard Severity Zones prior to the issuance of development permits. Policy S-46 and Policy S-50 of the Safety Element would ensure that sources of fuel would be minimized, thereby reducing the spread of fires.

Future development in the City would be required to comply with the California Building Code and California Fire Code. Moreover, the City of Wildomar is under the Wildomar Emergency Operations Plan, which provides guidance to effectively respond to and mitigate emergencies, including wildfires.

Implementation of the Proposed General Plan policies and applicable plans, as well as compliance with the California Fire Code and California Building Code would ensure that wildfire risks due to slopes,

prevailing winds, and other factors are not exacerbated. As such, impacts would be less than significant with mitigation incorporated.

Mitigation Measure

The following mitigation measures were included in the Draft EIR and the Final EIR, and are applicable to the proposed project.

See Mitigation measures HAZ-1 and HAZ-2

Finding:

Changes or alterations have been required in, or incorporated into, the proposed project that avoid or substantially lessen the significant environmental effect as identified in the Draft EIR. These changes are identified in the form of the mitigation measures above. The City of Wildomar hereby finds that implementation of the mitigation measures is feasible, and the measures are therefore adopted.

Rationale for Finding

Mitigation Measure HAZ-1 requires compliance with the 2022 California Building Code and the 2022 California Fire Code (or most recent versions), and Mitigation Measure HAZ-2 requires that an applicant demonstrate that a project is in compliance with the vegetation management requirements. Therefore, Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts associated with wildfires to a level that is less than significant.

D. Significant and Unavoidable Significant Impacts that Cannot Be Mitigated to Below the Level of Significance

The following summary describes the unavoidable adverse impacts of the proposed project where either mitigation measures were found to be infeasible, or the mitigation measures are under the control of another lead agency. The following impacts would remain significant and unavoidable:

1. Agricultural and Forestry Resources

Impact 5.2-1: The proposed project would convert farmland to nonagricultural uses. [Thresholds AG-1 and AG-5 (part)]

CEQA considers impacts to three categories of farmland—Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. Development of these lands would convert the land to nonagricultural uses, which is considered a significant impact. Although agricultural uses would be allowed until building occurs, the eventual development of the land would result in the loss of the resource.

The Land Evaluation and Site Assessment (LESA) Model is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features and was developed to provide lead agencies with an optional methodology to ensure that potentially significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process (Public Resources Code Section 21095), including in CEQA

analysis. The California Agricultural LESA Model evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. The LESA model is used as part of a development application as there is information regarding the site that is needed from the property owner.

The model was not run for this EIR as there is a lack of site-specific information, and because as a long-term document it is likely that site conditions regarding the 11.6 acres of Prime Farmland will change and need to be reflected in the model at the time of development application. As shown in Table 5.2-2, *California LESA Model Scoring CEQA Thresholds,* of the DEIR, the model provides a single result weighted on a number of factors that can determine the level of significance for CEQA. While it is possible that the LESA model results for the 11.6 acres would show that conversion of this land is not significant, this EIR assumes that the property is designated Prime Farmland and would be eventually converted to non-agricultural uses through implementation of the proposed project.

Wildomar is mostly developed and is therefore characterized by its urbanizing landscape with areas of vacant and undeveloped parcels. The Proposed General Plan would allow for development of currently undeveloped parcels, redevelopment of currently developed parcels, and intensification of land uses in some areas of the City. Of the 1,733 acres of farmland in the City, approximately 69.4 acres are designated Prime Farmland and Unique Farmland. There are no lands in the City designated as Farmland of Statewide Importance.

Of the 69.4 acres, 57.8 acres is considered Unique Farmland with a Rural Mountainous (RM) land use designation. The RM land use designation allows for agricultural uses and the proposed project does not recommend a change to this land use designation. The remaining 11.6 acres is the only Prime Farmland within the City as mapped by the CDC (see Figure 5.2-1, *Farmland Designations*, of the DEIR). This site, on the northeast corner of Corydon Road and Grand Avenue is currently designated Commercial Retail in the General Plan, and is proposed to change to Mixed Use High under the proposed project. The site is not actively farmed, and historical photographs show a previous orchard as shown in an aerial photograph dated May 1994, though the trees are not visible in an April 2023 aerial photograph from Google Earth. As shown in Figure 5.2-2, *Aerial Photograph of Prime Farmland,* of the DEIR, the property is surrounded by residential and commercial development.

The proposed land use plan (see Figure 3-4, *Proposed Land Use Plan,* of the DEIR) does not include an agricultural designation. However, the following land use designations would allow for agricultural uses: RM (Rural Mountainous), LLR (Large Lot Residential), EDR (Estate Density Residential), VLDR (Very Low Density Residential), and LDR (Low Density Residential). While agricultural uses would be allowed to continue under the proposed project, no agricultural lands designated by the FMMP as Prime Farmland and Unique Farmland would be preserved under the Proposed General Plan. Therefore, the proposed project could convert approximately 1,733 acres of farmland to nonagricultural uses, including 11.6 acres of Prime Farmland and 57.8 acres of Unique Farmland, which is a significant impact.

In general, mitigation measures should consider the following five possibilities.

1. **Avoidance.** The 11.6 acres of Prime Farmland site is surrounded by urban development and is unlikely to support commercial scale agriculture. The adjacency of sensitive receptors makes the use of many agricultural uses more difficult. Factors such as noise, dust, odor, vibration, and the use of insecticides/pesticides is made more complex by the adjacency of people. The property is on a busy intersection and has been labeled for development for over 20 years, and is surrounded by urban development; avoidance is not feasible. While the small size might not provide for conventional agriculture, specialty agriculture such as strawberries or other high-value crops could be farmed at this site.

2. **Minimizing the Impact.** As there are no other Prime Farmlands within the City besides the aforementioned 11.6-acre site, minimizing the impact to this one site is not feasible. The 11.6-acre site is completely surrounded by urban uses so any setback would need to be on the site itself, (or remove existing buildings) essentially defeating the purpose of minimizing the impact by further reducing the amount of agricultural land.

3. **Rectifying through Repair, Rehabilitation, or Restoration.** While the site is not currently farmed, it is possible that the site could be farmed in the future. The property is not within an irrigation district so water for farming would need to come from the Elsinore Valley Municipal Water District (EVMWD). With water, the site could be used as mitigation for agricultural land conversion elsewhere in the City, however, as noted there are no other lands requiring mitigation in the City. Rehabilitating the land for agricultural use would result in the same adjacency difficulties outlined in Possibility 1. *Avoidance,* above.

4. **Reducing or Eliminating the Impact Over Time by Preservation and Maintenance.** Review of the aerial photographs of the 11.6-acre Prime Farmland site dating to the mid-1990s shows that the orchard was allowed to die off and eventually all the trees were removed. The site looks to be regularly disced for weed abatement and fire control. While this can continue to occur, it is not an agricultural use. The preservation of the land in its current form would eliminate the potential impact, as the land would not be converted to non-agricultural uses. However, it seems unlikely that a vacant site of this size surrounded by urban uses in the City would remain a disced field in perpetuity. Therefore, reducing or eliminating the impact through preservation and maintenance is not feasible mitigation.

5. **Compensating for the Impact Through Replacement or Substitute Resources.** Compensatory mitigation is where a project would offset an impact through recreation of the resource (*e.g.,* creating wetlands), or by purchasing credits in a form of a mitigation bank where the resource has already been created. Purchase of an easement that protects an existing resource is also a form of mitigation but comes with the obvious drawback that it is not a replacement of the affected resource, only a means of reducing further loss of the resource in the future.

As the proposed project cannot avoid, minimize, rectify, or eliminate the impact over time, the only potential mitigation available is that of an agricultural easement on existing agricultural land. Under this method, an easement is purchased that covers land that is already farmed and that would preclude future urban development in perpetuity. For some cities, this method is an effective means of providing a greenbelt or buffer between the built environment and agricultural use, preventing future conversion

of agricultural land to urban uses. The City of Wildomar has no greenbelt and there is no adjacent agricultural land to protect as the boundaries of the City are either another urban city or mountains. An agricultural easement would prevent future conversion but does not address the actual loss of the farmland resource.

The City is surrounded by the incorporated cities of Menifee, Lake Elsinore, and Murietta. The City does not have a sphere of influence and is unlikely to annex land because of the surrounding cities and the mountains to the west. There is no other agricultural land in the surrounding area, so any form of easement would need to be outside of the surrounding area, and in unincorporated Riverside County.

As shown in Table 5.2-1, *Farmland Designations*, of the DEIR, the 11.6 acres of Prime Farmland represent approximately 0.08 percent of the entire City. Most of the City (approximately 53.4 percent) is designated as Other Land. As shown on Figure 3-3, *Existing Land Use Plan,* of the DEIR, and Figure 5.2-1, of the DEIR, lands that are designated Prime and Unique Farmland are currently designated CR (Commercial Retail) and RM (Rural Mountainous). As such, Prime and Unique Farmland in the City are already considered converted to nonagricultural uses.

While the amount of Prime and Unique Farmland in the City is statistically small in comparison to the City, the proposed project could result in the conversion of agricultural land to nonagricultural uses without adequate mitigation to reduce the impact to less than significant. This impact is considered potentially significant.

Mitigation Measure

AG-1 Prior approval of any development permit on land considered prime, of statewide significance, or unique, the City shall require the following:

1. Completion of the California Department of Conservation Land Evaluation & Site Assessment Model. If the model score is 39 points or less, conversion of the land is not significant, and no further mitigation is required. If the model score is between 40 and 79 points, conversion of the land to urban uses may be significant but will depend on the results of the model. A LESA model score of 80 or greater identifies the conversion as significant and will require mitigation.

2. If the LESA model results determine that conversion of the land to urban uses is a significant impact, the development shall be conditioned to provide either an agricultural easement on existing farmland with a similar or greater LESA model score, or the creation of new agricultural land and easement at a 1:1 ratio.

Finding:

As indicated on page 5.2-14 of Section 5.2, *Agriculture and Forestry Resources,* even with the implementation of Mitigation Measure AG-1, the 11.6-acre site designated Prime Farmland would be converted to non-agricultural uses. Because the proposed project cannot avoid, minimize, rectify, or eliminate the impact of converting farmland to non-farmland, the only potential mitigation available is that of an agricultural easement on existing agricultural land. This is not an effective means of providing a buffer between the built environment and agricultural land because the City has no greenbelt and there is no

agricultural land to protect. As such, an easement or creation of new agricultural land at a 1:1 ratio would diminish but not reduce impacts associated with the actual loss of farmland to less than significant. There are no other feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure AG-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

2. Air Quality

Impact 5.3-1: Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP. [Threshold AQ-1]

The South Coast AQMD is directly responsible for reducing emissions from area, stationary, and mobile sources in the SoCAB to achieve the National and California Ambient Air Quality Standards (AAQS) and has responded to this requirement by preparing an AQMP. The South Coast AQMD Governing Board adopted the 2022 AQMP, which is a regional and multiagency effort (South Coast AQMD, CARB, SCAG, and EPA).

A consistency determination with the AQMP plays an important role in local agency project review by linking local planning and individual projects to the AQMP. It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration early enough to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to the clean air goals in the AQMP.

The two principal criteria for conformance with an AQMP are:

1. Whether the project would exceed the assumptions in the AQMP.

2. Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timeline attainment of air quality standards.

SCAG is South Coast AQMD's partner in the preparation of the AQMP, providing the latest economic and demographic forecasts and developing transportation measures. Regional population, housing, and

employment projects developed by SCAG are based, in part, on general plan land use designations. These projections form the foundation for the emissions inventory of the AQMP.

Criterion 1

Table 5.3-9, *Comparison of Population and Employment Forecast*, of the DEIR, compares the population and employment growth forecast under the proposed project to the existing conditions. Table 5.3-9, of the DEIR, shows that the proposed project would result in more VMT as a result of an increase in population; however, VMT per service population would decrease from the existing conditions as well as from the current General Plan. As a result, the proposed project provides a more efficient land use than existing conditions and a more efficient land use plan that reduces VMT per resident and employee. Therefore, the proposed project would be consistent with the AQMP under the first criterion.

Criterion 2

The SoCAB is designated nonattainment for Ozone (O_3) and fine inhalable particulate matter ($PM_{2.5}$) under the California and National AAQS, nonattainment for coarse inhalable particulate matter (PM_{10}) under the California AAQS, and nonattainment for lead (Los Angeles County only) under the National AAQS. Because the proposed project involves long-term growth associated with buildout of the City, cumulative emissions generated from operation of individual development projects would exceed the South Coast AQMD regional and localized thresholds (see Impact 5.3-3 of the DEIR). Consequently, emissions generated by development projects in addition to existing sources in the City are considered to cumulatively contribute to the nonattainment designations of the SoCAB. Buildout of the proposed land use plan associated with the proposed project could contribute to an increase in frequency or severity of air quality violations and delay attainment of the AAQS or interim emission reductions in the AQMP, and emissions generated from buildout would result in a significant air quality impact. Therefore, the proposed project would be inconsistent with the AQMP. As identified in Impact 5.3-3, of the DEIR, the proposed project would result in a substantial increase in volatile organic compounds (VOC), nitrogen oxides (NO_X), and carbon monoxide (CO) compared to existing conditions.

Summary

Buildout of the Proposed General Plan would be consistent with the AQMP under the first criterion. However, air pollutant emissions associated with buildout of the proposed project would cumulatively contribute to the nonattainment designations in the SoCAB. Therefore, the proposed project would be inconsistent with the AQMP.

Mitigation Measures

AQ-1 Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.*, nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with the South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts.

Specifically, project applicants of discretionary projects within 1,000 feet of sensitive land uses (e.g., residences, schools, day care facilities, and nursing homes, etc.), as measured from the property line of the project site, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 2 months of active construction (i.e., exclusive of interior renovations) shall prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the South Coast AQMD. If the construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the South Coast AQMD, then the project applicant shall identify and demonstrate measures, such as those listed below, that can reduce potential cancer and noncancer risks to an acceptable level.

If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Building & Safety department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include but are not limited to the following:

- Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:
  - Requiring use of nontoxic soil stabilizers to reduce wind erosion.
  - Applying water every four hours to active soil disturbing activities.
  - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings.

These identified measures shall be incorporated into all appropriate construction documents (*e.g.*, construction management plans) submitted to the City and shall be verified by the City's Planning Department.

AQ-2 Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.*, nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project

operation-phase-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval.

Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485).
- Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Provide facilities to support electric charging infrastructure per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (*e.g.*, dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.

Finding:

As indicated on page 5.3-54 of Section 5.3, *Air Quality,* while the incorporation of Mitigation Measures AQ-1 an AQ-2 would reduce criteria air pollutant emissions associated with buildout, the proposed project is inconsistent with the South Coast AQMD's AQMP because the proposed project would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB.

As identified on page 5.3-44 under Impact 5.3-3, of the DEIR, the proposed project would result in a substantial increase in VOC, NO_X, and CO compared to existing conditions. There is no feasible mitigation to address the increase in VOC emissions due to the increase in consumer product use, at a

community-wide level, because these products are regulated by CARB via manufacturing requirements and are widely available to the public. The increase in NO_X and CO emissions is also a result of the increase in mobile source and offroad equipment emissions. The City cannot regulate vehicle and offroad equipment fuel efficiencies and cannot preclude residents and employees in the City from purchasing vehicles available on the market. Because the source of these emissions is regulated by other public agencies that the City does not have jurisdiction over, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measures AQ-1 and AQ-2 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.3-2: Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria. [Threshold AQ-2 and AQ-3]

Construction activities under the proposed project would also temporarily increase PM_{10}, $PM_{2.5}$, VOC, NO_X, SO_X, and CO regional emissions in the SoCAB. The primary source of NO_X, CO, and SO_X emissions is the operation of construction equipment. The primary sources of particulate matter (PM_{10} and $PM_{2.5}$) emissions are activities that disturb the soil, such as grading and excavation, road construction, and building demolition and construction. The primary sources of VOC emissions are the application of architectural coating and off-gas emissions associated with asphalt paving. A discussion of health impacts associated with air pollutant emissions generated by construction activities is included under "Air Pollutants of Concern" in Section 5.3.1.2, *Regulatory Framework,* of the DEIR.

Construction activities associated with the proposed project would occur over the buildout horizon of the plan, causing short-term emissions of criteria air pollutants. However, information regarding specific development projects, soil types, and the locations of receptors would be needed to quantify the level of impact associated with construction activity. Due to the scale of development activity associated with buildout of the proposed project, emissions would likely exceed the South Coast AQMD regional significance thresholds. In accordance with the South Coast AQMD methodology, emissions that exceed the regional significance thresholds would cumulatively contribute to the nonattainment designations of the SoCAB.

Air quality emissions related to construction must be addressed on a project-by-project basis. For the proposed project, which is a broad-based policy plan, it is not possible to determine whether the scale and phasing of individual projects would exceed the South Coast AQMD's short-term regional or localized construction emissions thresholds. In addition to regulatory measures—*e.g.*, South Coast AQMD Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, and CARB's Airborne Toxic Control Measures—mitigation imposed at the project level may include extension of construction schedules and/or use of special equipment. Policy OS-2.2 in Open Space and Conservation Element would also require compliance with South Coast AQMD regulations and support appropriate future measures to reduce fugitive dust emanating from new project construction sites.

Localized Significance Thresholds (LSTs)

Implementation of the Proposed General Plan could expose sensitive receptors to elevated pollutant concentrations during construction activities if it would cause or contribute significantly to elevating those levels. Unlike regional emissions as shown in Table 5.3-10, localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu g/m^3$) and can be correlated to potential health effects. LSTs are the amount of project-related emissions at which localized concentrations (ppm or $\mu g/m^3$) would exceed the ambient air quality standards for criteria air pollutants for which the SoCAB is designated a nonattainment area.

Construction LSTs

Buildout of the Proposed General Plan would occur over the buildout horizon of the plan via several smaller projects, each with its own construction time frame and equipment. Because an LST analysis can only be conducted at a project-level, quantification of LSTs is not applicable for the program-level environmental analysis of the Proposed General Plan. Because potential development and redevelopment could occur close to existing sensitive receptors, future development projects that would be accommodated by the Proposed General Plan have the potential to expose sensitive receptors to substantial pollutant concentrations. Construction equipment exhaust combined with fugitive particulate matter emissions has the potential to expose sensitive receptors to substantial concentrations of criteria air pollutant emissions and result in potentially significant impacts.

While individual projects under the proposed project may not exceed the South Coast AQMD regional significance thresholds, the likely scale and extent of construction activities associated with future development projects under the Proposed General Plan would likely continue to exceed the relevant South Coast AQMD thresholds for some projects. Construction-related regional and localized air quality impacts of developments that would be accommodated by the proposed project would be potentially significant.

Mitigation Measures

See Mitigation Measure AQ-1.

Finding:

As indicated on page 5.3-54 of Section 5.3, *Air Quality,* buildout of the proposed project would generate short-term emissions that would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. Individual projects under the proposed project may not exceed South Coast AQMD's regional significance thresholds with implementation of Mitigation Measure AQ-1. Information regarding specific development projects, soil types, and the locations of receptors would be needed to quantify the level of impact associated with construction activity. Due to the scale of development activity associated with future development accommodated under the Proposed General Plan and lack of specific site information, construction emissions would likely exceed the relevant South Coast AQMD thresholds for some projects. Air quality emissions related to construction must be addressed on a project-by-project basis. The Proposed Project is a broad-based policy plan, and therefore, it is not possible to determine whether the scale and phasing of individual/specific projects would exceed the South Coast AQMD's short-term regional or localized construction emissions thresholds. Without specific project detail it would too speculative to evaluate impacts at a project level. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond AQ-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic,

legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.3-3: Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations. [Threshold AQ-2]

The Proposed General Plan guides growth and development in the City by designating allowed land uses by parcel and through implementation of its goals and policies. New development would increase air pollutant emissions in the City and contribute to the overall emissions in the SoCAB. A discussion of health impacts associated with air pollutant emissions generated by operational activities is included under "Air Pollutants of Concern" in Section 5.3.1.2, *Regulatory Framework,* of the DEIR. The proposed project sets up the framework for growth and development but does not directly result in development. Before development can occur, it must be analyzed for conformance with the general plan, zoning requirements, and other applicable local and State requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Criteria Air Pollutant Emissions Forecast

The emissions forecast for Wildomar is shown in Table 5.3-10, *City of Wildomar Regional Criteria Air Pollutant Emissions Forecast,* of the DEIR. As shown in Table 5.3-10, of the DEIR, buildout of the proposed project would result in an increase in long-term emissions that exceed the daily South Coast AQMD thresholds for VOC, NO_X, and CO. Emissions of sulfur dioxide (SO_2), PM_{10}, and $PM_{2.5}$ would slightly increase compared to the existing land uses in the City in 2045, but would not exceed the South Coast AQMD thresholds.

The increase in VOC emissions compared to the existing land uses is a result of the increase in residential uses, which result in an increase in consumer product use. Emissions of VOC that exceed the South Coast AQMD regional significance thresholds would contribute to the O_3 nonattainment designation of the SoCAB. The increase in NO_X and CO emissions is a result of the increase in mobile source and offroad equipment emissions. Emissions of NO_X that exceed South Coast AQMD's regional significance thresholds would cumulatively contribute to the O_3 and particulate matter (PM_{10} and $PM_{2.5}$) nonattainment designations of the SoCAB.

Furthermore, the proposed project includes policies that would contribute to reducing operational emissions associated with development projects. Policies OS-2.5, OS-6.1, OS-6.2, OS-6.5, and OS-6.8 and Policies LU-4.2, LU-9.4, and LU-10.1 would reduce GHG emissions and energy demand and therefore have air quality co-benefits. In addition, Policies CI-5.5, CI-5.7, and CI-5.12 would help reduce VMT and vehicle congestion to improve air quality. Despite the policies in the Proposed General

Plan, the proposed project would exceed the South Coast AQMD regional significance thresholds and would contribute to the nonattainment designation of the SoCAB.

Environmental Justice

South Coast AQMD is taking steps to address localized impacts and exposures within environmental justice (EJ) communities. EJ communities are disproportionally impacted by various types of pollution and experience health, social, and economic inequalities. These inequities can also make residents of EJ communities more vulnerable to the effects of environmental pollution. These communities are often located near multiple air pollution sources including both mobile sources and commercial and industrial facilities. The most critical air pollutant affecting health in the SoCAB is $PM_{2.5}$, which includes diesel particulate matter (DPM). Policy OS-2.3 and Policy LU-11.1 would ensure development to be compatible with surrounding land uses to reduce environmental effects on sensitive receptors.

Mitigation Measures

See Mitigation Measure AQ-2.

Finding:

As indicated on page 5.3-54 through page 5.3-57 of Section 5.3, *Air Quality,* buildout of the proposed project would generate long-term emissions that would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. Implementation of Mitigation Measure AQ-2 would reduce air pollutant emissions; however, the increase in VOCs compared to existing baseline year conditions from residential development and consumer products would be significant and unavoidable (see Table 5.3-11, *City of Wildomar Regional Criteria Air Pollutant Emissions Forecast Compared to Existing Conditions*). There is no feasible mitigation to address the increase in VOC emissions at a community-wide level because these products are regulated by CARB via manufacturing requirements and are widely available to the public. The City has no regulatory authority over the manufacture or use of these products. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure AQ-2 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.3-4: The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations. [Threshold AQ-3]

CO Hotspots

Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection to more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact. Implementation of the proposed project under horizon year conditions would add vehicle trips but is not anticipated to produce the volume of traffic required to generate a CO hotspot. According to traffic volume data provided by Chen Ryan Associates, the intersection that would experience the greatest traffic volumes in 2045 would be the I-15 NB Ramps to Wildomar Trail on Clinton Keith Road, with an estimated 49,300 average daily trips (ADT). As an industry standard, the ADT are divided by 10 to identify the estimated peak hour traffic volumes at this intersection. Based on this, the intersection the I-15 NB Ramps to Wildomar Trail on Clinton Keith Road would experience an estimated 4,930 peak hour vehicle trips. Thus, implementation of the proposed project would not produce the volume of traffic required to generate a CO hotspot, and CO hotspots impacts would be less than significant.

Localized Significance Thresholds (LSTs)

Unlike regional emissions as shown in Table 5.3-10, of the DEIR, localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu g/m^3$) and can be correlated to potential health effects. LSTs are the amount of project-related emissions at which localized concentrations (ppm or $\mu g/m^3$) would exceed the ambient air quality standards for criteria air pollutants for which the SoCAB is designated a nonattainment area.

Operational LSTs

The types of land uses that could generate substantial amounts of stationary source emissions include industrial land uses, which is a land use accommodated under the Proposed General Plan (see Table 3-2, *Proposed General Plan Land Use Conversion Table,* of the DEIR). Implementation of the Proposed General Plan policies could contribute to reducing criteria air pollutant emissions to nearby sensitive receptors.

Policy OS-2.3 and Policy LU-11.1 would ensure proposed industrial development would be compatible with surrounding land uses to reduce environmental effects on sensitive receptors. Policy OS-2.4 through Policy OS-2.6 would promote protection of air quality and minimize operation-related emissions in the City. The aforementioned policies of the Proposed General Plan would contribute to minimizing localized operation-related emissions from individual land use development projects accommodated in the Proposed General Plan to the extent possible.

However, per the LST methodology, information regarding specific development projects and the locations of receptors would be needed in order to quantify the levels of localized operation and construction-related impacts associated with future development projects. Thus, because the Proposed General Plan is a broad-based policy plan and does not itself propose specific development projects, it is not possible to calculate individual project-related operation emissions at this time.

Overall, because of the likely scale of future development and the inclusion of industrial uses that would be accommodated by the Proposed General Plan, some development projects could likely exceed the LSTs. Therefore, localized operation-related air quality impacts associated with implementation of the Proposed General Plan are considered potentially significant impacts.

Health Risk: Toxic Air Contaminants

The allowed development under the Proposed General Plan could elevate concentrations of Toxic Air Contaminants (TACs) (*e.g.,* DPM) in the vicinity of sensitive land uses during temporary construction activities that would use offroad equipment operating on-site, and at different levels depending on the type of activity (for example, limited to none during installation of utilities, and more during grading activities). Operation of the development allowed under the Proposed General Plan would also generate DPM emissions from diesel truck activity (truck maneuvering and idling), transport refrigeration units (TRUs), and diesel-fueled off-road equipment (*i.e.*, forklifts and yard trucks) in proximity to nearby sensitive receptors.

Permitted Stationary Sources

Various industrial and commercial processes (*e.g.*, manufacturing, dry cleaning) allowed under the proposed land use plan would be expected to release TACs. Industrial land uses, such as chemical processing facilities, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities, have the potential to be substantial stationary sources that would require a permit from South Coast AQMD. Policy OS-2.3 would ensure development to be compatible with surrounding land uses to reduce environmental effects on sensitive receptors. Additionally, emissions of TACs would be controlled by South Coast AQMD through permitting and would be subject to further study and health risk assessment prior to the issuance of any necessary air quality permits under South Coast AQMD Rule 1401, which would ensure less than significant impacts.

Industrial Land Uses

Warehousing or industrial operations generate substantial DPM emissions from off-road equipment use, truck idling, and/or use of TRUs for cold storage. The Proposed General Plan would result in net increase of 1,393,616 square feet of industrial land use at buildout under the Light Industrial (LI) and Business Park (BP) land use designations, primarily on the north side of Clinton Keith Road and west of Elizabeth Lane, as shown in Figure 3-4, *Proposed Land Use Plan,* of the DEIR. However, Policy OS-2.3 in the Open Space and Conservation Element and Policy LU-11.1 in the Land Use Element would ensure proposed industrial development to be compatible with surrounding land uses to reduce environmental effects on sensitive receptors.

Though stationary sources associated with the Proposed General Plan would be required to comply with South Coast AQMD Rule 1401, truck idling does not fall under the purview of the air district. Therefore, health risk impacts from development of industrial warehousing are considered potentially significant.

Mitigation Measures

AQ-3 **Industrial and Warehouse Development Health Risk Assessments.** Prior to discretionary approval by the City of Wildomar, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (*e.g.*, residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit an operational health risk assessment (HRA) to the City of Wildomar Planning Department for review and approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T-BACTs) and appropriate enforcement mechanisms and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

Finding:

As indicated on page 5.3-57 of Section 5.3, *Air Quality,* Mitigation Measure AQ-3 would require HRAs for applicable industrial projects to ensure that T-BACTs are utilized to reduce potential cancer and noncancer risks to an acceptable level. Although individual projects would achieve project-level risk thresholds, the net increase in industrial land use allowed under the proposed project would generate TACs that could contribute to elevated levels in the air basin and cumulatively contribute to higher levels of cancer risk in the SoCAB. At a programmatic level analysis, it is not feasible to quantify the increase in TACs from stationary and industrial sources associated with the proposed project. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure AQ-3 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific

overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

3. Biological Resources

Impact 5.4-1: Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar. [Threshold B-1]

Within the City limits and its vicinity, there are several sensitive plant and animal species known to occur. As listed in Table 5.4-1, *Special-Status Plant Species Identified in the Literature Review*, and Table 5.4-2, *Special-Status Wildlife Species Identified in the Literature Review*, of the DEIR, respectively, there are a total of 36 special-status plant species and 43 special-status wildlife species potentially occurring within and adjacent to the area. Some of the sensitive wildlife species that have been observed or potentially occurring within and adjacent to the City include, but not limited to, fairy shrimp species, Cooper's hawk, burrowing owl, coastal Califor-nia gnatcatcher, least Bell's vireo, southern California rufous-crowned sparrow, Stephens' kangaroo rat, and mountain lion. The City is urbanized and bisected by I-15, and therefore provides minimal habitat value for sensitive and special status species. However, less developed areas of the City—such as vacant land, open space areas, water features, and agricultural land as well as the foothills of the Cleveland National Forest (located in the southwestern portion of the City) and the Santa Margarita and Elsinore Mountains—have the potential to support native species and natural communities/habitat that may allow for wildlife migration.

The City is within the Elsinore Area Plan, which is a part of the MSHCP—specifically, Subunit 3–Elsinore and Subunit 4–Sedco Hills. Subunit 3–Elsinore is in and adjacent to the western portion of the City, and Subunit 4–Sedco Hills covers most of the mountains from the northeastern portion to the southeastern portion of the City, as shown on Figure 5.4-2, of the DEIR. Land within the subunits contains habitat and wildlife corridors that is more suitable for sensitive or special-status species as opposed to the rest of the City, which is urbanized and may not contain suitable habitat. Within these subunits, 15 sensitive plant and 25 animal species have been known to occur as mentioned in Section 5.4.1.2 and shown in Table 5.4-2 of the Draft EIR. One of the main goals of the Elsinore Area Plan is to conserve existing habitat for the various plant and animal species and link existing suitable habitats.

A majority of Subunit 3–Elsinore is developed, while the majority of Subunit 4–Sedco Hills is undeveloped hills and mountains. Under the proposed project, the areas in and adjacent to Subunit 3–Elsinore would remain mostly developed with residential and light industrial uses. Additionally, Subunit 4–Sedco Hills would be developed with a mix of low residential designations and open space lands. Compared to existing conditions, the addition of low-density development would increase impacts to sensitive species in Subunit 4–Sedco Hills. Buildout of the City in accordance with the Proposed General Plan could impact special status vegetation or wildlife.

The MSHCP identifies mountain lion (a candidate for state listing) as a planning species in Existing Cores A, B, C, F, G, I, J, K, L and M; Proposed Cores 3, 4, 6 and 7; Existing Linkage A; Proposed Linkage 1, 5, 9, 10, 11, 15, 17, and 18; and Proposed Constrained Linkage 1, 2, 5, 10, 11, 14. The following Cores are considered "live in" Cores for mountain lion:

- Existing Core B – Cleveland National Forest,
- Existing Core G – Santa Margarita Ecological Reserve,
- Existing Core K – San Bernardino National Forest,
- Existing Core L – Beauty Mountain,
- Existing Core M – Agua Tibia Mountains,
- Existing Linkage A – BLM land east of Rainbow Creek
- Proposed Core 3 – Badlands / Potrero

The City is not within the key habitat areas and linkages within the MSHCP Plan Area for conservation of the mountain lion and therefore buildout of the City would not result in significant impacts to mountain lion movements. Mountain lion is a Covered Species Adequately Conserved per the MSHCP, and therefore, as long as the terms of the MSHCP are implemented, Wildlife Agencies would not require additional mitigation. Furthermore, development of a property outside the MSHCP Conservation Area (both within and outside of the Criteria Area) shall receive Take Authorization for Covered Species Adequately Conserved provided a payment of a mitigation fee is made in compliance with MSHCP Section 6.0. Payment of the mitigation fee and compliance with the requirements of Section 6.0 will provide full mitigation under the CEQA, FESA, CESA for impacts to species and habitats covered by the MSHCP per the agreements with the USFWS and CDFW.

The Proposed General Plan provides policies which would reduce impacts to Wildomar's biological resources, including the following:

- **Policy LU-1.3 Development Clustering and Density Transfers.** Allow development clustering and/or density transfers to preserve open space, natural resources, cultural and/or biological sensitive resources.
- **Policy LU-7.1 Design to Respect Natural Settings.** Require that new development conform building massing to topographic forms and minimize alteration of natural landforms and vegetation, incorporating natural drainage systems, allowing development clustering to maintain slopes, restricting grading of steep slopes, and encouraging the preservation of significant hillsides, canyon edges and hilltops as prominent visual features.
- **Policy LU-13.1 Preservation of Open Space Lands.** Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational value.
- **Policy OS-1.1 Habitat Conservation**. Require and enforce provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and Stephens Kangaroo Rat Habitat Conservation Plan to protect environmentally-sensitive lands, habitats, and vulnerable species.
- **Policy OS-1.2 Wetland and Riparian Area Protection.** To the maximum extent possible, development shall avoid and conserve remaining habitats in wetlands and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these areas.

- **Policy OS-1.5 Wildlife Corridors.** Protect existing wildlife corridors by reducing habitat fragmentation from new developments. Work with the Riverside Conservation Agency (RCA) to pursue land purchase opportunities to preserve available lands.
- **Policy OS-1.6 Natural Vegetation Conservation.** Maintain and conserve mature and historic examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes.
- **Policy OS-1.8 Protect Ridgelines.** Protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management

These policies provide for the permanent preservation of open space lands, protection of habitats containing special status plant and wildlife species, and enforcement of the Western Riverside County MSHCP and Stephens' Kangaroo Rat Habitat Conservation Plan provisions. Therefore, the proposed General Plan Update would increase the level of protection of these plant and wildlife species within the City's regulatory framework.

In addition, the following policy requires proposed development projects to conduct biological assessments to determine if sensitive biological resources and wildlife corridors would be impacted and to adopt a process and mitigation regulations for potential resource impacts, as required by USFWS and CDFW.

Policy OS-1.3 Biological Reports. Require biological reports that comply with the MSHCP for new development projects, transportation projects, and other planning efforts in the City.

The City is a participant in the Western Riverside County MSHCP which encompasses approximately 1.26 million acres of land. The MSHCP provides a framework for the US Fish and Wildlife Service (USFWS) and CDFW to grant take authorization (*i.e.*, incidental take permits) for species covered by the MSHCP that are FESA and/or CESA listed as threatened or endangered. Approval of the MSHCP and execution of the implementing agreement by the USFWS and CDFW allow the agencies to issue Take Authorizations, including the City of Wildomar. Issuance of Take Authorization to the local jurisdictions allows plan participants to implement land use decisions consistent with the MSHCP without project-by-project review and permitting by USFWS and CDFW, a key goal of the MSHCP. However, mitigation for impacts to both listed and unlisted species would be required pursuant to CEQA or other regulatory processes, and the MSHCP's Conservation Area provides an avenue for this mitigation.

If a future project has the potential to adversely impact plant species, and the project site is within a Section 6.1.3 Narrow Endemic Plant Species Survey Area (NEPSSA) and Section 6.3.2 Criteria Area Plant Species Survey Area (CAPSSA), then the MSHCP would require that an environmental analysis and site visit (habitat assessment) be performed in order to determine the potential for narrow endemic and/or criteria area plant species to occur within the project site. If the habitat assessment determines that suitable habitat for narrow endemic and/or criteria area plant species is present, then focus surveys during the appropriate blooming season would be required and conducted in accordance with accepted botanical survey protocols according to the CDFW, California Native Plant Society (CNPS), and USFWS' General Rare Plant Survey protocols. If narrow endemic and/or criteria area plant species are

identified onsite and a future project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a Determination of Biological Equivalent or Superior Preservation (DBESP) would be required. If a project site is not within a NEPSSA or CAPSSA, then a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required per the MSHCP.

In addition to the MSHCP, there is a long-term (30-year) HCP for Stephens' kangaroo rat (*Dipodomys stephensi*). The HCP is administered by the Riverside County Habitat Conservation Agency. While the core reserves established by the Stephens' kangaroo rat HCP are managed as part of the MSHCP Conservation Area, the Stephens' kangaroo rat HCP still provides take authorization for Stephens' kangaroo rat within its boundaries. Although there are no core reserves within the City, the majority of the City is within the Stephens' kangaroo rat plan area, and therefore is subject to fees (See Figure 5.4-1, of the DEIR). The MSHCP provides take authorization outside of the area already covered by the Stephens' kangaroo rat HCP.

Figure 5.4-6, *Flow Chart to Guide Development Applications,* through Figure 5.4-14, *Flow Chart to Guide Covered Roads Recommendations,* of the DEIR, provide flow charts to assist future developers on the steps required to ensure future projects minimize impacts to biological resources. Future development under the project would be required to demonstrate compliance with the MSHCP, FESA, CESA, and CEQA, as well as with the proposed General Plan Update goals, objectives, and policies discussed above, which would reduce potential impacts on special status plant and wildlife species within the City. Policies under the proposed General Plan Update that require measures such as site-specific biological studies and compliance with the MSHCP would ensure that the assessment of potential impacts to candidate, listed, and special status species be made on a project by project basis. Additionally, Mitigation Measures BIO-1 through BIO-9, and Mitigation Measure BIO-14 would be implemented at the project level, as applicable, to reduce impacts to biological resources. Mitigation Measures BIO-1 and BIO-2 require worker environmental awareness training for biological resources and appropriate measures to avoid impacts to biological resources, Mitigation Measures BIO-3 through BIO-9 provide provisions to reduce impacts to wildlife species, and Mitigation Measure BIO-14 would reduce impacts to wildlife corridors/movement.

While compliance with applicable regulations, MSHCP, and implementation of the Proposed General Plan policies and the mitigation measures identified in this EIR would protect special status species, it is uncertain as to whether changes in project design or mitigation would fully reduce impacts to a less than significant level. Future development projects would require more detailed evaluations of biological resources and formulation of mitigation measures, if needed, by a qualified biologist. As project-specific information is unknown at this time, it would be speculative to make such determinations. Therefore, impacts to sensitive plant and wildlife species are conservatively considered significant and unavoidable.

Mitigation Measures

See Mitigation Measures BIO-1, BIO-2, BIO-7, BIO-8, BIO-9 and BIO-14.

BIO-3 If an action has potential to adversely impact amphibian species (*e.g.*, may impact potential habitat for amphibians or may otherwise result in disturbance to amphibians from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for amphibian species (arroyo toad, California red-legged frog, and mountain yellow-legged frog [*Rana muscosa*]) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for the arroyo toad, California red-legged frog, and mountain yellow-legged frog (USFWS Survey Protocol for the Arroyo Toad [1999], USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog [2005], and MSHCP Mountain Yellow-Legged Frog Survey Protocol). If a project is not located within an amphibian survey area, a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for amphibian species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If amphibian species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP shall be required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-8, *Flow Chart to Guide Special-Status Wildlife (Amphibians) Recommendations,* of the DEIR.

BIO-4 If an action has potential to adversely impact the burrowing owl (*Athene cunicularia*) (*e.g.*, may impact potential habitat or may otherwise result in disturbance to burrowing owls from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped (designated) survey area for the burrowing owl and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with the MSHCP Burrowing Owl Survey Instructions and during the breeding season (survey window is March 1 to August 31). If a project is not located within the burrowing owl survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for burrowing owls to occur within a project

site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If burrowing owls are not found during focused surveys, documentation prepared by a qualified biologist shall include a written commitment to conduct pre-construction surveys for the burrowing owl in areas of suitable habitat no more than 30 days prior to the initiation of ground disturbance (*e.g.*, vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized a project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, such as the California Department of Fish and Wildlife, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing and getting approval of a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will be required again to ensure burrowing owl has not colonized the site since it was last disturbed. If the burrowing owl is found, the same coordination described above shall be necessary.

If burrowing owls are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required and a Burrowing Owl Protection and Relocation Plan shall be prepared, approved and implemented. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-9, *Flow Chart to Guide Burrowing Owl Recommendations,* of the DEIR.

BIO-5 If an action has potential to adversely impact mammal species (*e.g.,* may impact potential habitat for mammals or may otherwise result in disturbance to mammals from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for mammal species (Aguanga kangaroo rat [*Dipodomys merriami collinus*], Los Angeles pocket mouse [*Perognathus longimembris brevinasus*], and San Bernardino kangaroo rat) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for these species (MSHCP Biological Monitoring Program – Stephens' Kangaroo Rat [2006] and Survey Protocol for Los Angeles Pocket Mouse). If a project is not located

within a mammal survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for mammal species to occur within a project site, a conclusion that no suitable habitat is present on a site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If mammal species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP.

BIO-6 If an action has potential to adversely impact vernal pools or other suitable fairy shrimp habitats, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted pursuant to the USFWS Survey Guidelines for the Listed Large Branchiopods, which includes six listed fairy shrimp species, including those species covered under the MSHCP Section 6.1.2. Two seasons of fairy shrimp surveys are required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for vernal pools or fairy shrimp species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.

If fairy shrimp species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-10, *Flow Chart to Guide Vernal Pools and Fairy Shrimp Recommendations,* of the DEIR.

Finding:

As indicated on page 5.4-95 of Section 5.4, *Biological Resources,* buildout of the proposed project could impact sensitive or special-status species known to occur in the City. While compliance with the

Proposed General Plan policies and Mitigation Measures BIO-1 through BIO-9 as well as Mitgiation Measure BIO-14would reduce impacts on biological resources, it is uncertain if all impacts can be reduced to less than significant because project-specific information is unknown. Therefore, impacts are conservatively considered significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measures BIO-1 through BIO-9 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

4. Cultural Resources

Impact 5.5-1: Future development under the proposed project could impact an identified historic resource. [Threshold C-1]

Future development could adversely impact current and/or future historic resources within the City through changes to accommodate adaptive reuse, removal, or reconstruction. Known or future historic sites or resources listed in the national, California, or local registers maintained by the City would be protected through local ordinances; the Proposed General Plan policies; and state and federal regulations restricting alteration, relocation, and demolition of historical resources.

Implementation of the Proposed General Plan policies, such as Policy LU-1.3, which allows for clustering of development to preserve culturally sensitive resources, and Policy OS-4.1, which encourages adaptive reuse of structures of historical significance for preservation, as well as compliance with state and federal regulations would ensure that development would not result in adverse impacts to identified historic and cultural resources. While regulations provide a process for recognizing historic buildings and places, they do not prevent the reuse or modification of such resources.

At the time a development project is proposed adjacent to or near a known or potential historic structure or resource, the project-level CEQA document of the development project would need to identify any impacts, direct or indirect, that the project could have on the identified historic structure or resource. The CEQA Guidelines require a project that will have potentially adverse impacts on historical resources to conform to the Secretary of Interior's Standards for the Treatment of Historic Properties in order to mitigate any such impacts to a level of insignificance.

Before any development or redevelopment activities can occur in the City, all such activities are required to be analyzed for conformance with the General Plan, zoning requirements, and other

applicable local, state, and federal requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits. Therefore, adoption of the proposed project in itself would not lead to demolition or material alteration of any historic resource.

However, identified historic structures and sites that are potentially eligible for future historic resources listing may be vulnerable to development activities accompanying infill, redevelopment, or revitalization that would be accommodated by the proposed project. For instance, the placement of new buildings adjacent to a historic resource may result in indirect impacts to access, visibility, and visual context, while renovations or modifications to historic resources may deteriorate or destroy the characteristics that make those resources important or unique. In addition, other buildings or structures that could meet the National Register of Historic Places (NRHP) criteria upon reaching 50 years of age might be impacted by development or redevelopment activities that would be accommodated by the proposed project. Regardless of the implementation of the Proposed General Plan policies and state regulations, some historic properties may be significantly affected by implementation of the proposed project; the loss and/or permanent alteration of historic resources would result in potentially significant impacts.

Mitigation Measures

CUL-1 **Site-Specific Cultural Resources Study and Evaluation of Resources.** For projects that are on land that has not previously been developed, or will involve construction on areas where no previous ground disturbance or excavation has occurred, or for structures that are 50 years of age, a site-specific cultural resources study shall be completed prior to project approval. This site-specific cultural resources study shall include, but not be limited to a, records search with the California Historical Resource Information System, review of historical documents, a Sacred Lands File search with the NAHC, and a field survey/site effort. The findings of the study shall be submitted as a report that follows the California Office of Historic Preservation's recommended content and format. The report will provide the historic context, methods, results, and recommendations for appropriate findings.

Finding:

As indicated on page 5.5-17 of Section 5.5, *Cultural Resources,* while site-specific cultural resources studies could reduce potential impacts to historic resources, a project that would result in the demolition or significant alteration of a historic resource cannot be mitigated because such activities would result in a permanent loss of and irreversible change to a historic resource. As such, there are no other feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure CUL-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public

Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

5. Greenhouse Gas Emissions

Impact 5.8-1: Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal. [Threshold GHG-1]

Horizon Year 2045 Emissions Forecast

Buildout of the Proposed General Plan is not linked to a specific development time frame but is assumed over a 25-year horizon, which would result in a net increase of 27,999 residents and 6,274 employees in the City by 2045. Development that would be accommodated by the Proposed General Plan would generate a net increase of 547,749 daily VMT at buildout (refer to Table 5.3-9 and Appendix 5.3-1 of the DEIR). The community GHG emissions inventory for the Proposed General Plan at buildout compared to existing conditions is shown in Table 5.8-5, *City of Wildomar GHG Emissions Forecast,* of the DEIR.

As shown in Table 5.8-5, of the DEIR, buildout of the land uses accommodated under the Proposed General Plan would result in a net increase in GHG emissions from existing conditions. However, GHG emissions per service population (SP) would decrease by 1.7 metric ton of CO_2-equivalent ($MTCO_2e/SP$). The primary reason for the decrease in GHG emissions per SP is due to regulations adopted to reduce GHG emissions and turnover of California's on-road vehicle fleets.

Consistency with the State's 2045 GHG Reduction Targets and Carbon Neutrality Goals

To determine whether the Proposed General Plan would result in a potentially significant impact, the Proposed General Plan must demonstrate consistency with the State's 2045 GHG reduction target of carbon neutrality. Under the Proposed General Plan, new growth would be focused on areas of the City where services exist or can be expanded and/or extended to serve additional and more intensive development. As identified in Table 5.8-5, of the DEIR, the Proposed General Plan would result in an increase of 21 percent in GHG emissions and would not achieve an 85 percent reduction in GHG emissions by 2045. Additionally, state strategies to achieve post-2030 targets would be necessary to align with the State's long-term GHG reduction targets. Therefore, until such GHG strategies have been adopted, GHG emissions impacts for the Proposed General Plan are considered potentially significant regarding meeting the long-term year 2045 reduction goal.

General Plan Policies That May Reduce GHG Emissions

While growth in the City would cumulatively contribute to GHG emissions impacts, implementation of the Proposed General Plan policies could also help minimize energy and mobile-source emissions. Policies OS-2.4, OS-6.1, OS-6.2, OS-6.4, OS-6.6, OS-6.8 and OS-6.9 would contribute to reducing

emissions from energy consumption by increasing energy efficiency and transitioning from natural gas to all-electric appliances and renewable energy systems. Additionally, the Proposed General Plan would provide selective improvements to the circulation network to support land use changes in nine Focus Areas where growth is likely to occur during the planning period. Policies CI-2.1, CI-5.5, CI-5.7, and CI-5.12 would contribute to reducing GHG emissions from mobile sources by reducing single-passenger vehicle trips and VMT, reducing vehicle congestion, and supporting TDM measures where feasible. These transportation network and policy improvements would help support the City's mobility infrastructure as the City transitions from low density to higher density land use patterns (Appendix 5.17-1, of the DEIR).

The primary mechanism by local jurisdictions can ensure consistency with the State GHG reduction goals is through preparation of a Climate Action Plan; the City of Wildomar participated in the Western Regional Council of Governments' (WRCOG) subregional climate action planning efforts. The proposed project includes policies to reduce the City's GHG emissions consistent with statewide GHG reduction and elimination goals, such as Policy OS-8.1 and Policy OS-8.2.

However, it is uncertain whether these Climate Action Plan policies will, in effect, lower the City's GHG emissions to a less-than-significant level. Therefore, GHG emissions associated with the proposed project are considered potentially significant.

Mitigation Measures

GHG-1 The City of Wildomar shall participate in implementation and future updates of the Subregional Climate Action Plan (CAP) led by the Western Riverside Council of Government (WRCOG) with a focus on strategies that provide community-wide greenhouse gas (GHG) emission reductions in the City's planning area. The City shall conduct regular monitoring and reporting of community-wide GHG emissions to ensure progress toward reducing community-wide GHGs and work with WRCOG and partners to update the Subregional CAP on a regulator basis to ensure long-term reduction in GHG emissions.

The City shall prepare a list of quantified GHG reduction measures or best management practices for use by new development subject to the City's discretionary review process, that are consistent with the Subregional CAP. The City shall require that Applicants for new development that would result in significant GHG emissions impacts, be required to implement the GHG reduction measures or best management practices identified on the list prepared by the City, if determined to be applicable for the project.

Examples of mitigation measures that may be considered, include the following:

- Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:
    - Promote transit-active transportation coordinated strategies;
    - Increase bicycle carrying capacity on transit and rail vehicles;
    - Improve or increase access to transit;

- Increase access to common goods and services, such as groceries, schools, and day care;
- Incorporate the neighborhood electric vehicle network;
- Orient the project toward transit, bicycle and pedestrian facilities;
- Improve pedestrian or bicycle networks, or transit service;
- Provide traffic calming measures;
- Limit or eliminate park supply;
- Unbundle parking costs;
- Provide parking cash-out programs;
- Implement or provide access to commute reduction program;

- Require at least five percent of all vehicle parking spaces include electric vehicle charging stations;
- Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:
    - Provide car-sharing, bike sharing, and ride-sharing programs;
    - Provide transit passes;
    - Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;
    - Provide incentives or subsidies that increase that use of modes other than single occupancy vehicle;
    - Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;
    - Provide employee transportation coordinators at employment sites; and
    - Provide a guaranteed ride home service to users of non-auto modes.
- Provide maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible;
- Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability;
- Running conduit to designated locations for future electric truck charging stations.

Finding:

As shown on page 5.8-30 in Table 5.8-5, *City of Wildomar GHG Emissions Forecast*, of the DEIR, the proposed project would result in a net increase of 21 percent in GHG emissions from existing conditions and would not achieve an 85 percent reduction in GHG emissions by 2045. The majority of GHG emissions generated from buildout of the Proposed General Plan would be from on-road transportation emissions (56 percent). The City does not regulate vehicle fuel efficiency and cannot preclude residents and employees in the City from purchasing vehicles available on the market. Until such GHG

strategies have been adopted, GHG emissions impacts for the Proposed General Plan would not meet the long-term year 2045 reduction goal. As indicated on page 5.8-35 of Section 5.8, *Greenhouse Gas Emissions,* Mitigation Measure GHG-1 could contribute to reducing GHG emissions from land uses accommodated under the proposed project. However, given the growth in population and employment within the City and the magnitude of emissions reductions needed to achieve the GHG reduction target, it is uncertain whether Mitigation Measure GHG-1 would reduce emissions to less-than-significant levels. As such, there are no additional feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure GHG-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

6. Noise

Impact 5.13-1: Construction activities would result in temporary noise increases in the vicinity of the proposed project. [Threshold N-1]

As part of implementing the proposed project, various individual future projects would generate temporary noise level increases on and adjacent to construction sites in the City. Construction within the City would be limited to weekdays and non-holidays to the hours in the City's Municipal Code Section 9.48.020(I). The hours would be from 6:00 am to 6:00 pm during the months of June through September, and 7:00 am to 6:00 pm during the months of October through May. Additionally, construction within one-quarter mile from an occupied residence shall be permitted Monday through Saturday 6:30 am to 7:00 pm, and no construction on Sunday or City-observed holidays unless approved by City Building Official or City Engineer, as noted in Section 15.04.010 of the City Municipal Code. Construction activities are performed in distinct steps, each of which has its own mix of equipment, and, consequently, its own noise characteristics. Table 5.13-8, *Reference Construction Equipment Noise Levels,* of the DEIR, lists typical construction equipment noise levels recommended for noise-impact assessments based on a distance of 50 feet between the equipment and noise receptor.

As shown in Table 5.13-8, of the DEIR, construction equipment generates high levels of noise, with maximums ranging from 76 to 101 dBA at a distance of 50 feet. Construction of individual development projects associated with implementation of the proposed project would temporarily increase the

ambient noise environment and would have the potential to affect noise-sensitive land uses in the vicinity of an individual project.

Because specific project-level information is not available at this time, it is not possible nor appropriate to quantify the construction noise impacts at specific sensitive receptors. In most cases, construction of individual development projects associated with implementation of the proposed project would temporarily increase the ambient noise environment in the vicinity of each individual project, potentially affecting existing and future nearby sensitive uses. Proposed General Plan Policy N-1.6 would help to mitigate City impacts by requiring them to minimize short-term noise impacts on sensitive receptors using best management practices. However, because construction activities associated with any individual development may occur near noise-sensitive receptors and because, depending on the project type, equipment list, time of day, phasing, and overall construction durations, noise disturbances may occur for prolonged periods of time or during the more sensitive evening/nighttime hours, construction noise impacts associated with implementation of the proposed project are considered potentially significant.

Mitigation Measures

N-1 **Construction Noise Measures.** Construction contractors shall implement the following measures for construction activities conducted in the City of Wildomar. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Wildomar shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits.

- During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Proper mufflers and/or silencers can achieve a 4 to 5 dBA reduction, while engine enclosers can achieve 8 to 10 dBA reduction
- Impact tools (*e.g.,* jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Pneumatic tools typically measure at a noise level of 6 to 8 dBA lower than impact tools.
- Stationary equipment, such as generators and air compressors, shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.

- Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City Planning and Building Agency.
- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.
- As noted in 13 CCR 2480 & 2485 under CARB, any law enforcement department, including air districts and CARB, can fine a 10,000 pound or greater truck owner and driver up to $1000 per day for illegal idling. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.
- If construction is anticipated for prolonged periods, as required by the Community Development Director, erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier.

Finding:

In most cases, construction of individual developments associated with implementation of the proposed project would temporarily increase the ambient noise environment in the vicinity of each individual project, potentially affecting existing and future nearby sensitive uses. As indicated on page 5.13-38 of Section 5.13, *Noise,* while Mitigation Measure N-1 could reduce potential construction noise impacts, due to the potential for proximity of construction activities to sensitive uses, the number of construction projects simultaneously occurring, and the potential duration of construction activities, impacts would be significant and unavoidable and there would be no other feasible mitigation measures to reduce impacts. The identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects analyzed at the project level that would not exceed the noise thresholds with the implementation of Mitigation Measure N-1.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no additional mitigation measures beyond Mitigation Measure N-1 that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

Impact 5.13-2 Project implementation would result in long-term operation-related noise that would exceed local standards. [Threshold N-2]

Stationary Noise

Proposed General Plan would result in an increase in development and growth in Wildomar. Primary stationary noise sources would be from landscaping, maintenance activities, heating, ventilation, and air conditioning (HVAC) (residential and commercial), and loading and unloading activities at commercial and industrial uses. The Proposed General Plan would not result in new types of stationary noise sources. Furthermore, the Proposed General Plan includes policies that address stationary noise source compliance including Policy N-3.1, which calls for ensuring compliance with standards and procedures for mitigating construction noise, and Policy N-3.2, which requires future developments of stationary noise sources to comply with standards for regulating noise levels. Therefore, impacts would be less than significant.

On-Road Traffic Noise

Buildout of the Proposed General Plan would result in an increase in traffic along local roadways. Figure 5.13-3, *Future Traffic Noise Contours*, of the DEIR, illustrates the modeled roadways and future 2045 noise contours for 60 dBA CNEL, 65 dBA CNEL, and 70 dBA CNEL. The complete distances to the 70 dBA CNEL, 65 dBA CNEL, and 60 dBA CNEL noise contours for roadway segments in the City are included in Appendix 5.13-1, of the DEIR.

Table 5.13-9, *Proposed General Plan Projected Traffic Noise Levels at Buildout*, of the DEIR, shows the estimated traffic noise increase along study roadway segments, while Table 5.13-10, *Future Traffic Noise Conditions*, of the DEIR, lists the calculated future noise levels on roadways at a distance of 50 feet from the nearest travel lane centerline. The traffic noise increase is the difference between the projected future noise level and the existing noise level. As shown in Table 5.13-9, of the DEIR, significant traffic noise increases (*i.e.,* increases greater than 3 dBA in noise environments of 60 to 64 dBA CNEL) are estimated along several of the study roadway segments, including Bundy Canyon Road, Clinton Keith Road, La Estrella Road, Mission Trial, and Salida Del Sol, due to implementation of the proposed project. Therefore, traffic noise impacts associated with buildout of the Proposed General Plan are potentially significant.

Mitigation Measures

No feasible mitigation measures have been identified that would substantially reduce impacts associated with a substantial increase in traffic noise levels at a program-level. However, several measures could be considered for mitigating or avoiding traffic noise impacts at a project-level.

Special Roadway Paving

Notable reductions in tire noise have been achieved via the implementation of special paving materials, such as rubberized asphalt or open-grade asphalt concrete overlays. For example, the California Department of Transportation (Caltrans) conducted a study of pavement noise along Interstate 80 in Davis and found an average improvement of 6 dBA to 7 dBA compared to conventional asphalt overlay. Due to the cost associated with rubberized paving, estimated to be 20-25 percent more than conventional mixes, along with the associated increase in mobilization and setup, the use of rubberized asphalt is not feasible Citywide, however on a case-by- case basis, it could be used as part of project mitigation.[1]

Sound Barrier Walls

With a cursory review of aerial depictions of the impacted segments, the majority of residences along the study segments have direct access (via driveways) to the associated roadways. Therefore, barrier walls would prevent access to/from individual properties and would be infeasible. Further, these impacted homes are on private property outside of the control of future project developers, so there may be limited admittance onto these properties to construct such walls. Lastly, the costs versus benefits ratio in relation to the number of benefited households may not be feasible and reasonable in all cases.

Sound Insulation of Existing Residences and Sensitive Receptors

Exterior-to-interior noise reductions depend on the materials used, the design of the homes, and their conditions. To determine what upgrades would be needed, a noise study would be required for each house to measure exterior-to-interior noise reduction. Sound insulation may require upgraded windows, upgraded doors, and a means of mechanical ventilation to allow for a "windows closed" condition. There are no funding mechanisms and procedures that would guarantee that the implementation of sound insulation features at each affected home would offset the increase in traffic noise to interior areas and ensure that the state's 45 dBA CNEL standard for single-family and multifamily residences would be achieved.

Finding:

As indicated on page 5.13-38 of Section 5.13, *Noise,* while several measures were considered to reduce traffic noise, there are no feasible or practical mitigation measures available to reduce project-generated traffic noise. No individual measure and no set of feasible or practical mitigation measures are available to reduce project-generated traffic noise due to economic, legal, social, magnitude, confliction with

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[1] California Department of Resources Recycling and Recovery (CalRecycle). 2024. Benefits: Rubberized Asphalt Concrete (RAC). https://calrecycle.ca.gov/tires/rac/benefits/#:~:text=Cost%20Effectiveness&text=Generally%20RAC%2DG%20hot%20mixes,equipment%20increases%20initial%20unit%20costs

other General Plan Element policies, or other factors. As such, impacts would remain significant and unavoidable. The identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects analyzed at the project-level that would not exceed the traffic noise thresholds.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

7. Transportation

Impact 5.17-2: The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). [Threshold T-2]

Table 5.17-4, *Wildomar Horizon Year VMT Efficiency Metrics,* of the DEIR, shows that, compared to the Wildomar base year VMT efficiency metrics (see Table 5.17-3), VMT efficiency in the City is expected to improve by approximately 11.6 percent with implementation of the proposed project.

As shown in Table 5.17-4, the City is projected to have a VMT per Service Population at 30.6, which is 87.9 percent of the Riverside County's base year VMT per Service Population and 88.4 percent of Wildomar's base year VMT per Service Population. Placement of the land uses associated with the proposed project would reduce the VMT per Service Population within Wildomar by more than three percent (11.6 percent). Additionally, the proposed project includes policies that enhance multimodal transportation, such as Policy CI-2.4 and Policy CI-2.5, which call for the implementation of pedestrian routes and improvement of pedestrian crossing safety; Policy CI-3.1, which calls for the improvement and connectivity of the bicycle network; and Policy CI-4.1, which calls for working with regional partners to ensure adequate transit service is provided consistent with future growth. Moreover, Chapter 10.36, Transportation Demand Management Program, of the Wildomar Municipal Code is intended to establish policies and procedures to encourage and promote the use of alternative transportation modes through project design and facility planning.

The Circulation Element includes several policies that enhance the active transportation network throughout the City to encourage residents to bike or walk rather than taking their personal car. While these policies create an environment that encourages different transportation alternatives, due to the uncertainty regarding the actual development pattern, population growth, and other factors that are outside of the purview and control of the City, it is difficult to rely on the reduction of VMT suggested by the modeling. Further, for the active transportation features to be effective they need to connect

employment, residential, and commercial land uses. As the existing system is not complete, though it will be completed over time, VMT impacts are considered potentially significant.

Mitigation Measures

There are no feasible mitigation measures at the General Plan-level.

Finding:

As indicated on page 5.17-32 of Section 5.17, *Transportation,* while the placement of land uses associated with the proposed project would reduce the VMT per Service Population within the City by more than three percent, due to the uncertainty regarding the actual development pattern, population growth, and other factors outside the purview of the City's control, there are no other feasible mitigation measures and impacts would remain significant and unavoidable.

Changes or alterations have been required in, or incorporated into, the project that lessens the significant environmental effect as identified in the Draft EIR.

The City finds that there are no mitigation measures that are feasible, taking into consideration specific economic, legal, social, technological or other factors, that would substantially lessen or mitigate this impact to a less-than-significant level, and further, that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities, make infeasible the alternatives identified in the EIR (Public Resources Code §§ 21081(a)(1), (3); Guidelines §§ 15091(a)(1), (3)). As described in the Statement of Overriding Considerations, the City has determined that this impact is acceptable because specific overriding economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the proposed project outweigh its significant effects on the environment.

IV. ALTERNATIVES TO THE PROPOSED PROJECT

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible, and therefore, merit in-depth consideration, and which ones are infeasible.

A. Alternatives Considered and Rejected During the Scoping/Project Planning Process

The following is a discussion of the alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in the Draft EIR.

1. Alternative Development Areas/Annexation Alternative

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (CEQA Guidelines § 15126[5][B][1]). Given the nature of the Proposed General Plan,

it is not possible to consider an off-site alternative because the City boundaries have been established through incorporation, and the City does not have authority to carry out functions pursuant to its Proposed General Plan outside of its boundaries. Additionally, land annexation outside is not possible because there is limited room for growth outside of the City boundaries due to the proximity of the neighboring cities—the City of Wildomar is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, the City of Murrieta to the south, and the City of Menifee to the east—as well as topographical constraints from the Cleveland National Forest to the southwest. For this reason, an Alternative Development Areas/Annexation Alternative was considered infeasible pursuant to State CEQA Guidelines Section 15126.6(c) and rejected as a feasible project alternative.

2. Reduced Residential Units Alternative

The Reduced Residential Units Alternative would result in fewer residences which would reduce traffic and thereby reduce community impacts from air quality and GHG emissions, and noise. This Alternative would also further reduce the demand for utilities and public services. However, such an alternative would not achieve or would only partially achieve the Proposed General Plan objectives of providing growth in the City. Additionally, this alternative would not be consistent with regional planning efforts that require accommodation of regional housing needs, and therefore, Wildomar would not be able to meet its housing allocation requirements. A reduction in residential units would lead to an inefficient use of land, result in urban sprawl, and thereby, would increase VMT (and further degrade air quality), because residents would have to travel further for their needs. This alternative would also increase development pressure elsewhere in the region. Since this alternative would relocate impacts and growth pressures outside of the City, and would not meet the project objectives, this alternative is rejected as a feasible project alternative.

3. Bundy Canyon Road and Clinton Keith Road Connection Alternative

The Bundy Canyon Road and Clinton Keith Road Connection Alternative would provide a new roadway connection between Bundy Canyon Road and Clinton Keith Road, which would reduce traffic congestion and reduce VMT. The roadway connection would also assist evacuation in the event of a wildfire. However, a new roadway cannot be constructed because it would conflict with the Western Riverside County MSHCP Criteria Cell Areas and therefore, conflict with a habitat conservation plan. In addition, some of the land needed for the roadway is owned by the federal government, which would be unlikely to allow access due to the conflict with the MSHCP. Since the Bundy Canyon Road and Clinton Keith Road Connection Alternative would conflict with MSHCP planning goals, impact sensitive habitat and wildlife, and would not meet the project objectives, this alternative is rejected as a feasible project alternative. The linkage remains as a possible connection on the Circulation Map (see Figure 5.17-8, of the DEIR) of the DEIR as a trail linkage, and there may be a potential for a roadway connection at some point in the future. The location of the potential roadway and trail is conceptual and therefore not addressed in this EIR.

4. Increased Open Space Alternative

The Increased Open Space Alternative would provide an increase in open space, which could allow for better wildlife connectivity and increased open space areas for recreation. Moreover, there are open

space areas within and adjacent to the City in the form of BLM lands, MSHCP Criteria Cell Areas, mountain ranges, and Cleveland National Forest lands, which would provide adequate open space and wildlife connectivity. Additionally, this alternative would result in a reduction in residential development to accommodate an increase in open space, and therefore would not be consistent with regional planning efforts that require accommodation of regional housing needs. Therefore, the Increased Open Space Alternative would not achieve or would only partially achieve the Proposed General Plan objectives of providing growth in the City. As such, this Alternative is rejected as a feasible project alternative.

5. Reduced Density Rural Mountainous Designation Alternative

The Reduced Density Rural Mountainous Designation Alternative would reduce density of land designated Rural Mountainous (RM) from one unit per 10 acres to one unit per 20 acres in the eastern and western portions of the City. In order to provide the same number of housing units as the proposed project, the reduction in density of land designated Rural Mountainous would result in an increase of land that is designated for higher density residential uses in other residential land use designations. Higher density development that reduces sprawl would minimize the threat to biodiversity through loss of habitat and fragmentation of habitat. Additionally, higher density development within an already urban area (such as the proposed focus areas) would encourage the increase in public transportation, pedestrian, and bicycle infrastructure, which could reduce air quality and GHG emissions. Given that the eastern and western portions of the City are within a Very High Fire Hazard Severity Zone, an increase in higher density development could reduce collective exposure as well as expansion into wildfire hazard areas as there would be less structures and residents in the RM designation. Additionally, higher density communities also help limit impacts to environmental services, ecological needs, and recreational goals for open space, while reducing the distribution of firefighting resources during a major wildfire incident. However, higher density communities would change the character of the City and would not achieve the Proposed General Plan objective, nor the City's vision, of creating a hometown feel. Therefore, this Alternative is rejected as a feasible project alternative.

B. ALTERNATIVES SELECTED FOR FURTHER ANALYSIS

The following alternatives were determined to represent a reasonable range of alternatives with the potential to feasibly attain most of the basic objectives of the project but avoid or substantially lessen one or more of the significant effects of the project. There are two alternatives that were examined in detail in the Draft EIR as follows:1. No Project/Existing General Plan Alternative

2. Increased Residential Density in Mixed Use Areas

The No Project/Existing General Plan Alternative would assume that the Proposed General Plan would not be adopted, and development would follow the development intensity of the existing General Plan. The Increased Residential Density in Mixed Use Areas Alternative would increase the intensity of residential growth in areas designated for mixed uses and would consequently develop less land to accommodate the same projected growth.

1. No Project/Existing General Plan Alternative

Under the No Project/Existing General Plan Alternative, the Proposed General Plan and all of its updates to the Land Use Element, Circulation Element, Recreation and Community Services Element, Open Space and Conservation Element, Noise Element, Economic Development Element, and implementation of the Climate Action Memorandum would not be implemented by the City, and the current General Plan would remain in effect.

Finding:

The No Project/Existing General Plan Alternative would be similar to the proposed project for aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, transportation, tribal cultural resources, and wildfire. Impacts to energy, public services, recreation, and utilities and services would be reduced compared to the proposed project. Impacts to air quality, GHG emissions, and land use and planning would be greater than the proposed project. Overall, this Alternative would not result in a more efficient land use plan and would not relieve development pressure in the periphery of the City and as such is deemed to be infeasible and rejected in favor of the proposed project.

2. Increased Residential Density in Mixed-use Areas Alternative

The Increased Residential Density in Mixed Use Areas Alternative would result in the same buildout as the Proposed General Plan but would increase the intensity of residential growth in areas designated for mixed uses and would consequently develop less land to accommodate the same projected growth. The increase of residential units in mixed use areas would further reduce VMT as there would be more residential uses within proximity to public transit, alternative transportation, jobs, and amenities.

Finding:

The Increased Residential Density in Mixed Use Areas Alternative would be similar to the proposed project for geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, and utilities and service systems. This Alternative would result in less impacts compared to the proposed project to agriculture and forestry resources, air quality, biological resources, cultural resources, energy, greenhouse gas emissions, mineral resources, noise, transportation, tribal cultural resources, and wildfire. This Alternative would result in greater impacts to aesthetics compared to the proposed project. Overall, this Alternative would result in an increase in higher density development in the City, compared to the proposed project, which does not align with the City's vision and as such is deemed to be infeasible and rejected in favor of the proposed project.

V. FINDINGS ON RESPONSES TO COMMENTS ON THE DRAFT EIR AND REVISIONS TO THE FINAL EIR

The Final EIR contains responses to comments, revisions, clarifications, and corrections to the Draft EIR. The focus of the response to comments is on the disposition of significant environmental issues as raised in the comments, as specified by State CEQA Guidelines Section 15088(b). The City provided

written responses to each comment made by a public agency, as set forth in Section 2 of the Final EIR, pursuant to State CEQA Guidelines Section 15088(b).

City staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the Draft EIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Draft EIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5 of the CEQA Guidelines.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires decision makers to balance the benefits of the proposed project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered "acceptable" (State CEQA Guidelines § 15093[a]). CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (State CEQA Guidelines § 15093 [b]). The agency's statement is referred to as a Statement of Overriding Considerations.

The following provides a description of the project's significant and unavoidable adverse impacts and the justification for adopting a statement of overriding considerations.

A. Significant and Unavoidable Impacts

Although most potential project impacts have been substantially avoided or mitigated, as described above, there remain 11 project impacts for which complete mitigation is not feasible and for which there is no viable and feasible alternative. The Draft EIR identified the following significant and unavoidable impacts of the proposed project, which would continue to be possible upon implementation of the proposed project:

Agricultural and Forestry Resources

- **Impact 5.2-1:** The proposed project would convert farmland to nonagricultural uses.

Air Quality

- **Impact 5.3-1:** Buildout of the Proposed General Plan, and associated emissions, would exceed the assumptions of the South Coast AQMD's AQMP.

- **Impact 5.3-2:** Construction activities associated with future development that would be accommodated under the Proposed General Plan could generate short-term emissions in exceedance of the South Coast AQMD's threshold criteria.

- **Impact 5.3-3:** Implementation of the proposed project would generate additional, long-term emissions in exceedance of South Coast AQMD's threshold criteria and cumulatively contribute to the South Coast Air Basin's nonattainment designations.

- **Impact 5.3-4** The proposed project would expose sensitive receptors to substantial toxic air contaminant concentrations.

Biological Resources

- **Impact 5.4-1:** Buildout of the proposed Land Use Plan could impact sensitive or special-status plant and animal species known to occur in the City of Wildomar.

Cultural Resources

- **Impact 5.5-1:** Future development under the proposed project could impact an identified historic resource.

Greenhouse Gas Emissions

- **Impact 5.8-1:** Implementation of the Proposed General Plan would result in an increase in GHG emissions and would not place the City on a trajectory to achieve the goals established under Executive Order S-03-05 or progress toward the State's carbon neutrality goal.

Noise

- **Impact 5.13-1:** Construction activities would result in temporary noise increases in the vicinity of the proposed project.

- **Impact 5.13-2:** Project implementation would result in temporary construction and long-term operation-related noise that would exceed local standards.

Transportation

- **Impact 5.17-2:** The proposed project would conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

B. Project Benefits in Support of the Statement of Overriding Considerations

The following section describes the benefits of the proposed project that outweigh the project's unavoidable adverse effects and provides specific reasons for considering the project acceptable even though the Final EIR identifies 11 significant and unavoidable project impacts, and that there are no feasible mitigation measures or alternatives. Accordingly, this Statement of Overriding Considerations regarding potentially significant adverse environmental impacts resulting from the proposed project, as set forth below, has been prepared. Pursuant to CEQA Guidelines §15093(c), the Statement of Overriding Considerations will be included in the record of the project approval and will also be noted

in the Notice of Determination. Each of the benefits identified below provides a separate and independent basis for overriding the significant environmental effects of the proposed project.

Having reduced the potential effects of the proposed project through all feasible mitigation measures as described previously herein, and determining that no other viable, feasible alternatives exist, and having balancing the benefits of the proposed project against its potential unavoidable adverse impacts on Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation, if the mitigation measures for these impacts cannot be implemented, the City finds that the following legal requirements and benefits of the proposed project individually and collectively outweigh the potentially significant unavoidable adverse impacts for the following reasons:

1. Implements the Objectives Established for the Proposed Project

The project objectives include increasing jobs in the City to encourage more residents to shop and work locally and reduce commuting out of the City. The proposed project also includes new policies that will help in maintaining and enhancing conservation areas, focusing growth along major roadway corridors. By directing growth into specific areas, the proposed project reduces change in the existing residential neighborhoods, and provides for mixed use development in areas of the City where services and transportation converge. While the proposed project would result in 11 significant and unavoidable impacts, implementation of the proposed project would ensure that the City is able to accommodate growth envisioned under the Proposed General Plan while meeting the City's vision for development.

2. Promotes City's Economic Vision

The Proposed General Plan supports the City's economic vision by including economic strategies that reflect the changing conditions. Policies from the Land Use Element and Economic Development Element of the Proposed General Plan that support the City's economic vision aim to support mixed-use development to enhance the economic vitality of adjoining commercial uses, retain and expand local businesses, and invest in the City's economic development program to expand and diversify the local tax base. This is essential to enable the City to continue to provide and maintain public services.

Encouraging housing and commercial uses either in a single building as vertical mixed use, or in separate buildings but part of a single project as horizontal mixed use, is a recognized means of encouraging business, and reducing the need to drive thereby reducing air quality, greenhouse gas emissions, and vehicle miles traveled. Diversity of land uses has been recognized since the 1990s as a tool that leads to more efficient cities by creating a compact urban form and providing mobility options.[2] A mixed-use land use pattern also allows for diversity in housing prices helping with accessibility and affordability for a wide range of income levels which is both a Housing Element and state goal.

Additionally, the City of Wildomar is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, the City of Murrieta to the south, and the City of

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[2] National Research Council. 2009. *Driving and the Built Environment: The Effects of Compact Development on Motorized Travel, Energy Use, and CO2 Emissions -- Special Report 298*. Washington, DC: The National Academies Press. https://doi.org/10.17226/12747

Menifee to the east; there are topographical constraints from the Cleveland National Forest to the southwest of the City. Therefore, land annexation is not possible because there is limited room for growth outside of the City's boundaries. Because it is unlikely that the City would be able to annex land, businesses in the City would need to expand to provide jobs and services to meet the needs of future growth. Increasing the number of jobs in the City has several benefits: for local governments that derive a portion of their revenues from its commercial and industrial tax base, increasing jobs in a jurisdiction can improve the local economy and quality of services while providing residents with access to private services (such as retail) and jobs within shorter commute distances.[3] Currently, the top providers of retail taxes are online establishments, which has negative impacts on local retail/businesses. Based on the Market Study Technical Memorandum prepared by PlaceWorks, taxable sales in the City are currently 19 percent of the household income, compared to 26 percent in Menifee, 30 percent in Murrieta, and 47 percent in Lake Elsinore, all cities adjacent to the City of Wildomar.[4] By increasing retail uses in the City, there would be an increase in demand for local services as well as an increase in taxable sales. Moreover, by increasing services for local residents the need to travel outside of the City is diminished, further reducing vehicle miles travelled.

Also, by providing housing within the City's boundaries, the City would generate additional revenue through property taxes, improve its jobs-housing ratio, and reduce commute times for residents who work in the City. Annual increases in property tax have been limited to a maximum of 2.0 percent per year by Proposition 13 since 1978. The City's property tax share of development that existed at the time of incorporation is fixed, and only the increment of Under existing conditions, the amount of property tax grow will not be able to keep up with the growth of public services; therefore, an increase in housing (0.08 percent of 1 percent of property tax valuation) would assist with funding for future services.

Moreover, while there is an 11.6-acre parcel of Prime Farmland in the City, this parcel, on the northeast corner of Corydon Road and Grand Avenue is currently designated Commercial Retail in the General Plan and is proposed to change to Mixed Use High under the proposed project. The site is not actively farmed, and historical photographs show a previous orchard as shown in an aerial photograph dated May 1994. The property is surrounded by residential and commercial development. As such, it is not feasible from an economic standpoint to preserve this land for agricultural uses as it is surrounded by urbanized uses and is not currently farmed. Given the arid climate of the region, the high price and low supply of water, and the small size of the site, the site would unlikely be a profitable farm. Allowing for mixed uses on the site would not only result in better land use compatibility with the surrounding uses but would also generate tax revenue for the City.

The Inland Valley Medical Center is the only hospital in the region that offers trauma II services. In 2023, approximately 30 trauma visits per day were patients that lived outside of Wildomar. As such,

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[3] Metropolitan Policy Program at Brookings. 2015, March. *The Growing Distance Between People and Jobs in Metropolitan America.* https://www.brookings.edu/wp-content/uploads/2016/07/srvy_jobsproximity.pdf

[4] PlaceWorks. 2023, June 29. *Market Study Technical Memorandum.* https://envisionwildomar2040.com/wp-content/uploads/2023/09/O_Market-Study-Technical-Memorandum-DRAFT-20230629.pdf

there is a need for hotel and medical tourism services to accommodate out-of-town patients visiting the Inland Valley Medical Center.

Therefore, while the proposed project would result in significant and unavoidable impacts to several topical areas, such as air quality, cultural resources, noise, and transportation, precluding development in the City would hinder the City's ability to accommodate growth, stimulate the local economy, and meet the proposed project's objectives.

3. Provides Diversity in Housing Stock

The proposed project would introduce an additional 8,992 housing units in the City compared to existing conditions. The City adopted its Housing Element and obtained state certification in 2021; the Housing Element includes several policies that support a variety of housing types and densities to accommodate the requirements of the RHNA as well as to ensure the provision of housing units. The Proposed General Plan would provide for a diversity of housing choices which would promote variations in housing prices, types, sizes, and contribute to neighborhood stability by offering more affordable and move-up homes as well as accommodating a diverse income mix.[5] Additionally, the Proposed General Plan would accommodate growth by providing housing options without major disruptions to the existing residential neighborhoods (*e.g.*, focusing growth along major corridors in the Focus Areas).

4. Consistency with the Regional Goals in the RTP/SCS

SCAG's 2020-2045 RTP/SCS was adopted on September 3, 2020. The RTP/SCS encompasses four principles—mobility, economy, healthy/complete communities, and environment—that are important to the region's future. The 2020 RTP/SCS explicitly lays out goals related to housing, transportation technologies, equity, and resilience to adequately reflect the increasing importance of these topics in the region. Specifically, the goals of the RTP/SCS include encouraging regional economic prosperity; improving mobility, accessibility, and travel safety for people and goods; enhancing the preservation and resiliency of the regional transportation system; increasing movement and travel choices for people and goods; reducing GHG emissions, improving air quality, and adapting to climate change; supporting healthy and equitable communities; leveraging new transportation technologies for efficient travel; encouraging diverse housing types and transportation options; and promoting conservation of natural and agricultural lands.

The proposed project would not adversely affect SCAG's ability to align plan investments and policies with economic development and competitiveness. The Proposed General Plan would further a compact development pattern by expanding land uses and intensity within the City, especially within the City's Focus Areas. The proposed vehicular, bicycle, and pedestrian circulation system defined in the Proposed General Plan would be designed, developed, and maintained to meet local and regional transportation needs and would ensure efficient mobility and access. The proposed project would also ensure reliable and safe transit within the City which would lead to enhancing the regional transportation

[5] California Department of Housing and Community Development. 2024. *Zoning for a Variety of Housing Types.* https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/zoning-variety-of-housing-types#:~:text=Providing%20development%20opportunities%20for%20a,accommodating%20a%20diverse%20income%20mix.

system. The Proposed General Plan would reduce emissions and improve air quality, and would also reduce inefficient, wasteful, and unnecessary consumption of energy through compliance with state regulations and implementation of the Proposed General Plan policies. The Proposed General Plan would improve the network of bicycle and pedestrian facilities which would encourage active nonmotorized transportation modes and would also reduce air pollutant and greenhouse gas emissions. The Proposed General Plan would support a variety of housing types within the City. Encouraging intensification within the City would ensure natural and agricultural lands are conserved.

Encouraging a land use pattern that enhances mobility options, connectivity, diversity in uses, and ease of trip destinations from the point of origin, as well as accessibility to transit, promotes more compact development.[6] This, in turn, can lead to a reduction in VMT, GHG emissions, and improvements in air quality and efficiency. The Proposed General Plan includes policies that aim to incorporate Complete Streets principles in all types of transportation as well as incorporating a street grid network to enhance connectivity. Additionally, the City's certified Housing Element includes policies aimed at providing a diversity of housing types at different affordability levels.

Under the Proposed General Plan, there would be approximately 19,800 persons per square mile on average, which is an increase of 21 percent compared to the existing General Plan (15,573 persons per square mile on average). Therefore, under the Proposed General Plan, the City would result in a more compact urban form due to the increase in density[7] which would provide for more efficient travel; reduced VMT, air quality, and GHG emissions; and preserve agricultural and natural lands. Additionally, a more compact urban form would reduce the cost of providing services in the City as additional and/or extended infrastructure would be minimized compared to a more sprawled urban form.

C. Conclusion

The City Council of Wildomar has balanced the project's benefits against the significant unavoidable impacts. The City Council finds that the proposed project's benefits, which aim to enhance the City and comply with current legislations, while maintaining the City's development and economic visions, outweigh the project's significant unavoidable impacts, and these impacts, therefore, are considered acceptable in the light of the project's benefits. The City Council finds that each of the benefits described above is an overriding consideration, independent of the other benefits, which warrants approval of the project notwithstanding the project's significant unavoidable impact.

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[6] National Research Council. 2009. *Driving and the Built Environment: The Effects of Compact Development on Motorized Travel, Energy Use, and CO2 Emissions -- Special Report 298*. Washington, DC: The National Academies Press. https://doi.org/10.17226/12747

[7] Ibid.

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October 2024 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2023090064

CITY OF WILDOMAR
PROPOSED GENERAL PLAN EIR

City of Wildomar

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PLACEWORKS

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The City of Wildomar (City) is the lead agency for the City of Wildomar Proposed General Plan (proposed project) and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring and ensuring the successful implementation of mitigation measures outlined in the City of Wildomar Proposed General Plan EIR, State Clearinghouse No. 2023090064. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code, as follows:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, and/or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the EIR and drafted to meet the requirements of Public Resources Code, Section 21081.6.

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

The City of Wildomar is in southwestern Riverside County, California, and is bordered by the City of Lake Elsinore to the north and northwest, unincorporated Riverside County to the west, City of Murrieta to the south, and City of Menifee to the east. Interstate and regional access to the City is provided by Interstate 15 (I-15), which runs in a general north-south direction through the City.

1.2.2 Project Description

Project Summary

When the City incorporated in 2008, it adopted Riverside County's General Plan. The project is an update to the City's General Plan, which will be the first City-specific General Plan for Wildomar. The General Plan is a state-required land use planning document that provides guidance to decision-makers regarding the allocation of resources and the future physical form, location, and character of development in the City. It is the City's official and overarching policy statement regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although the General Plan is composed of individual sections, or "elements," that individually address a specific area of concern, it embodies a comprehensive and integrated planning approach for the jurisdiction.

Proposed General Plan and Buildout

The proposed project includes the following elements that address all the required topics in state law, as well as one additional topical of local importance:

- Land Use
- Circulation
- Recreation and Community Services
- Open Space and Conservation
- Noise
- Economic Development
- Climate Action Memorandum
- Housing and Safety Elements (previously adopted in 2021; the Safety Element includes minor revisions as listed in the Final EIR document)

Rather than a separate element, Environmental Justice policies are embedded throughout relevant elements of the Proposed General Plan.

Buildout projections shown in Table 1-1, *Buildout Statistical Summary,* compares the existing conditions with the buildout envisioned under the proposed project. The proposed project would result in a net increase of 8,992 units, 27,999 residents, 2,965,538 square feet of non-residential uses, and 6,274 jobs.

Table 1-1 Buildout Statistical Summary

	Dwelling Units	Population	Non-Residential Square Footage	Employment
Existing	11,988	37,326	2,992,377	5,841
Proposed General Plan	20,980	65,325	5,957,915	12,115
Net Change	*8,992*	*27,999*	*2,965,538*	*6,274*

Source: City of Wildomar and PlaceWorks 2023

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The EIR identified various thresholds from the California Environmental Quality Act (CEQA) Guidelines in a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the following were found to be less than significant:

- Aesthetics
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

- Geology and Soils
- Hazards and Hazardous Materials
- Mineral Resources
- Tribal Cultural Resources
- Wildfire

1.3.3 Significant and Unavoidable Impacts

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Transportation

1. Introduction

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2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City of Wildomar. The City's technical consultants (CEQA consultant, etc.) may perform related monitoring tasks under the direction of the environmental monitor (i.e., the qualified/professional expert in charge of monitoring and/or implementing mitigation) if they are contracted by the City.

2.2 CITY OF WILDOMAR

As the lead agency, the City is responsible for the review of all monitoring reports, enforcement actions, and document disposition. The City will rely on information provided by individual monitors (*e.g.,* CEQA consultant, etc.) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager (e.g., Community Development Director) and Technical Consultants (CEQA consultant, etc.) are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work will entail in-field monitoring and compliance report preparation. Implementation disputes are brought to the Project Manager, and any appeals would go to the City Manager and ultimately the City Council.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their respective functions:

- **Project Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementation the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with

required mitigation measures, and recognized experts from responsible agencies consult with the Project Manager regarding disputes.

2.4 DISPUTE RESOLUTION

If the monitoring team determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Project Manager for resolution. The decision of the Project Manager is final unless appealed to the City Manager. The Project Manager will have the authority to issue stop-work order until the dispute is resolved.

2.5 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop-work orders, fines, infraction citations, revocation of approval/permits, or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

3.1 PREMONITORING MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring team responsibilities. At such meetings, the monitoring team rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (*e.g.,* hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring team.

3.4 DATABASE MANAGEMENT

All mitigation monitoring reports, letters, and memos shall be prepared utilizing electronic software, such as Microsoft Word, Adobe, etc.

3.5 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3.6 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including review of project plans to ensure compliance with the most recent versions of the California Building Code and California Fire Code. Post-construction fire inspections are conducted on a routine basis by the City of Wildomar Fire Department.

3. Mitigation Monitoring Requirements

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Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AGRICULTURAL AND FORESTRY RESOURCES					
AG-1	Prior to approval of any development permit on land considered prime, of statewide significance, or unique, the City shall require the following: 1. Completion of the California Department of Conservation Land Evaluation & Site Assessment Model. If the model score is 39 points or less, conversion of the land is not significant, and no further mitigation is required. If the model score is between 40 and 79 points, conversion of the land to urban uses may be significant but will depend on the results of the model. A LESA model score of 80 or greater identifies the conversion as significant and will require mitigation. 2. If the LESA model results determine that conversion of the land to urban uses is a significant impact, the development shall be conditioned to provide either an agricultural easement on existing farmland with a similar or greater LESA model score, or the creation of new agricultural land and easement at a 1:1 ratio.	Future Project Applicants	Prior to Approval of Any Development Permit on Land Considered Prime, of Statewide Significance, or Unique	City of Wildomar Community Development Department	
AIR QUALITY					
AQ-1	Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.,* nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with the South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. Specifically, project applicants of discretionary projects within 1,000 feet of sensitive land uses (*e.g.,* residences, schools, day care facilities, and nursing homes, etc.), as measured from the property line of the project site, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 2 months of active construction (*i.e.,* exclusive of interior renovations) shall prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the South Coast AQMD. If the construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the South Coast AQMD, then the project applicant shall identify and demonstrate measures, such as those listed below, that can reduce potential cancer and noncancer risks to an acceptable level.	Future Project Applicants	Prior to Discretionary Approval	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Wildomar Building & Safety department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include, but are not limited to the following: ▪ Require fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as: - Requiring use of nontoxic soil stabilizers to reduce wind erosion. - Applying water every four hours to active soil disturbing activities. - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. ▪ Using construction equipment rated by the United States Environmental Protection Agency as having Tier 4 interim or higher exhaust emission limits. ▪ Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. ▪ Limiting nonessential idling of construction equipment to no more than five consecutive minutes. ▪ Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.				
AQ-2	Prior to discretionary approval by the City of Wildomar for development projects subject to CEQA (California Environmental Quality Act) review (*i.e.,* nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the City of Wildomar Planning Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD–	Future Project Applicants	During Plan Check and Prior to Discretionary Approval	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	adopted thresholds of significance, the City of Wildomar Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following: ▪ For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. ▪ Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. ▪ Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). ▪ Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. ▪ Provide facilities to support electric charging infrastructure per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. ▪ Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.				
AQ-3	Industrial and Warehouse Development Health Risk Assessments. Prior to discretionary approval by the City of Wildomar, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (*e.g.,* residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit an operational health risk assessment (HRA) to the City of Wildomar Planning Department for review and approval. The HRA shall be prepared in accordance with policies and procedures	Future Project Applicants	Prior to Discretionary Approval for Industrial and Warehouse Developments	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	of the state Office of Environmental Health Hazard Assessment and the South Coast AQMD. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the South Coast AQMD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T BACTs) and appropriate enforcement mechanisms and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.				
BIOLOGICAL RESOURCES					
BIO-1	If an action may adversely impact biological resources, a qualified biologist or their trained designee shall conduct mandatory worker environmental awareness training for all parties involved with implementation of the action (*e.g.,* contractors and work crews), prior to the start of construction, to aid the parties in recognizing special-status species and other sensitive biological resources that may occur within the area of the proposed action. The training shall include identification of the special-status species with potential to occur and their habitats, a description of the regulatory status of sensitive resources, and review of the impact limits, location of environmentally sensitive areas, and measures required to reduce impacts to avoided onsite and offsite biological resources.	Future Project Applicants and Qualified Biologist	Prior to the Start of Construction	City of Wildomar Community Development Department	
BIO-2	If an action has potential to inadvertently impact avoided onsite or offsite biological resources, appropriate measures shall be developed and implemented prior to the start of ground disturbing activities to ensure all impacts occur only in the area of the proposed action. Appropriate measures may include control of sediment, erosion, and hazardous materials; demarcation of action area prior to implementation and maintenance of demarcation through the duration of implementation; and measures to ensure all actions that have potential to impact biological resources stay within the demarcated limits.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-3	If an action has potential to adversely impact amphibian species (*e.g.,* may impact potential habitat for amphibians or may otherwise result in disturbance to amphibians from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for amphibian species (arroyo toad, California red-legged frog, and mountain yellow-legged frog [*Rana muscosa*]) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for the arroyo toad, California red-legged frog, and mountain yellow-legged frog (USFWS Survey Protocol for the Arroyo Toad [1999], USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-Legged Frog [2005], and MSHCP Mountain Yellow-Legged Frog Survey Protocol). If a project is not located within an amphibian survey area, a statement to this effect shall be included in the and the results shall be included in the habitat assessment and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for amphibian species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If amphibian species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP shall be required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-8, *Flow Chart to Guide Special-Status Wildlife (Amphibians) Recommendations*.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-4	If an action has potential to adversely impact the burrowing owl (*Athene cunicularia*) (*e.g.*, may impact potential habitat or may otherwise result in disturbance to burrowing owls from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped (designated) survey area for the burrowing owl and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with the MSHCP Burrowing Owl Survey Instructions and during the breeding season (survey window is March 1-August 31). If a project is not located within the burrowing owl survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for burrowing owls to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If burrowing owls are not found during focused surveys, documentation prepared by a qualified biologist shall include a written commitment to conduct pre-construction surveys for the burrowing owl in areas of suitable habitat no more than 30 days prior to the initiation of ground disturbance (*e.g.*, vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized a project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, such as the California Department of Fish and Wildlife, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing and getting approval of a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will be required again to ensure	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	burrowing owl has not colonized the site since it was last disturbed. If the burrowing owl is found, the same coordination described above shall be necessary. If burrowing owls are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required and a Burrowing Owl Protection and Relocation Plan shall be prepared, approved and implemented. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-9, *Flow Chart to Guide Burrowing Owl Recommendations*.				
BIO-5	If an action has potential to adversely impact mammal species (*e.g.,* may impact potential habitat for mammals or may otherwise result in disturbance to mammals from noise, light, or some other potentially disturbing activity), prior to the start of ground-disturbing activities, determine if a project falls within the mapped survey area for mammal species (Aguanga kangaroo rat [*Dipodomys merriami collinus*], Los Angeles pocket mouse [*Perognathus longimembris brevinasus*], and San Bernardino kangaroo rat) and if suitable habitat is present, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted in accordance with accepted survey protocols for these species (MSHCP Biological Monitoring Program – Stephens' Kangaroo Rat [2006] and Survey Protocol for Los Angeles Pocket Mouse). If a project is not located within a mammal survey area, include a statement to this effect and no further action is required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for mammal species to occur within a project site, a conclusion that no suitable habitat is present on a site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	If mammal species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP.				
BIO-6	If an action has potential to adversely impact vernal pools or other suitable fairy shrimp habitats, then focused surveys shall be required prior to ground-disturbing activities and the results shall be included in the habitat assessment. Focused surveys shall be conducted pursuant to the USFWS Survey Guidelines for the Listed Large Branchiopods, which includes six listed fairy shrimp species, including those species covered under the MSHCP Section 6.1.2. Two seasons of fairy shrimp surveys are required. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for vernal pools or fairy shrimp species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If fairy shrimp species are identified within a project site and a project cannot avoid (permanent or temporary) at least 90 percent of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-10, *Flow Chart to Guide Vernal Pools and Fairy Shrimp Recommendations*.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	
BIO-7	If an action has potential to adversely impact riparian bird species (least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo [*Coccyzus americanus*]), and if suitable habitat (nesting and/or foraging) is present, then protocol-level focused surveys shall be required. Focused surveys shall be conducted in accordance with accepted USFWS survey protocols for the least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo (Least Bell's Vireo Survey Guidelines [2001], A	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Natural History Summary and Survey Protocol for the Southwestern Willow Flycatcher [2010], and A Natural History Summary and Survey Protocol for the Western Distinct Population Segment of the Yellow-Billed Cuckoo [2016]). If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for riparian bird species to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and City of Wildomar Community Development Department. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, then the validity of the results shall be confirmed, or an updated environmental analysis shall be conducted prior to impacting a project site. If least Bell's vireo, southwestern willow flycatcher, or yellow-billed cuckoo are identified within a project site and a project cannot demonstrate 90 percent avoidance of the occupied portion of the property that contributes to the long-term conservation value of the species, a DBESP is required. This includes 100 meters of undeveloped landscape on a property adjacent to the habitat conserved. A justification by a qualified biologist regarding how the 90 percent and 10 percent determinations were made is required and shall be included in the DBESP. Refer to Figure 5.4-11, *Flow Chart to Guide Riparian Bird Species Recommendations.*				
BIO-8	If an action has the potential to impact coastal California gnatcatcher, a habitat assessment shall be prepared by a qualified biologist to determine if suitable habitat is present in the area of the proposed action. If suitable habitat is present (*i.e.*, coastal sage scrub, Riversidean sage scrub) and an action has potential to adversely impact the coastal California gnatcatcher, avoid clearing, grubbing, grading, and associated construction actions in gnatcatcher occupied habitat within the Criteria Cells and/or PQP lands between March 1 and August 15. If this species is detected and a project may be potentially occupied and the habitat cannot be avoided, this habitat cannot be removed from March 1 to August 15 without conducting focused protocol-level surveys to prove absence. If it is determined in the habitat assessment prepared by a qualified biologist that there is no potential habitat for coastal California gnatcatcher to occur within a project site, a conclusion that no suitable habitat is present on the site supported with solid evidence and no other measures are recommended shall be provided to the project applicant and the City of Wildomar Community Development	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Department. Refer to Figure 5.4-12, *Flow Chart to Coastal Gnatcatcher Recommendations*.				
BIO-9	If an action that may adversely impact birds or nests (*e.g.,* ground or vegetation disturbance, noise near nesting habitat) and is expected is to occur during the nesting season (generally February 1 through September 15), a pre-construction nesting-bird survey shall be conducted for all suitable nesting habitat within three days prior to ground-disturbing activities associated with the action. The survey shall be conducted by a qualified biologist within a project site plus a buffer for the project as determined by the qualified biologist (based on the action and what bird species may be impacted). If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken to avoid potential project-related impacts. Measures may include seasonal work restrictions or establishment of a non-disturbance buffer around each active nest until nesting has been completed as determined through periodic nest monitoring by the biologist. The size of the non-disturbance buffer shall be determined by the project biologist. Once nesting is deemed complete by the project biologist, work may resume within the buffer. Refer to Figure 5.4-13, *Flow Chart to Guide Special-Status Wildlife (Including Protected Birds/Nests) Recommendations*.	Future Project Applicants and Qualified Biologist	Three Days Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	
BIO-10	If an action may impact sensitive natural vegetation communities, an environmental analysis to determine if there is potential for sensitive natural communities or other protected vegetation communities shall be conducted by a qualified biologist. If it is determined that in the habitat assessment prepared by a qualified biologist that there are no sensitive natural communities or other protected vegetation communities within a project site, no other measures are recommended. If sensitive natural communities (riparian habitat, riverine areas, vernal pools) are identified within the impact area (permanent and temporary, direct and indirect), appropriate measures to avoid, minimize, or mitigate for impacts to sensitive natural communities shall be implemented. If riparian/riverine resources and vernal pools are proposed for avoidance, the habitat assessment shall include a commitment to place a conservation easement or deed restriction over the area in order to demonstrate that the area will be protected in perpetuity. If a project cannot avoid riparian/riverine habitat and/or vernal pools in perpetuity (both permanent and temporarily), a DBESP	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	shall be required that would propose mitigation that demonstrates equivalent or superior function and value, and shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. Refer to Figure 5.4-15, *Flow Chart to Guide Riparian Habitat/Riverine Areas and Vernal Pools.*				
BIO-11	If an action will impact riparian habitat as determined by a qualified biologist, a Lake and Streambed Alteration Agreement, pursuant to Section 1602 of the California Department of Fish and Game Code shall be obtained prior to the start of ground disturbing activities. Minimization measures will be developed during consultation with CDFW as part of the Lake and Streambed Alteration Agreement process to ensure protections for affected fish and wildlife resources.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	
BIO-12	If an action has the potential to impact aquatic resources, an environmental analysis (*i.e.*, a preliminary aquatic resources delineation) shall be conducted to determine if potentially regulated aquatic resources occur within a project site. A qualified wetland delineator shall conduct the environmental analysis and it shall include review of the best available hydrological information, a reconnaissance-level site visit, and an evaluation of aquatic resources to determine the potential for regulated aquatic resources to occur within a project site. If it is determined in the habitat assessment prepared by a qualified biologist that there are no potentially regulated aquatic resources, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and applicable Wildlife Agencies. If conditions or circumstances change after the environmental analysis is conducted and prior to ground-disturbing activities associated with the action, the validity of the results shall be confirmed or an updated environmental analysis shall be conducted prior to impacting a project site. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations.*	Future Project Applicants and Qualified Wetland Delineator	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department and applicable Wildlife Agencies	
BIO-13	If an action may impact potentially regulated aquatic resources, an aquatic resources delineation shall be conducted by a qualified biologist for a project consistent with the methods detailed within the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008), and State Wetlands Definitions and Procedures for Discharges of Dredged and Fill Material to Waters of the State, and local policies by the CDFW regarding their jurisdiction, following the	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground Disturbing Activities	City of Wildomar Community Development Department and USACE	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	definitions contained within the California Fish and Game Code pertaining to regulated resources (lakes, streams, and associated hydrophytic vegetation). If it is determined by a qualified biologist that potentially regulated aquatic resources are absent from a project site or will not be impacted by the action, no other measures are recommended and the habitat assessment shall be submitted to the City of Wildomar Community Development Department and USACE. If it is determined that potentially regulated aquatic resources may be impacted by the action, the delineation shall be submitted to the USACE, and a Preliminary Jurisdictional Determination or Approved Jurisdictional Determination shall be obtained. The project applicant shall obtain all required permits from the USACE and applicable agencies prior to the start of construction activities. Refer to Figure 5.4-16, *Flow Chart to Guide Aquatic Resources Recommendations.*				
BIO-14	If an action requiring a discretionary approval is within or adjacent to a Core Area, Linkage, or wildlife movement corridor identified in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) or a project-specific biological analysis, a qualified biologist shall, prior to any ground disturbance, prepare and submit to the City a wildlife movement evaluation for the proposed project to assess whether the project has the potential to substantially interfere 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 City shall review the evaluation and in doing so may confer with any/all applicable resource agencies (e.g. CDFW, USFWS, NMFS) to assess the extent of any such impacts and impose conditions requiring the implementation of appropriate and feasible measures such as avoidance, design alteration, overcrossings, or other measures to reduce any such potentially significant impacts to the greatest extent feasible.	Future Project Applicants and Qualified Biologist	Prior to the Start of Ground Disturbing Activities	City of Wildomar Community Development Department and Appropriate Regulatory Agency	
CULTURAL RESOURCES					
CUL-1	Site-Specific Cultural Resources Study and Evaluation of Resources. For projects that are on land that has not previously been developed, or will involve construction on areas where no previous ground disturbance or excavation has occurred, or for structures that are 50 years of age, a site-specific cultural resources study shall be completed prior to project approval. This site-specific cultural resources study shall include, but not be limited to a, records search with the California Historical Resource	Future Project Applicants and Qualified Cultural Resources Specialist	Prior to the Start of Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Information System, review of historical documents, a Sacred Lands File search with the NAHC, and a field survey/site effort. The findings of the study shall be submitted as a report that follows the California Office of Historic Preservation's recommended content and format. The report will provide the historic context, methods, results, and recommendations for appropriate findings.				
CUL-2	Human Remains. If potential human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" (MLD). The MLD shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. No photographs are to be taken of any human remains and/or cremations except by the coroner, with written approval by the consulting tribe(s).	Future Project Applicants and Professional Archaeologist	During Ground-Disturbing Activities	City of Wildomar Community Development Department	
GEOLOGY AND SOILS					
GEO-1	The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code. The project applicant/developer shall incorporate the recommendations of a project's geotechnical report into project plans related to a proposed project. A project's building plans shall demonstrate that they incorporate all applicable recommendations of the geotechnical report and comply with all applicable requirements of the latest adopted version of the California Building Code.	Future Project Applicants and Licensed Professional Engineer	During Building Plan Check, Prior to Any Ground-Disturbing Activities	City of Wildomar Building and Safety Department and Community Development Department	
GEO-2	Prior to issuance of a grading permit, the project applicant shall retain a Certified Paleontologist to assess the potential for presence of paleontological resources and the potential for project construction to affect such resources if present. If it is	Future Project Applicants and Certified Paleontologist	Prior to Issuance of a Grading Permit	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	determined, to the satisfaction of the City, that there is low potential for discovery or disturbance of paleontological resources, no further action shall be required. If potential for discovery is deemed moderate to high, the project applicant shall retain a Certified Paleontologist to monitor all initial ground-disturbing activities in native soils or sediments. If the paleontologist, upon observing initial earthwork, determines there is low potential for discovery, no further action shall be required, and the paleontologist shall submit a memo to the City confirming findings of low potential. Should any paleontological resources (*i.e.,* fossils) be uncovered during project construction activities, all work within a 100-foot radius of the discovery site shall be halted or diverted to other areas on the site and the City shall be immediately notified. A Certified Paleontologist shall evaluate the finds and recommend appropriate next steps to ensure that the resource is not substantially adversely impacted, including but not limited to avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Further ground disturbance shall not resume within a 100-foot radius of the discovery site until an agreement has been reached between the project applicant, a Certified Paleontologist, and the City as to the appropriate preservation or mitigation measures to ensure that the resource is not substantially adversely impacted. Salvage and collection of significant fossils shall be done in accordance with the Society of Vertebrate Paleontology guidelines. Any paleontological resources salvaged shall be provided for curation at a local curation facility, or any other local museum or repository, such as the Western Science Center or World Museum of Natural History, willing and able to accept and house the resource to preserve for future scientific study.				
GREENHOUSE GAS EMISSIONS					
GHG-1	The City of Wildomar shall participate in implementation and future updates of the Subregional Climate Action Plan (CAP) led by the Western Riverside Council of Government (WRCOG) with a focus on strategies that provide community-wide greenhouse gas (GHG) emission reductions in the City's planning area. The City shall conduct regular monitoring and reporting of community-wide GHG emissions to ensure progress toward reducing community-wide GHGs and work with WRCOG and	City of Wildomar Public Works and Engineering Department and Community Development Department	During Future Updates of the Subregional CAP	City of Wildomar Public Works and Engineering Department and Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
partners to update the Subregional CAP on a regulator basis to ensure long-term reduction in GHG emissions. The City shall prepare a list of quantified GHG reduction measures or best management practices for use by new development subject to the City's discretionary review process, that are consistent with the Subregional CAP. The City shall require that Applicants for new development that would result in significant GHG emissions impacts, be required to implement the GHG reduction measures or best management practices identified on the list prepared by the City, if determined to be applicable for the project. Examples of mitigation measures that may be considered, include the following: ▪ Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: – Promote transit-active transportation coordinated strategies; – Increase bicycle carrying capacity on transit and rail vehicles; – Improve or increase access to transit; – Increase access to common goods and services, such as groceries, schools, and day care; – Incorporate the neighborhood electric vehicle network; – Orient the project toward transit, bicycle and pedestrian facilities; – Improve pedestrian or bicycle networks, or transit service; – Provide traffic calming measures; – Limit or eliminate park supply; – Unbundle parking costs; – Provide parking cash-out programs; – Implement or provide access to commute reduction program; ▪ Require at least five percent of all vehicle parking spaces include electric vehicle charging stations; ▪ Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that: – Provide car-sharing, bike sharing, and ride-sharing programs;				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	- Provide transit passes; - Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services; - Provide incentives or subsidies that increase that use of modes other than single occupancy vehicle; - Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms; - Provide employee transportation coordinators at employment sites; and - Provide a guaranteed ride home service to users of non-auto modes. ▪ Provide maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible; ▪ Oversizing electrical rooms by 25 percent or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability; ▪ Running conduit to designated locations for future electric truck charging stations.				
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	Prior to the issuance of building permits for all projects, the project applicant/developer shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12 7A; and California Fire Code	City Building Official and the Riverside County Fire Chief	Prior to the Issuance of Building Permits	City of Wildomar Building Department and Riverside County Fire Department	
HAZ-2	Prior to the issuance of a certificate of occupancy for all projects, the applicant shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.	City Building Official and the County Fire Chief	Prior to the Issuance of a Certificate of Occupancy	City of Wildomar Building Department and Riverside County Fire Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
MINERAL RESOURCES					
MIN-1	Prior to blasting non-rippable bedrock within 100 feet of the federal lode, outcrops shall be inspected for pegmatite dikes or other geological features considered favorable for gemstones or rare earth elements by an experienced igneous petrologist with a master's degree and/or Ph.D. in Geology. If geological units containing museum quality gemstones or anomalously high concentrations of rare earth elements are found, representative specimens shall be documented and provided to an accredited repository such as the University of California, Riverside Earth and Planetary Sciences Museum, the Western Science Center in Riverside County, or any other local museum or repository willing and able to accept and house the resources to preserve for future scientific study.	Future Project Applicants and Experienced Igneous Petrologist	Prior to Blasting Non-Rippable Bedrock Within 100 Feet of the Federal Lode	City of Wildomar Public Works and Engineering Department and Community Development Department	
NOISE					
N-1	Construction Noise Measures. Construction contractors shall implement the following measures for construction activities conducted in the City of Wildomar. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Wildomar shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits. ▪ During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Proper mufflers and/or silencers can achieve a 4 to 5 dBA reduction, while engine enclosers can achieve 8 to 10 dBA reduction ▪ Impact tools (*e.g.,* jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Pneumatic tools typically measure at a noise level of 6 to 8 dBA lower than impact tools.	Future Project Applicants and Construction Contractor	Prior to Issuance of Demolition, Grading, and/or Building Permits and During Construction Activities	City of Wildomar Community Development Department and Building and Safety Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
▪ Stationary equipment, such as generators and air compressors, shall be located as far as feasible from nearby noise-sensitive uses. ▪ Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. ▪ Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City Planning and Building Agency. ▪ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. ▪ As noted in 13 CCR 2480 & 2485 under CARB, any law enforcement department, including air districts and CARB, can fine a 10,000 pound or greater truck owner and driver up to $1000 per day for illegal idling. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. ▪ During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. ▪ If construction is anticipated for prolonged periods, as required by the Community Development Director, erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier.				

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
N-2	Vibration Analysis. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (*e.g.,* most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (*e.g.,* 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative methods shall be used, such as drilling piles instead of pile driving and static rollers instead of vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	Future Project Applicants and Qualified Acoustical Consultant	Prior to Issuance of a Building Permit	City of Wildomar Community and Development Department and Building and Safety Department	
N-3	Vibration Analysis. Prior to discretionary approval by the City of Wildomar for industrial development projects subject to review under the California Environmental Quality Act (CEQA) (*i.e*., nonexempt projects) that utilize equipment that has the potential to result in vibration, a vibration analysis shall be conducted to assess and mitigate potential vibration impacts. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.	Future Project Applicants and Qualified Acoustical Consultant	Prior to Discretionary Approval for Industrial Projects	City of Wildomar Community and Development Department and Building and Safety Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRIBAL CULTURAL RESOURCES				
TCR-1 **Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)"). a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TCR-2 and TCR-7. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TCR-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.	Future Project Applicants and Professional Archaeologist	During Ground-Disturbing Activities	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.				
TCR-2	Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. One or more of the following treatments, in order of preference, as numbered below, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department: i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TCR-6). The Phase IV Report shall be filed with	Future Project Applicants and Professional Archaeologist	During Grading Activities	City of Wildomar Community Development Department	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	the City under a confidential cover and not subject to Public Records Request. iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.				
TCR-3	Archaeologist Retained. Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TCR-4 and TCR-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of	Future Project Applicants, Registered Professional Archaeologist, and the Tribal Monitor	Prior to Issuance of a Grading Permit	The City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
approval. Upon verification, the Community Development Department shall clear this condition. In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal. Pub. Res. Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include: a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.				

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TCR-4	Native American Monitoring (Pechanga). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Future Project Applicants and Tribal Monitor	During Ground-Disturbing Activities	City of Wildomar Community Development Department and Public Works and Engineering Department	
TCR-5	Native American Monitoring (Soboba). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Future Project Applicants and Tribal Monitor	During Ground-Disturbing Activities	City of Wildomar Community Development Department and Public Works and Engineering Department	
TCR-6	Archeology Report - Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Future Project Applicants and Qualified Archaeologist	Prior to Final Inspection	City of Wildomar Community Development Department	

Table 3-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TCR-7	Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial.	Future Project Applicants and Professional Archaeologist	During Discovery of Native American Human Remains	City of Wildomar Community Development Department	
TCR-8	No-Build Easement or Similar Instrument. In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).	City of Wildomar Community Development Department	Before Reburial of Native American Artifacts	City of Wildomar Community Development Department	
WILDFIRE					
See Mitigation Measures HAZ-1 and HAZ-2.					

3. Mitigation Monitoring Requirements

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4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to resolve disputes. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Dispute/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 DISPUTE/ENFORCEMENT REPORT

The Dispute/Enforcement Report (DER) is prepared to document the outcome of the Project Manager or City Manager and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the Project Manager or Community Development Director by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

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PlaceWorks

Mark Teague, AICP, Managing Principal

Jasmine Osman, Associate II

Joseph Ruiz, Planner

6. Report Preparation

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