



INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

**Wildomar Shooting Range/Academy Project
(Planning Application No. 19-0093)**

Lead Agency:

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Prepared by:

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November 2019



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE WILDOMAR SHOOTING RANGE/ACADEMY PROJECT

An Initial Study/Mitigated Negative Declaration (MND) has been prepared by the City of Wildomar for the proposed Wildomar Shooting Range/Academy project (PA No. 19-0093). The IS/MND and technical appendices will be available for public review/comment beginning on **Tuesday, November 5, 2019**. All files can be downloaded from the City of Wildomar Environmental Documents Center webpage at the following web address <http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316>. A printed/hard copy of the IS/MND document will also be available for public review at the City of Wildomar Planning Department located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595 during regular business hours (8 a.m. - 5 p.m., Monday through Thursday, Closed Fridays).

The project site is located at 34020 Mission Trail, City of Wildomar in Riverside County and encompasses Assessor's Parcel Number (APN): 367-020-038. The project site is at the southwest corner of Bundy Canyon Road and Mission Trail and is located in the northwestern portion of the City of Wildomar, west of Interstate 15 (I-15). The proposed development includes a 38-foot tall (at its highest point), two-story indoor shooting range/academy; the first floor would be 29,286 square feet and the second floor would be 5,503 square feet totaling to 34,789 square feet. The first floor would include offices, training and range areas, a lobby, gun smith and storage, shipping and receiving, and the second floor would include classrooms, storage, employee restrooms and lounge area, and VIP lounge and storage. A total of 77 parking spaces (4 ADA and 1 van accessible space included) would be provided. The existing vacant residence and associated structures would be demolished. The project includes the following applications for consideration by the Wildomar Planning Commission:

1. **General Plan Amendment (GPA)** – The project requires a GPA to the City's Circulation Element to reduce the size of Bundy Canyon Road from 6 lanes to 4 lanes.
2. **Change of Zone (CZ)** – The project requires a consistency Zone Change to change the zoning map from the existing designation of R-R (Rural Residential) to M-SC (Manufacturing Service Commercial).
3. **Conditional Use Permit (CUP)** – The project requires a CUP to establish a 34,789 square-foot indoor shooting range/academy on 2.33 acres.
4. **Variance (VAR)** – The project requires a 12.5-foot setback variance along the southerly property line to reduce the 25-foot required setback to 12.5 feet to accommodate the proposed building location.

The IS/MND identifies impacts that require mitigation in the following topic areas: air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, tribal cultural resources, and wildfire. Significant and unavoidable impacts and cumulatively considerable impacts have not been identified in any of the environmental issue areas. The project is not located on any hazardous materials sites enumerated under Section 65962.5 of the California Government Code.

In accordance with Sections 15072(a) and (b) of the CEQA Guidelines, this public notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the required 30-day public review/comment period will commence on **Tuesday, November 5, 2019 and conclude on Wednesday, December 4, 2019**. Any written comments (via email or letter) on the IS/MND must be submitted no later than 5 p.m. on December 4, 2019. Written comments may be mailed to Matthew C. Bassi, Planning Director, City of Wildomar Planning Department, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Email comments can be sent to mbassi@cityofwildomar.org. The Planning Commission is tentatively scheduled to review the IS/MND and proposed development project at their special meeting of December 18, 2019.

Posted: November 5, 2019

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APPENDICES

1. **Appendix 1.0** – Project Development Plans, Summa Architect (August 1, 2019); 4M Engineering and Development (May 15, 2019); Alhambra Group Landscape Architecture (July 29, 2019)
2. **Appendix 2.0** – Air Quality Impact Analysis, Urban Crossroads (August 25, 2019)
3. **Appendix 3.0** – General Biological Assessment for the 2.33-Acre Gun Shooting Range/Tactical Facility Project, TERACOR Resource Management, Inc. (November 2, 2018)
4. **Appendix 4.0** – MSHCP Consistency Analysis for the Gun Shooting Range/Tactical Training Facility Project, TERACOR Resource Management, Inc. (November 21, 2018)
5. **Appendix 5.0** – Phase I Cultural Resources Assessment of Wildomar Shooting Academy, Jean A. Keller, Ph.D. (June 10, 2019)
6. **Appendix 6.0** – Preliminary Geotechnical Interpretive Report, Earth Strata Geotechnical Services, Inc. (August 30, 2018)
7. **Appendix 7.0** – Greenhouse Gas Analysis, Urban Crossroads (May 30, 2019)
8. **Appendix 8.0** – Phase I Environmental Site Assessment, Earth Strata Geotechnical Services, Inc. (August 10, 2018)
9. **Appendix 9.0** – Hydrology and Hydraulics Study for KCG BLUE, JLC Engineering and Consulting, Inc. (September 3, 2019)
10. **Appendix 10.0** – Project Specific Water Quality Management Plan (WQMP), JLC Engineering and Consulting, (September 3, 2019)
11. **Appendix 11.0** – Double Ring Infiltration Testing Report, Earth Strata Geotechnical Services, Inc. (September 20, 2018)
12. **Appendix 12.0** – Noise Impact Analysis, Urban Crossroads (May 21, 2019)
13. **Appendix 13.0** – Traffic Impact Analysis, Urban Crossroads (October 22, 2019)

Note to Reader: To save natural resources, the appendices are contained on a CD-ROM included with the printed copy of this Initial Study. The appendices are also available on the City's Environmental Documents Center webpage at the following web address: (<http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316>).

City of Wildomar, Planning Department

23873 Clinton Keith Road, Suite 201

Wildomar, CA 92595

Hours: Monday–Thursday, 8 a.m. – 5 p.m. (closed Fridays)

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I. INTRODUCTION AND PROJECT DESCRIPTION

Purpose and Project Overview

This Initial Study evaluates the following development applications:

- **General Plan Amendment (GPA):** The project requires a GPA to the City's Circulation Element to downgrade Bundy Canyon from 6 lanes to 4 lanes.
- **Change of Zone (CZ):** The project requires a consistency Zone Change to change the zoning map from the existing designation of R-R (Rural Residential) to M-SC (Manufacturing Service Commercial).
- **Conditional Use Permit (CUP):** The project requires a CUP to establish a 34,789 square-foot indoor shooting range/academy on 2.33 acres.
- **Variance (VAR):** The project requires a 12.5-foot setback variance along the southerly property line to reduce the 25-foot required setback to 12.5 feet to accommodate the proposed building location.

The purpose of this Initial Study is to evaluate the potential environmental effects associated with construction and occupancy of the planned development project and to provide mitigation where necessary to avoid, minimize, or lessen environmental effects.

II. EXISTING CONDITIONS

Project Site

Project Location

The project address is 34020 Mission Trail, City of Wildomar in Riverside County and encompasses Assessor's Parcel Number (APN): 367-020-038. The project site is at the southwest corner of Bundy Canyon Road and Mission Trail and is located in the northwestern portion of the City of Wildomar, west of Interstate 15 (I-15). Regional and local vicinity maps of the project are shown in **Figure 1**, Regional Location, and **Figure 2**, Local Vicinity. An aerial photograph of the site is shown in **Figure 3**, Aerial Photograph.

Surrounding Area

The project site is surrounded by residences to the east; a gas station, vacant land, and residences to the north; and vacant land to the south and west. Surrounding roadways that provide access to the site include Bundy Canyon Road to the north and Mission Trail to the west. Regional access is provided by I-15, approximately 0.9-mile to the east of the site.

Physical Setting

The project site is approximately 2.33 acres and is generally rectangular in shape. Most of the project site is vacant with non-native weeds and grasses vegetation. The eastern portion of the project site includes a vacant residential building with a barn and ancillary structures adjacent to the residence (see **Figure 3**, Aerial Photograph). Topography of the site is generally flat, and the grade gradually slopes to the west toward Mission Trail.

Natural Hazards

No active faults are known to project through the project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. While the project site is not within a very high fire hazard severity zone, mitigation measures have been included to mitigate potential impacts (see Executive Summary, below).

Regulatory Setting

The City of Wildomar General Plan land use designation for the project site is Light Industrial with a Community Center overlay, and the zoning of the site is R-R (Rural Residential). The proposed project would require a General Plan Amendment (GPA) to downgrade Bundy Canyon Road from six lanes to four lanes, and a Change of Zone (CZ), from R-R (Rural Residential) to M-SC (Manufacturing Service Commercial), as the proposed project is inconsistent with the zoning designation.

Additionally, the proposed project requires a Conditional Use Permit (CUP) to establish a 34,789 square-foot indoor shooting range/academy on 2.33 acres.

III. PROJECT DESCRIPTION

The proposed project includes the construction of a 38-foot tall (at its highest point)), two-story indoor shooting range/academy; the first floor would be 29,286 square feet and the second floor would be 5,503 square feet totaling to 34,789 square feet. The first floor of the building would include offices, training and range areas, a lobby, gun smith and storage, shipping and receiving, and the second floor would include classrooms, storage, employee restrooms and lounge area, and VIP lounge and storage. Additionally, a total of 77 parking spaces, including 4 ADA spaces and 1 van accessible space will be provided. The proposed building would be located at the southern boundary of the project site. Moreover, the existing vacant residence and associated structures would be demolished. Furthermore, 7,405 square feet of perimeter landscaping would be provided, and a biofiltration basin would be constructed on the northwest corner of the site to treat the required water quality volume for the project site. **Figure 4**, Site Plan, shows a site plan of the proposed improvements. The proposed development plans, including architectural renderings and elevations, are provided in **Appendix 1**. Upon completion, the project would operate between 9 AM and 10 PM daily, seven days a week.

Roadway Access and Parking Lot

The proposed project would provide two vehicular access points to the site, one driveway along Bundy Canyon Road and another driveway at the southwest corner of the site along Mission Trail. The driveway on Mission Trail would be a right-in/right-out only access driveway. Additionally, Bundy Canyon Road would be downgraded from six (6) lanes (6) to four (4) lanes along the street frontage of the site. The City Traffic engineer evaluated long-term traffic needs along this road segment and has determined through the traffic study conclusions that a reduction to four (4) lanes is justified. Therefore, a General Plan Amendment (GPA) to the Circulation Element is required to accommodate change. to accommodate this change. The parking for the proposed project would be along the northern, eastern, and western boundaries of the site, and 77 parking spaces, including 4 ADA spaces and 1 van space would be provided.

Utilities

Water and sewer connections for the surrounding vicinity are provided by the Elsinore Valley Municipal Water District (EVMWD). There is a 12-inch sewer line beneath Bundy Canyon Road, and an 18-inch sewer line beneath Mission Trail. The proposed project would connect to the existing 18-inch sewer line

on Mission Trail (see section VI.19, Utilities and Service Systems, for discussion of water demand and wastewater generation). Natural gas would be provided by the Southern California Gas Company, electricity would be provided by Southern California Edison, and telephone and cable services would be provided by Frontier and Spectrum, respectively.

Grading and Drainage

Grading

The earth materials on the site are primarily comprised of topsoil and Quaternary alluvial materials (Earth Strata 2018a). The topsoil is generally strong brown to dark brown, silty sand and clayey sand which are porous, dry, and in a loose to medium dense state (Earth Strata 2018a). The Quaternary young alluvial fan deposits consist predominantly of interlayered strong brown, yellowish brown to gray brown, fine to coarse grained silty sand, clayey sand, and sandy silt; these deposits are mostly dry to moist, loose to very dense (Earth Strata 2018a). The project site would include approximately 3,015 cubic yards of balanced cut and fill.

Drainage

The proposed project would collect approximately 1.6 acres of onsite flows and 0.46 acre of street flows within the proposed biofiltration basin at the northwest corner of the site; the eastern 0.2 acre of the project site will be treated within porous pavers (JLC 2019a). The biofiltration basin would treat the required water quality volume for the tributary area, which includes street improvements along Bundy Canyon Road; two catch basins are proposed to collect the flow from a majority of the site (JLC 2019a). The biofiltration basin will store flows for biotreatment. Once the water quality volume is captured, flows will begin to overflow into an outlet structure where flows will be conveyed by on-site drains into a channel just south of the project boundary within the road right-of-way (JLC 2019a). Flows will be discharged near the existing culvert crossing on Mission Trail where flows are currently concentrated (JLC 2019a).

Construction

The proposed project would be constructed in a single phase taking approximately one year to complete.

IV. EXECUTIVE SUMMARY

Through analysis provided in this MND, it was determined that the proposed project has the potential to result in significant environmental impacts with regard to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Wildfire. Mitigation measures are identified that would reduce all impacts to less than significant levels. **Table 1** presents an at-a-glance summary of the identified significant impact issue areas and required mitigation measures.

| Table 1 Project Impact and Mitigation Summary | | | |
|---|---|---|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| Air Quality | | | |
| Would the project expose sensitive receptors to substantial pollutant concentrations? | Potentially Significant | <p>AQ-1 Exhaust or recirculated air must be filtered at the point of removal with a minimum of 99.97 percent High Efficiency Particulate Air (HEPA) filter, per the Institute of Environmental Sciences and Technology (IEST) recommended practice for HEPA/ULPA filters (IEST RP-CC001). All HEPA filters must be accompanied by a letter of certification or a label documenting that each filter has met the test requirements. The airflows must be designed at the manufacturers recommended face velocity, usually 250 fpm. Pressure drop measuring devices must be installed on all HEPA filter sections for monitoring filter life cycles. It is recommended that HEPA filters be pre-filtered with a minimum of MERV 14 filters to provide an extended life cycle of the HEPA filters. A MERV 7 pre-filter should also be considered to extend the life of the MERV 14 filter. Pressure drop measuring devices should be installed on all filter sections for filter maintenance.</p> <p><i>Timing/Implementation: Prior to occupation</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Planning Department</i></p> | Less Than Significant |
| Biological Resources | | | |
| Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species | Potentially Significant | <p>BIO-1 Prior to vegetation clearance and grading, the Project Applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey in accordance with the following:</p> | Less Than Significant |

| Table 1 Project Impact and Mitigation Summary | | | |
|---|---|--|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service? | | <ul style="list-style-type: none"> ▪ The survey shall be conducted no more than three days prior to the initiation of clearance/construction work; ▪ If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required; ▪ If active nests of birds are found during the surveys, a species-specific no disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (no longer reliant upon the nest). <p><i>Timing/Implementation: Prior to vegetation clearance and grading activities</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Planning Department</i></p> <p>BIO-2 The Project Applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the survey would be submitted to the City of Wildomar prior to obtaining a grading permit. If burrowing owls are not detected during the pre-construction survey, no further mitigation is required. If burrowing owls are detected during the pre-construction survey, the Project applicant proposes to implement passive relocation to safely relocate burrowing owl out of harm's way.</p> <p><i>Timing/Implementation: Prior to obtaining a grading permit</i></p> | |

| Table 1 Project Impact and Mitigation Summary | | | |
|---|---|---|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| | | <p><i>Enforcement/Monitoring: City of Wildomar Planning Department</i></p> <p>BIO-3 In accordance with MSHCP provisions limiting the use of exotic and invasive plant species, the Project's landscape plan would exclude invasive species such as crimson fountain grass (<i>Pennisetum setaceum</i>), pampas grass (<i>Cortaderia selloana</i>), giant reed (<i>Arundo donax</i>), and tree of heaven (<i>Ailanthus altissima</i>).</p> <p><i>Timing/Implementation: During construction activities</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Planning Department</i></p> | |
| Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | Potentially Significant | BIO-1 through BIO-3 | Less than Significant |
| Cultural Resources | | | |
| Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant | Potentially Significant | TRI-1 through TRI-5 (see Tribal Cultural Resources, below). | Less than Significant |

| Table 1 Project Impact and Mitigation Summary | | | |
|---|---|--|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| to Section 15064.5? | | | |
| Would the project disturb any human remains, including those interred outside of dedicated cemeteries? | Potentially Significant | <p>CUL-1 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and 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 24 hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p> <p><i>Timing/Implementation:</i> During any ground-disturbing construction activities</p> <p><i>Enforcement/Monitoring:</i> City of Wildomar Engineering Department and Planning Department</p> | Less than Significant |
| Geology and Soils | | | |
| Would the project result in rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued | Potentially Significant | <p>GEO-1 The project applicant shall incorporate the recommendations of the Geotechnical Report prepared Earth Strata Geotechnical Services, Inc. (2018a; Appendix 6.0) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all</p> | Less than Significant |

| Table 1 Project Impact and Mitigation Summary | | | |
|--|---|--|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | <p>applicable requirements of the latest adopted version of the California Building Code.</p> <p><i>Timing/Implementation: During building plan check, prior to any ground-disturbing construction activities</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Planning Department and Building and Safety Department</i></p> | |
| Would the project result in strong seismic ground shaking? | Potentially Significant | GEO-1 | Less than Significant |
| Result in substantial soil erosion or the loss of topsoil? | Potentially Significant | GEO-1 | Less than Significant |
| Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | Potentially Significant | GEO-1 | Less than Significant |
| Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | Potentially Significant | GEO-2 Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology's standards shall provide the preconstruction training. The City shall | Less than Significant |

| Table 1 Project Impact and Mitigation Summary | | | |
|--|---|--|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| | | <p>ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to an accredited repository.</p> <p><i>Timing/Implementation:</i> During any ground-disturbing construction activities</p> <p><i>Enforcement/Monitoring:</i> City of Wildomar Engineering Department and Planning Department</p> | |
| Hazards and Hazardous Materials | | | |
| Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | Potentially Significant | <p>HAZ-1 Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2016 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2016 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 2016 California Building Code and California</p> | Less than Significant |

| Table 1 Project Impact and Mitigation Summary | | | |
|--|---|---|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| | | <p>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 Chapter 49.</p> <p><i>Timing/Implementation: Prior to issuance of building permits</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Building Department and Riverside County Fire Department</i></p> <p>HAZ-2 Prior to the issuance of a certificate of occupancy, 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, including California Government Code Section 51182.</p> <p><i>Timing/Implementation: Prior to issuance of certificate of occupancy</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Building Department and Riverside County Fire Department</i></p> | |
| Tribal Cultural Resources | | | |
| Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as | Potentially Significant | <p>TRI-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as “cultural resources” in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact</p> | Less than Significant |

| Table 1 Project Impact and Mitigation Summary | | | |
|--|---|---|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| defined in Public Resources Code section 5020.1(k). | | <p>cultural resources (e.g., grading, excavation, and/or trenching). The Soboba Band of Luiseno Indians and the Pechanga Band of Luiseño Indians may assign individuals to monitor all grading, excavation, and groundbreaking activities as well, and the tribal monitors shall be allowed on-site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the consulting tribe(s) are satisfied that construction will not disturb cultural resources.</p> <p><i>Timing/Implementation: During any ground-disturbing construction activities</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Planning Department and Building and Safety Department</i></p> <p>TRI-2 At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the tribe(s) that intend to assign tribal monitors pursuant to mitigation measure CUL-1. The archaeologist and the tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.</p> <p><i>Timing/Implementation: At least 30 days but no more than 60 days prior to any ground-disturbing construction activities</i></p> | |

| Table 1 Project Impact and Mitigation Summary | | | |
|--|---|---|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| | | <p><i>Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department</i></p> <p>TRI-3 At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project applicant shall contact the Soboba Band of Luiseno Indians, the Rincon Band of Luiseño Indians, and the Pechanga Band of Luiseño Indians with notification of the proposed grading and shall enter into a Tribal Cultural Resources Treatment and Monitoring Agreement with the tribe(s). The agreements shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for tribal monitors; and establishing on-site monitoring provisions and/or requirements for professional tribal monitors during all ground-disturbing activities. The terms of the agreements shall not conflict with any of these mitigation measures. A copy of the signed agreement shall be provided to the Planning Director and the Building Official prior to the issuance of the first grading permit.</p> <p><i>Timing/Implementation: At least 30 days but no more than 60 days prior to the issuance of any grading permit.</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department</i></p> <p>TRI-4 If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by the archaeologist and the tribal monitor(s). Any</p> | |

| Table 1 Project Impact and Mitigation Summary | | | |
|--|---|--|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| | | <p>cultural resources that are discovered shall be evaluated and a final report prepared by the archaeologist. The report shall include a list of the resources discovered; documentation of each site/locality; interpretation of the resources identified; a determination of whether the resources are historical resources, unique or non-unique archeological resources, and/or tribal cultural resources; and the method of preservation and/or recovery for the identified resources. If the archaeologist, in consultation with the tribes, determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. Further ground disturbance shall not resume within the area of the discovery until the City, project applicant, project archaeologist, and consulting tribe(s) reach an agreement regarding the appropriate treatment of the cultural resources, which may include avoidance or appropriate mitigation. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. Work may continue outside of the buffer area and will be monitored by additional tribal monitors, if needed as determined by the project archaeologist and the consulting tribe(s).</p> <p><i>Timing/Implementation: During any ground-disturbing construction activities</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department</i></p> | |

| Table 1 Project Impact and Mitigation Summary | | | |
|--|---|--|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| | | <p>TRI-5 In the event that cultural resources are discovered during the course of grading (inadvertent discoveries), the following shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> a. The landowner(s) shall agree to relinquish ownership of all recovered tribal cultural resources to the consulting tribe(s), including sacred items and all artifacts, as part of the required treatment for impacts to cultural resources. b. One or more of the following treatments, in order of preference below, with (i) being the preferred treatment and (ii) being the secondary preferred treatment, shall be employed with the agreement of all parties. Evidence of such agreement shall be provided to the City: <ul style="list-style-type: none"> i. Preservation in place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. On-site relocation to a preservation area shall be accomplished as requested by the consulting tribe(s). The preservation area location shall be governed by measures and provisions to protect the preservation area from any future impacts in perpetuity. Relocation shall not occur until | |

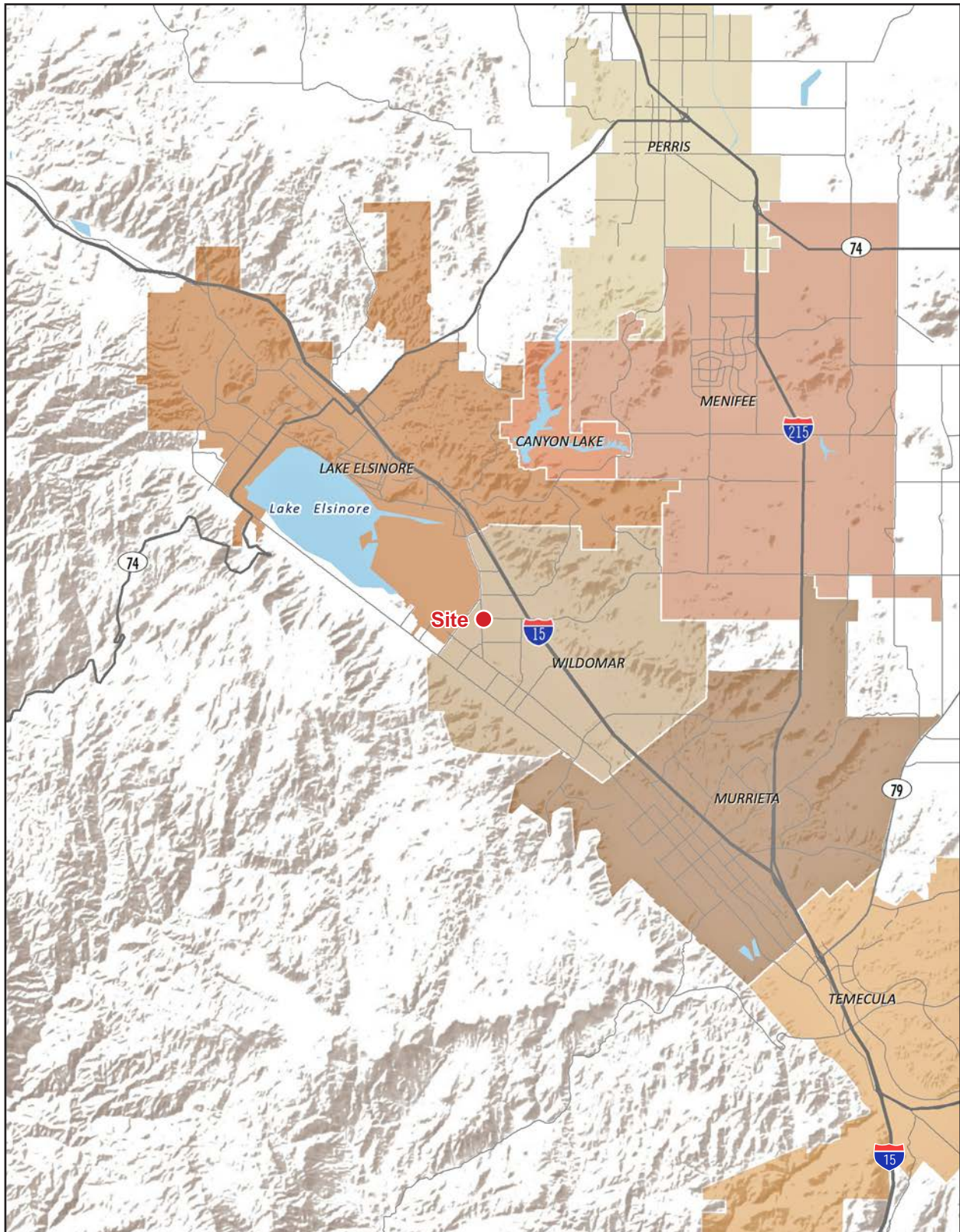
| Table 1 Project Impact and Mitigation Summary | | | |
|--|---|---|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| | | <p>all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of the consulting tribe(s).</p> <p>iii. Only if (i) and (ii) above cannot be employed, curation shall be arranged with an appropriate qualified repository that meets federal standards per 36 CFR Part 79. The cultural resources would be professionally curated and made available to other archeologists/researchers/tribal governments for further research and culturally appropriate use. The collections and associated records shall be transferred to a curation facility meeting the above federal standards to be accompanied by a curation agreement and payment of any fees necessary for permanent curation.</p> <p><i>Timing/Implementation: During any ground-disturbing construction activities</i></p> <p><i>Enforcement/Monitoring: City of Wildomar Engineering Department and Planning Department</i></p> <p>CUL-1</p> | |
| A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be | Potentially Significant | TRI-1 through TRI-5, CUL-1 | Less than Significant |

| Table 1 Project Impact and Mitigation Summary | | | |
|---|---|---------------------------|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | | | |
| Wildfire | | | |
| Would the project substantially impair an adopted emergency response plan or emergency evacuation plan? | Potentially Significant | HAZ-1 and HAZ-2 | Less than Significant |
| Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled | Potentially Significant | HAZ-1 and HAZ-2 | Less than Significant |

| Table 1 Project Impact and Mitigation Summary | | | |
|--|---|---------------------------|--|
| Impact | Level of Significance without Mitigation | Mitigation Measure | Resulting Level of Significance |
| spread of a wildfire? | | | |

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Figure 1 - Regional Location
1. Introduction



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2019

0 3
Scale (Miles)



PlaceWorks

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Figure 3 - Aerial Photograph
1. Introduction



--- Project Boundary

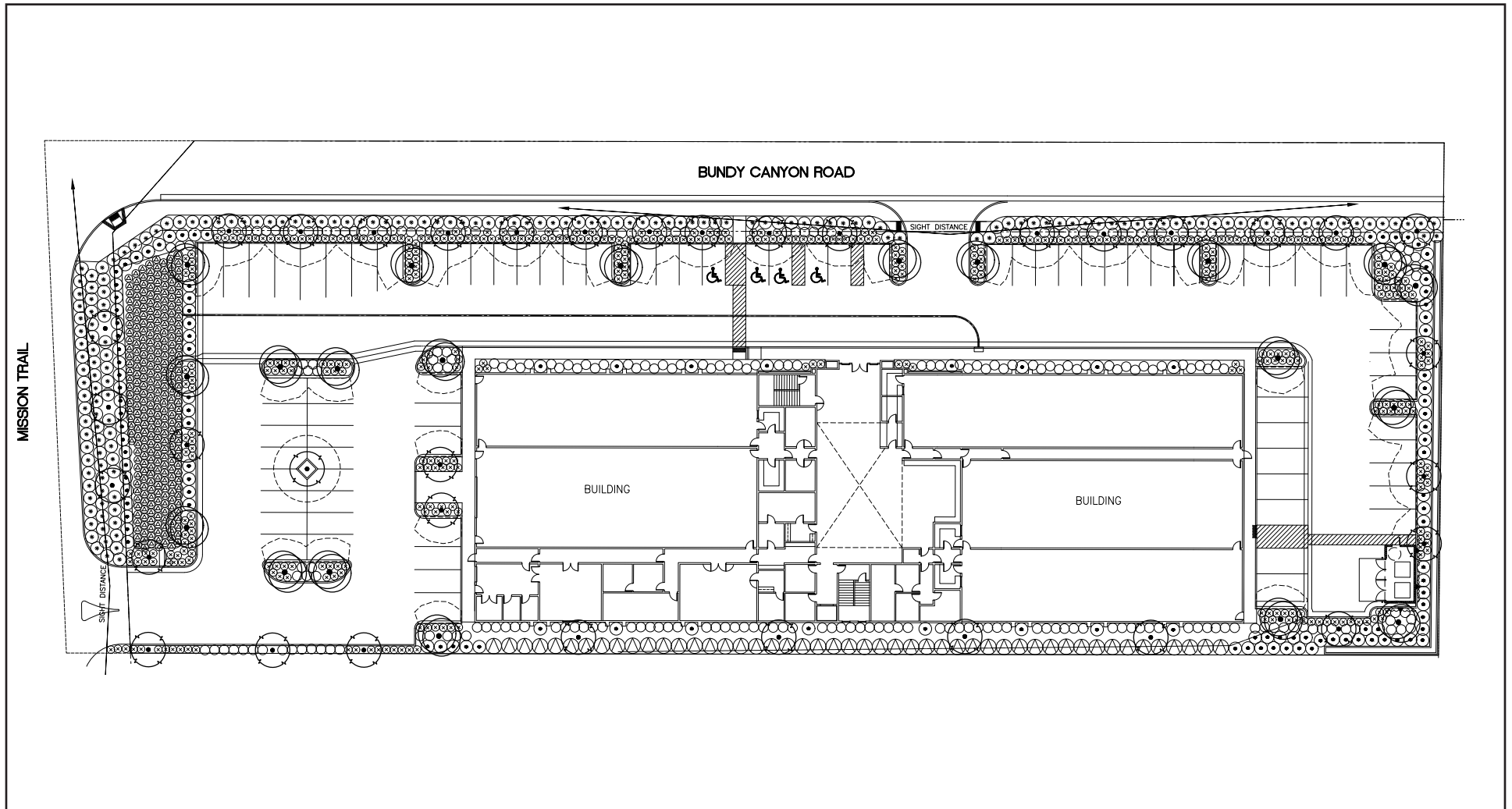
0 180
Scale (Feet)



Source: ESRI, 2019

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Figure 4 - Site Plan
1. Introduction



0 60
Scale (Feet)



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V. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. **Project Title:**

Wildomar Shooting Range/Academy (Planning Application No. 19-0093)

2. **Lead Agency Name and Address:**

City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595

3. **Contact Person and Phone Number:**

Matthew Bassi, Planning Director; (951) 677-7751, ext. 213

4. **Project Location:**

The project site encompasses APN: 367-020-038, and is located at 34020 Mission Trail in Wildomar, California

5. **Project Sponsor's Name and Address:**

Donny MacLean, KCG Blue, LLC, 5758 Geary Boulevard, #541, San Francisco, CA 94121

6. **General Plan Designation:**

Light Industrial with Community Center Overlay

7. **Zoning:**

R-R (Rural Residential)

8. **Description of Project:**

The proposed project includes the construction of a 38-foot, two-story indoor shooting range/academy; the first floor would be 29,286 square feet and the second floor would be 5,503 square feet totaling to 34,789 square feet. The first floor of the building would include offices, training and range areas, a lobby, gun smith and storage, shipping and receiving, and the second floor would include classrooms, storage, employee restrooms and lounge area, and VIP lounge and storage. Additionally, a total of 77 parking spaces, including 4 ADA spaces and 1 van accessible space will be provided. The proposed building would be located at the southern boundary of the project site. Moreover, the existing vacant residence and associated structures would be demolished. Furthermore, 7,405 square feet of perimeter landscaping would be provided, and a biofiltration basin would be constructed on the northwest corner of the site. **Figure 4**, Site Plan, shows a site plan of the proposed improvements. The proposed development plans, including architectural renderings and elevations, are provided in **Appendix 1**.

9. **Surrounding Land Uses and Setting:**

| ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING | | | |
|---|--|--|---|
| Location | Current Land Use | General Plan Land Use Designation | Zoning |
| North | Gas Station, Vacant Land, Single Family Residences | Commercial Retail (CR) with Community Center Overlay | R-R (Rural Residential) and C-/C-P (General Commercial) |

| ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING | | | |
|---|--------------------------|--|---|
| Location | Current Land Use | General Plan Land Use Designation | Zoning |
| South | Vacant Land | Light Industrial with Community Center Overlay | R-R (Rural Residential) |
| East | Single Family Residences | Commercial Retail (CR) with Community Center Overlay | R-R (Rural Residential) |
| West | Vacant Land | Light Industrial with Community Center Overlay | R-R (Rural Residential) and C-/C-P (General Commercial) |

10. Other Public Agencies Whose Approval May Be Required:

- San Diego Regional Water Quality Control Board
- Elsinore Valley Municipal Water District
- Riverside County Flood Control and Water Conservation District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City of Wildomar sent notice to tribes that have requested to be notified of projects pursuant to Assembly Bill (AB) 52 and Public Resources Code Section 21080.3.1. The City has completed consultations with the Soboba Band of Luiseño Indians and the Rincon Band of Luiseño (please refer to section VI.18 of the Initial Study, Tribal Cultural Resources).

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is “Less Than Significant Impact with Mitigation Incorporated” as indicated by the checklist on the following pages.

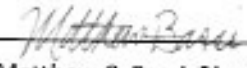
- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/>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

C. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Representative


Matthew C. Bassi, Planning Director

October 29, 2019

Date

Applicant

Pursuant to Section 15070(b)(1) of the California Environmental Quality Act, as the project applicant, I agree to revisions of the project plans or proposals as described in this Initial Study/Mitigated Negative Declaration to avoid or reduce environmental impacts of my project to a less than significant level.


KCG Blue, LLC, Applicant

Oct 26, 2019
Date

ENVIRONMENTAL ANALYSIS

1. Aesthetics

| Except as provided in Public Resources Code Section 21099, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Have a substantial adverse effect on a scenic vista? | | | ✓ | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | ✓ | |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (<i>Public views are those that are experienced from publicly accessible vantage point</i>). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | | | ✓ | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | ✓ | |

DISCUSSION

a) **Less Than Significant Impact.** Scenic vistas and scenic backdrops in the project vicinity include views of the mountain ridgelines from approximately 4,000 feet above mean sea level (amsl) to 10,000 feet amsl. Views of the mountain ridgelines from the north and east of the project site are generally obstructed by residences and trees; mountain ridgelines to the west and south are visible above residences and trees.

The proposed project would construct a two-story building that would be approximately 38 feet in height (at its highest point). The elevation of the site ranges from 1,296 amsl to 1,307 amsl. Although the site is mostly vacant with an existing residence and a barn and ancillary structures on the eastern portion of the site, and the proposed building would alter views of the surrounding mountain ridgelines, the existing grade where the structure is proposed is approximately 1,302 feet amsl; upon the completion of construction, the elevation would be approximately 1,340 feet amsl which would be comparable in height to the commercial development north of the site and the existing residential structure on the eastern portion of the site. The proposed building would reduce 102 feet and 4 inches (horizontally) of westward views of the mountain ridgelines from the location of the proposed building. However, views of the surrounding ridgelines extend across the length of the project site from all viewpoints and the proposed improvements would only obstruct a portion of views. Therefore, implementation of the proposed project would not have a substantial adverse effect on a scenic vista, and this impact is less than significant.

b) **Less Than Significant Impact.** Construction of the proposed building would alter the existing visual character of the area by removing naturally occurring vegetation. Construction of the proposed project would not require the removal of any tree, rock outcropping, or historic building that has been recognized as a scenic resource, and the proposed building would not block any scenic view or resource. The nearest

officially designated State Scenic Highway to the site is the eastern portion of State Route (SR) 74, approximately 27 miles northeast (Wildomar 2003). The I-15, approximately 0.9 mile east of the project site, is listed as an eligible State Scenic Highway, but is not officially designated (Wildomar 2003). Therefore, impacts to scenic resources within a State Scenic Highway is less than significant.

c) **Less Than Significant Impact.** The project site is an urbanized area but is mostly vacant with ornamental vegetation. The eastern portion of the site includes a vacant residence with associated structures. The surrounding area consists of residences to the east; a gas station, vacant land, and residences to the north; and vacant land to the south and west. Although the proposed project would change the undeveloped character of the site, the proposed project would be compatible with the existing development pattern and character along Bundy Canyon Road, with building materials and colors that complement the existing and planned development on adjacent properties. Furthermore, the proposed project would be designed in consideration of the City of Wildomar Design Standards and Guidelines and in consultation with the City staff. Compliance with these existing standards would ensure that the proposed project would feature quality design and architecture and would be compatible with the character of the adjacent uses. Additionally, the proposed site plan, including the proposed buildings, have been reviewed by the City of Wildomar for conformance with the City's standards and found acceptable. Therefore, implementation of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. This impact is less than significant.

d) **Less Than Significant Impact.** The proposed project would result in construction of a new parking lot that would result in an increase in glare and nighttime lighting. Sources of new and increased nighttime lighting and illumination include, but are not limited to, lights associated with vehicular travel (e.g., car headlights), street lighting, parking lot lights, exterior lighting for the buildings, and security-related lighting. The City's light pollution ordinance establishes limits on the types of fixtures and size of bulbs for all aspects of development. Compliance with the ordinance, which is verified as part of building permit application review and then prior to occupancy to ensure correct installation and operation would result in a less than significant impact on nighttime light pollution. Moreover, 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 plan of the light fixtures.

As shown on the photometric lighting plan (see **Appendix 1**), the proposed lighting improvements would not exceed 1-foot candle outside of the project site boundary. Additionally, per City of Wildomar Municipal Code Section 8.64.090, all light fixtures installed along the perimeter would include aluminum housing to eliminate the spillover of light pollution onto streets and neighboring properties. The light fixtures would be reviewed on the development plan and verified during building and site inspections to ensure compliance with the ordinance. Compliance with the ordinance would not adversely affect day or nighttime views in the area, and the project would not contribute to night sky and would be in compliance with the Wildomar development standards. Therefore, this impact is less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project is required to comply with the provisions of Wildomar Municipal Code Chapter 8.64, Light Pollution.

MITIGATION MEASURES

None required.

2. Agriculture and Forestry Resources

| In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | ✓ | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | ✓ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | | | | ✓ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | ✓ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | | | ✓ | |

DISCUSSION

a) **Less Than Significant Impact.** The eastern portion of the project site is designated as Urban and Built-up, and remainder of the site is listed as Farmland of Local Importance, on the California Important Farmland Finder (DLRP 2016a). The City of Wildomar General Plan, defines farmlands of local importance as follows:

- Lands with soils that would be classified as Prime or Statewide Important Farmlands but lack available irrigation water.
- Lands planted in 1980 or 1981 in dry land grain crops such as barley, oats, and wheat.

- Lands producing major crops for Riverside County but that are not listed as Unique Farmland crops. Such crops are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelon.
- Dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by the County with Agriculture land use designations or contracts.
- Lands planted with jojoba that are under cultivation and are of producing age (Wildomar 2003).

The project site is currently zoned R-R (Rural Residential) and is not zoned for agricultural use (Wildomar 2018). The proposed project would construct non-agricultural uses on Farmland of Local Importance uses within the City of Wildomar. The majority of the project site is vacant and is not used for agricultural uses, currently. Therefore, the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, a less than significant impact would occur.

b) **No Impact.** The project site is zoned R-R (Rural Residential) and is not zoned for agricultural use (Wildomar 2018). The project site is located on land not enrolled in a Williamson Act contract (DLRP 2016b). No impact would occur.

c) **No Impact.** The project site is developed and is zoned R-R. Project implementation would not cause rezoning of forestland or timberland. Therefore, no impact would occur.

d) **No Impact.** The project site does not contain forestland, nor is the project site zoned as forestland. The project site is developed, and implementation of the proposed project would not convert forestland to non-forest use or result in a loss of forestland. Therefore, no impact would occur.

e) **Less Than Significant Impact.** The proposed project would result in the construction of a two-story building and parking lot. The project site is zoned R-R and would convert non-agricultural uses on locally designated farmland. However, the site does not currently operate as farmland and conversion of locally designated farmland would not constitute a significant environmental impact; therefore, a less than significant impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. Air Quality

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | ✓ | |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | | | ✓ | |
| c) Expose sensitive receptors to substantial pollutant concentrations? | | ✓ | | |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | | | ✓ | |

An Air Quality Assessment was prepared by Urban Crossroads on May 30, 2019 and a memorandum was prepared on August 25, 2019 (2019a) which provides a summary of the proposed project's air quality impacts (see **Appendix 2.0**).

DISCUSSION

a) **Less Than Significant Impact.** The project site is in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment: ozone (O₃), coarse particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health. (An area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant.)

In order to reduce emissions of criteria pollutants for which the SoCAB is in nonattainment, the SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA). The 2016 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts, defined in consultation with local governments and with reference to local general plans. The project is subject to the SCAQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the

timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

The violations to which Consistency Criterion No. 1 refers are the California ambient air quality standards (CAAQS) and the national ambient air quality standards (NAAQS). As evaluated under Issue b, below, the project will not exceed the short-term construction standards or long-term operational standards and in so doing will not violate any air quality standards. Therefore, impacts are less than significant, and the project would be consistent with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts; SCAG's growth forecasts were defined in consultation with local governments and with reference to local guidelines. Growth projections from local general plans adopted by cities in the district are provided to SCAG, which develops regional growth forecasts that are used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the Wildomar General Plan is considered to be consistent with the AQMP.

The project site is currently designated as Light Industrial with a Community Center overlay and zoned R-R. The proposed development of a shooting range would not comply with the existing designations of the project site; the zoning designation of the site is required to change from R-R to M-SC in order to accommodate the uses of the proposed project. However, the proposed project would be compatible with the General Plan land use designations for the project site. Therefore, based on the above, the proposed project would not result in an inconsistency with the SCAQMD AQMP. Therefore, the proposed project would not conflict with or obstruct implementation of any applicable air quality plan and would result in a less than significant impact.

b) **Less Than Significant Impact.** As discussed previously, the project site is in the SoCAB. State and federal air quality standards are often exceeded in many parts of the basin. A discussion of the project's potential short-term construction-period and long-term operational-period air quality impacts are provided below.

Construction Emissions

Construction associated with the proposed project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the project area include ozone-precursor pollutants (i.e., Reactive Organic Gases [ROG] and Nitrogen Oxide [NOx]) and PM₁₀ and PM_{2.5}. Construction-generated emissions are short term and of temporary duration, lasting as long as construction activities occur, but are considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction results in the temporary generation of emissions resulting from site grading, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities as well as weather conditions and the appropriate application of water.

Due to the scale of development and the temporary nature of construction of the proposed project, all criteria pollutant emissions would remain below their respective thresholds and included in SCAQMD Rule 403. While impacts would be considered less than significant, the proposed project would also be subject to SCAQMD Rules 402 and 1113, to further reduce specific construction-related emissions.

The SCAQMD's Rule 402 prohibits a person from discharging from any source such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Through compliance with the SCAQMD's Rule 402, no significant impact related to odors would occur during the ongoing operations of the proposed project. Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM₁₀ emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. The proposed project would also be subject to SCAQMD Rule 1113, which limits the volatile organic compounds of architectural coatings used in the SoCAB, thus reducing the amount of ROG off-gassed as paint dries.

Operational Emissions

Project-generated emissions would be associated with motor vehicle use and area sources, such as the use of landscape maintenance equipment and architectural coatings. Emissions rates differ from summer to winter because weather factors are dependent on the season and these factors affect pollutant mixing, dispersion, ozone formation, and other factors. Operational activities associated with the proposed project would result in emissions of ROG, NO_x, CO, sulfur oxide (SO_x), PM₁₀, and PM_{2.5}. Operational emissions would be come from area sources, energy sources, and operational vehicle sources. Operational impacts would not be significant as the proposed project is consistent with the land use designation of the site and would not exceed applicable LST or regional significance thresholds. Therefore, impacts are less than significant.

Cumulative Short-Term Emissions

The SCAB is designated nonattainment for O₃, PM₁₀, and PM_{2.5} for State standards and nonattainment for O₃ and PM_{2.5} for Federal standards. As discussed above, the project construction-related emissions by themselves would not have the potential to exceed the SCAQMD significance thresholds for criteria pollutants. Since these thresholds indicate whether individual project emissions have the potential to affect cumulative regional air quality, project-related construction emissions would not be cumulatively considerable. The SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to the federal Clean Air Act mandates. With the compliance of these strategies, the proposed project would not exceed thresholds by the SCAQMD.

SCAQMD rules, mandates, and compliance with adopted AQMP emissions control measures would also be imposed on construction projects throughout the air basin, which would include related projects. Compliance with SCAQMD rules and regulations would reduce the proposed Project construction-related impacts to a less than significant level. Therefore, project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality. Construction emissions associated with the proposed project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts.

Cumulative Long-Term Impacts

The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the SCAB's existing air quality conditions. Therefore,

a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. With the implementation of applicable SCAQMD rules and regulations, the proposed project's operational emissions would not exceed SCAQMD thresholds as they would alleviate potential impacts related to cumulative conditions on a project-by-project basis. As a result, operational emissions associated with the proposed project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant.

c) Less Than Significant Impact with Mitigation Incorporated.

Localized Construction Impacts

The project site is surrounded by commercial and residential uses and vacant land. Emissions of pollutants during construction activities would not exceed thresholds with the implementation of SCAQMD rules that apply to construction such as Rule 113 and Rule 403; construction activities would result in a less than significant impact.

Localized Operational Impacts

Operational activities would include the use of architectural coatings and consumer products, as well as landscape maintenance equipment which could release emissions. Moreover, criteria pollutant emissions would be emitted through the generation of electricity and consumption of natural gas. Under the proposed project, approximately 290 daily trips would be generated (Urban Crossroads 2019a). As such, operational activities would not result in significant concentrations of pollutants at nearby sensitive receptors and operational LST impacts are less than significant.

However, the shooting range has the potential to result in particulate and lead emissions associated with firearm discharge. Therefore, the proposed project is required to obtain the requisite permit to operate from the SCAQMD, and comply with Cal/OSHA requirements for interior lead exposure for employees. This generally requires ventilation, measurement of lead levels, and filtration. As recommended by the air quality analysis, the project should incorporate a HEPA filter to ensure particulate and lead off-site would be appropriately filtered. Mitigation Measure **AQ-1** requires that exhaust or re-circulated air be filtered at the point of removal with a minimum of 99.97% High Efficiency Particulate Air (HEPA) filter, per the Institute of Environmental Sciences and Technology (IEST) recommended practice for HEPA/ULPA filters. The Air Quality analysis also recommends that the HEPA filters be pre-filtered with a minimum of MERV 14 filters to provide an extended life cycle of the HEPA filters. A MERV 7 pre-filter should also be considered to extend the life of the MERV 14 filter. Pressure drop measuring devices should be installed on all filter sections for filter maintenance. With the installation of the filters as required by mitigation measure **AQ-1**, this impact is considered less than significant.

Carbon Monoxide Hotspots

An analysis of CO "hot spots" is needed to determine whether the change in the level of service of an intersection resulting from the proposed project would have the potential to result in exceedances of the CAAQS or NAAQS. It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The 2016 AQMP is the most recent version that addresses CO

concentrations. As part of the SCAQMD CO Hotspot Analysis, the Wilshire Boulevard/Veteran Avenue intersection—one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day—was modeled for CO concentrations. The proposed project would generate 290 daily trips per day and would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's CO Hotspot Analysis. Because CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even though it accommodates 100,000 vehicles daily, it can be reasonably inferred that CO hotspots would not be experienced at any vicinity intersections.

Construction-Related Diesel Particulate Matter

Construction would result in the emission of diesel particulate matter (DPM) from off-road diesel equipment. The amount to which receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The use of diesel-powered construction equipment would be temporary and episodic. The duration of exposure would be short, and exhaust from construction equipment dissipates rapidly. Current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. The closest sensitive receptors are located approximately 25 feet from the property boundary.

California Office of Environmental Health Hazard Assessment has not identified short-term health effects from DPM. Construction is temporary and would be transient throughout the site (i.e., move from location to location) and would not generate emissions in a fixed location for extended periods of time. Construction would be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than 5 minutes to further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. For these reasons, DPM generated by construction activities, in and of itself, would not expose sensitive receptors to substantial amounts of air toxics, and the Project would have a less than significant impact.

d) Less Than Significant Impact.

Potential odors could arise from the diesel construction equipment used on-site, as well as from architectural coatings and asphalt off-gassing. Odors generated from the referenced sources are common in an urban environment and are not known to be substantially offensive to adjacent receptors. Additionally, odors generated during construction activities would be temporary and would disperse rapidly.

The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed project would not include land uses identified by the SCAQMD as odor sources. Therefore, the project would result in no impact with regard to odor.

STANDARD CONDITIONS AND REQUIREMENTS

1. Compliance with SCAQMD Rules including 402, 403, and 1113.

MITIGATION MEASURES

AQ-1 Exhaust or recirculated air must be filtered at the point of removal with a minimum of 99.97 percent High Efficiency Particulate Air (HEPA) filter, per the Institute of Environmental Sciences and Technology (IEST) recommended practice for HEPA/ULPA filters (IEST RP-CC001). All HEPA filters must be accompanied by a letter of certification or a label documenting that each filter has met the test requirements. The airflows must be designed at the manufacturers recommended face velocity, usually 250 fpm. Pressure drop measuring devices must be installed on all HEPA filter sections for monitoring filter life cycles. It is recommended that HEPA filters be pre-filtered with a minimum of MERV 14 filters to provide an extended life cycle of the HEPA filters. A MERV 7 pre-filter should also be considered to extend the life of the MERV 14 filter. Pressure drop measuring devices should be installed on all filter sections for filter maintenance.

Timing/Implementation: Prior to occupation

Enforcement/Monitoring: City of Wildomar Planning Department

4. Biological Resources

| Issues: Would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | | ✓ | | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | | | ✓ | |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | ✓ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | ✓ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | ✓ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | ✓ | | |

A biological assessment was prepared for the project by Teracor Resource Management, Inc. on November 2, 2018 and is included as **Appendix 3.0** of this IS/MND (Teracor 2018a). Additionally, a Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared on November 21, 2018, to analyze how the project would comply with the MSHCP, and is included as **Appendix 4.0** of this report (Teracor 2018b).

DISCUSSION

a) Less Than Significant Impact with Mitigation Incorporated. The project site is partly developed with a residential building and a barnlike structure in the eastern portion of the site, but most of the property is vacant and comprised of coastal sage scrub vegetation and non-native grasses and weeds. The project site is not in a conservation cell and not designated for conservation. Although not detected onsite, the proposed project could, however, impact several MSCHP-covered animal species, including burrowing owl, California horned lark, coyote, Dulzura kangaroo rat, and Stephens' kangaroo rat, due to the suitable habitat present onsite. There are no burrowing owls or evidence of utilization onsite were found onsite, however, in accordance with Section 6.3.2, Additional Survey Needs and Procedures of the MSHCP, it is

recommended that a preconstruction burrowing owl survey be conducted; the project is consistent with Section 6.3.2 (Teracor 2018b). Upon the implementation of mitigation measures **BIO-1**, **BIO-2**, and **BIO-3**, hiring a biologist to conduct pre-construction nesting bird and burrowing owl surveys, limiting the use of exotic and invasive plants onsite, and dust control to prevent the spread of non-native plant seeds, impacts are less than significant.

b) Less Than Significant Impact. Most of the project site is vacant and comprised of coastal sage scrub vegetation and non-native grasses and weeds. The project site contains 1.72 acres of Palmer's goldenbush scrub/annual non-native grassland, and 0.61-acre on the eastern portion of the site where the residence and barn-like structure are located is labeled as Developed/Disturbed (Teracor 2018a). The project site is not targeted for conservation under the MSHCP; the MSHCP anticipates and allows for development of areas not targeted for conservation. The conservation land that is already set aside by the MSHCP is considered adequate to maintain populations of these species, and that land which would be acquired and/or managed via future fee payment of this and other projects renders the conversion of the 1.72 acres onsite not significant. Furthermore, the MSHCP Consistency Analysis reports that there are no riparian habitats onsite; a Section 6.1.2 Riparian/Riverine and Vernal Pools habitat assessment and the proposed project was found to be consistent with this section. Additionally, compliance with the Stormwater Pollution Prevention Plan (SWPPP) would implement stormwater pollution prevention measures, and this impact would be less than significant.

c) No Impact. Most of the project site is vacant and comprised of coastal sage scrub vegetation and non-native grasses and weeds, with no wetlands onsite. There are no vernal pools onsite (Teracor 2018b). Therefore, the proposed project would not have an adverse effect on wetlands, and no impact would occur.

d) No Impact. Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range. The project site is not within any MSHCP core areas, linkages, or wildlife corridors. Due to the surrounding urbanized uses, residential, commercial, and industrial development, the project site is poorly situated to serve as a movement or migratory corridor. Additionally, I-15 presents a substantial barrier of wildlife movement from one side of the Elsinore Basin to the other. Therefore, no impact would occur.

e) No Impact. The City Wildomar Municipal Code Section 12.08.050, Tree Removal, states that severely trimming or removing trees within the right-of-way can only be performed after obtaining a permit from the Transportation Director. The project site contains no trees. The City of Wildomar Municipal Code sets fees for tree removal (Municipal Code Section 3.44.260). Payment of all fees is required as a standard condition of approval. While there are no trees in the public right-of-way affected by the project, if trees were to grow in later phases, the City's municipal code would apply, and the project would comply with the adopted ordinance. There are no impacts associated with the proposed project.

f) Less Than Significant Impact with Mitigation Incorporated. The Western Riverside MSHCP is a habitat conservation plan and natural community conservation plan to which the City of Wildomar is a permittee (i.e., signatory). The project site is located in the Elsinore Area Plan of the MSHCP, but it is not located in a Criteria Cell (WRCRCA 2003). Since the site is not located in a Criteria Cell, there are no conservation requirements on the property. Additionally, the site is located outside of areas targeted as "Additional Reserve Lands" (Teracor 2019b). The project site is not located within or adjacent to a Criteria Cell, the nearest conservation cell is 800 feet northwest of the site, across Mission Trail. The proposed project is consistent with Section 6.1.4 Guidelines Pertaining to Urban/Wildlands Interface of the MSHCP, as the

site is located at least 1,500 feet away from areas targeted for conservation within the cell located 800 feet from the site.

The proposed project would be consistent with Sections 6.1.2, 6.3.2, and 6.1.4 of the MSHCP. With Implementation of standard conditions and requirements, and mitigation measures **BIO-1** through **BIO-3**, impacts are less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by Section 3.42.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee.
2. As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.
3. As required by Section 12.08.050 of the Wildomar Municipal Code, any future trees planted in the right-of-way that would require removal or severe trimming must obtain a permit from the Public Works Director. Municipal Code Section 3.44.260, Tree Removal Fees, requires that the appropriate fees be paid in order to remove trees.

MITIGATION MEASURES

BIO-1 Prior to vegetation clearance and grading, the Project Applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey in accordance with the following:

- The survey shall be conducted no more than three days prior to the initiation of clearance/construction work;
- If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;
- If active nests of birds are found during the surveys, a species-specific no disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (no longer reliant upon the nest).

Timing/Implementation: *Prior to vegetation clearance and grading activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

BIO-2 The Project Applicant shall retain a qualified biologist to conduct a pre-construction survey for burrowing owl following the CDFW protocol. The results of the survey would be submitted to the City of Wildomar prior to obtaining a grading permit. If burrowing owls are not detected during the pre-construction survey, no further mitigation is required. If burrowing owls are detected during the pre-construction survey, the Project applicant shall implement the CDFW passive relocation protocol to safely relocate burrowing owl out of harm's way.

Timing/Implementation: *Prior to obtaining a grading permit*

Enforcement/Monitoring: *City of Wildomar Planning Department*

BIO-3 In accordance with MSHCP provisions limiting the use of exotic and invasive plant species, the Project's landscape plan shall exclude invasive species such as crimson fountain grass (*Pennisetum*

setaceum), pampas grass (*Cortaderia selloana*), giant reed (*Arundo donax*), and tree of heaven (*Ailanthus altissima*).

Timing/Implementation: *During construction activities*

Enforcement/Monitoring: *City of Wildomar Planning Department*

5. Cultural Resources

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? | | | | ✓ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | | ✓ | | |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | | ✓ | | |

A Phase I Cultural Resources Assessment was prepared by Jean A. Keller, Ph.D., Cultural Resources Consultant, on June 10, 2019 (see **Appendix 5.0**). Note that as of January 2019, Tribal Cultural Resources impacts are discussed in Section 18 of this Initial Study.

DISCUSSION

a) **No Impact.** Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or lead agency. Generally, a resource is considered to be “historically significant” if it meets one of the following criteria:

- i. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii. Is associated with the lives of persons important in our past;
- iii. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv. Has yielded, or may be likely to yield, information important in prehistory or history.

The majority of the project site is vacant, and includes an existing residence, barn and ancillary structures on the eastern portion of the site. Phase I Cultural Resources Assessment shows that the project site does not contain structures listed in the National Register Historic Places Index or the Archaeological Determinations of Eligibility. Within a one-mile radius of the project site, there are seven historic resources (an existing airport and six mid-20th century buildings and irrigation system components). However, as the project site does not contain eligible or designated historic resources and no historic resources were discovered as a result of the survey, project development would not damage historic resources. Therefore, no impact would occur.

b) **Less Than Significant Impact with Mitigation Incorporated.** Archaeological resources are prehistoric or historic evidence of past human activities, including structural ruins and buried resources. The Phase I Cultural Resources Assessment states that the archaeological investigation of the project site included a review of an archaeological records search performed by staff at the Eastern Information Center (EIC) at the University of California at Riverside. The EIC records search indicated that seven cultural resource properties are located within one mile of the project site; however, no resources have been recorded within the project site. Furthermore, the EIC records also indicated that there has been a total of 20

cultural resource studies conducted within a one-mile radius of the project site, none of which include the project site. The Phase I Cultural Resources Assessment states that as no archaeological resources have been identified within the project site and that the area within a one-mile radius of the site is of low sensitivity for archaeological resources, the likelihood for discovery of archaeological resources is also low. However, the majority of the project site is undeveloped and would require connections to utility lines, ground clearing, excavation, grading, and other construction and ground disturbing activities. Therefore, there is some possibility that prehistoric and/or historic archaeological resources could be buried in site soils and could be damaged by project ground-disturbing activities. Mitigation measures **TRI-1** through **TRI-5** (see VI. 19, Tribal Cultural Resources) would ensure that any archaeological resources discovered on site would be properly managed by having a qualified archaeologist to monitor construction and grading activities, complying with provisions outlined in the Tribal Cultural Resources Treatment and Monitoring Agreement, and halting construction within 50 feet of discovered resources in the event that they are uncovered, and would reduce impacts to a less than significant level.

c) **Less Than Significant Impact with Mitigation Incorporated.** The proposed project would involve grading and excavation below the surface. California Health and Safety Code Section 70520.5 requires that in the event that human remains are discovered within the project site, disturbance of the site shall halt and remain halted 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. 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 to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains is less than significant with the implementation of mitigation measure **CUL-1**.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

CUL-1 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and 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 24 hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations 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 Planning Department*

6. Energy

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | | ✓ | |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | | | ✓ | |

a) Less Than Significant Impact.

Construction

During construction, the project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction of the proposed project would require the use of construction equipment for grading, hauling, and building activities. Electricity use during construction would vary during different phases of construction—the majority of construction equipment during demolition and grading would be gas powered or diesel powered, and the later construction phases would require electricity-powered equipment, such as interior construction and architectural coatings. Construction also includes the vehicles of construction workers traveling to and from the project site and haul trucks for the export of materials from site clearing.

The surrounding area is already served by electricity provided by Southern California Edison (SCE) and natural gas infrastructure provided by the Southern California Gas Company. The proposed project would connect to the existing lines on Bundy Canyon Road. Adequate infrastructure capacity in the vicinity of the site would be available to accommodate the electricity and natural gas demand for construction activities and would not require additional or expanded infrastructure.

The construction contractors would minimize idling of construction equipment during construction as required by state law (see section VI.3, Air Quality), and reduce construction waste by recycling. These required practices would limit wasteful and unnecessary electrical energy consumption. Furthermore, there are no unusual project characteristics that would necessitate the use of construction equipment that is less energy efficient than at comparable construction sites in other parts of the state. Therefore, the proposed short-term construction activities would not result in inefficient, wasteful, or unnecessary fuel consumption.

Transportation

Transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation 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 and/or gasoline. The use of energy resources by these

vehicles would fluctuate according to the phase of construction and would be temporary. The majority of construction equipment during demolition and grading would be gas powered or diesel powered, and the later construction phases would require electricity-powered equipment. Impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Impacts would not be significant.

Operation

Operational use of energy would include heating, cooling, and ventilation of buildings; water heating; operation of electrical systems, security, and control center functions; use of on-site equipment and appliances; and indoor, outdoor, perimeter, and parking lot lighting. Additionally, the facilities would operate as an indoor shooting range, and would not result in an excessive consumption of energy compared to other similar uses.

Electricity

In 2017, the latest year for which data are available, SCE provided over 85,879 GWh of electricity to its customers. Prior to final building plan submittal, the project applicant would provide project plans to SCE to prepare a Method-of-Service Study to determine exact location of electrical connections at the site and establish estimated electricity demand. Additionally, because the proposed project would be subject to the more stringent 2019 Title 24 standards, the project's electricity demand would not result in significant impacts. Therefore, impacts are less than significant.

Natural Gas

The project would construct new facilities at the project site that would result in an increase in gas demands. The use of natural gas would be limited to building heating. Parking lots do not generate demand for natural gas. Therefore, impacts are less than significant.

Renewable Energy

Project development would not interfere with achievement of the 60 percent Renewable Portfolio Standard set forth in SB 100 for 2030 or the 100 percent standard for 2045. These goals apply to SCE and other electricity retailers. As electricity retailers reach these goals, emissions from end user electricity use will decrease from current emission estimates.

Vehicle Miles Traveled and Fuel Consumption

Transportation energy use depends on the type and number of trips, vehicle miles traveled (VMT), fuel efficiency of vehicles, and travel mode. Transportation energy used during operation of the site would come from delivery, employee, and visitor vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would be temporary and would fluctuate throughout the lifespan of the project. The Traffic Impact Assessment prepared for the proposed project (see **Appendix 12**), shows that the project would generate 290 daily trips. As the proposed project would not generate substantial daily trips, impacts are less than significant.

b) Less Than Significant Impact. The City of Wildomar is within SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals.

The RTP/SCS sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement). The RTP/SCS is meant to provide individual jurisdictions

with growth strategies that, when taken together, achieve the regional GHG emissions reduction targets. Specifically, the SCS distributes growth forecast data to transportation analysis zones for the purpose of modeling performance.

The City of Wildomar does not have its own renewable energy plan; however, the City does encourage the use of renewable energy via solar panels, recycling, etc. The proposed project would be subject to 2019 Title 24, Part 6, standards, which sets standards that improve energy efficiency of newly constructed buildings. Additionally, all contractors and waste haulers are required to comply with the Countywide Integrated Waste Management Plan, which requires a minimum diversion of 50 percent of waste project materials from disposal. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

7. Geology and Soils

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | ✓ | | |
| ii) Strong seismic ground shaking? | | ✓ | | |
| iii) Seismic-related ground failure, including liquefaction? | | | ✓ | |
| iv) Landslides? | | | | ✓ |
| b) Result in substantial soil erosion or the loss of topsoil? | | ✓ | | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | | ✓ | | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | | | ✓ | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | | | | ✓ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | ✓ | | |

Earth Strata Geotechnical Services, Inc. prepared a Geotechnical report, August 30, 2018, for the proposed project included as **Appendix 6.0** of this Initial Study.

DISCUSSION

a)

i) **Less Than Significant Impact with Mitigation Incorporated.** As shown in the geotechnical report prepared by Earth Strata Geotechnical Services, Inc. (see **Appendix 6.0**), no active faults are known to

project through the site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest mapped Earthquake Fault Zone is the Elsinore Fault, located approximately 0.79 mile away from the project site (Earth Strata 2018a). However, based on maps of the project site, current and historical aerial images, and lack of indication of active faulting, the potential for surface rupture to adversely impact the proposed project is very low to remote. Additionally, compliance with seismic design criteria contained in the California Building Code (CBC) would minimize impacts to the extent feasible. However, because the project site is located within a seismically active region, Mitigation Measure **GEO-1**, which states that the project applicant shall incorporate all recommendations made in the geotechnical report, will be implemented which would reduce impacts to less than significant.

ii) **Less Than Significant Impact with Mitigation Incorporated.** The project site is located in the seismically active area of southern California and the site structures are subject to strong ground shaking due to potential fault movements along the San Andreas fault (Earth Strata 2018a). However, secondary effects of seismic activity such as shallow ground rupture are considered unlikely. Structures must also be designed and constructed to resist the effects of seismic ground motions as outlined in the 2016 California Building Code Section 1613. After implementation of Mitigation Measure **GEO-1**, which states that the project applicant shall incorporate all recommendations made in the geotechnical report, the impacts will be less than significant.

iii) **Less Than Significant Impact.** According to the Geotechnical Report, the potential for liquefaction is considered very low to remote due to unlikely to the recommended compact fill, low groundwater level, and density of the deeper earth materials onsite. Therefore, the potential for liquefaction is less than significant.

iv) **No Impact.** According to the Geotechnical Report, no landslide debris was observed during a subsurface exploration, and no known ancient landslides exist on or in the vicinity of the site. No geomorphic expressions that may indicate landsliding are shown on geologic maps of the site (Earth Strata 2018a). Therefore, no impact would occur.

b) **Less Than Significant Impact with Mitigation Incorporated.** The earth materials onsite are primarily comprised of topsoil and Quaternary alluvial materials. Residual topsoil, encountered in the upper 1 foot, covers the site and underlying alluvium. In order for the project site to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented artificial fill, should continue until firm competent alluvium is encountered (Earth Strata 2018a).

Construction of the proposed project may result in soil erosion because grading and construction can loosen surface soils and make soils susceptible to the effects of wind and water movement across the surface. The City routinely requires the submittal of detailed erosion control plans with any grading plans. Additionally, construction activities related to the proposed project would be subject to compliance with the CBC and would include best management practices (BMPs). Best management practices may include but are not limited to covering of the disturbed or stockpiled soil, use of a dust-inhibiting material, landscaping, use of straw and jute to slow and channelize stormwater runoff, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion. Compliance with BMPs is required by the federal and state Clean Water acts.

Additionally, since this project involves clearing, grading, or excavation that causes soil disturbance of one or more acres, it is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES) State General Permit (Order No. R8-2010-0033). Furthermore, the project is required to prepare and comply with an approved SWPPP that provides a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule. The SWPPP would consider the full range of erosion control BMPs,

including any additional site-specific and seasonal conditions. The State General Permit also requires that those implementing SWPPPs meet prerequisite qualifications that would demonstrate the skills, knowledge, and experience necessary to implement such plans. NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. Additionally, as part of the approval process, prior to grading plan approval, the project applicant will be required to comply with Wildomar Municipal Code Chapter 13.12, Stormwater Drainage System Protection, which establishes requirements for stormwater and non-stormwater quality discharge and control that require new development or redevelopment projects to control stormwater runoff by implementing appropriate BMPs to prevent the deterioration of water quality. As indicated by the geotechnical report, cut and fill is required for the site, and that would disturb the site topsoil. The displacement of soil through cut and fill would be controlled by chapter 33 of the 2016 California Building Code relating to grading and excavation, other applicable building regulations, and standard construction techniques. Therefore, compliance with the recommendations of the geotechnical report for cut and fill during construction (mitigation measure **GEO-1**) would reduce impacts to less than significant.

As part of the approval process, prior to grading plan approval, the project applicant will be required to comply with chapter 13.12, Stormwater and Drainage System Protection, of the Wildomar Municipal Code. Water quality features intended to reduce construction-related erosion impacts will be clearly denoted on the grading plans for implementation by the construction contractor. For a discussion of erosion and runoff impact post-construction, see section VI.9, Hydrology and Water Quality.

Compliance with the CBC and the NPDES would minimize effects from erosion. Additionally, compliance with Wildomar Municipal Code Chapter 13.12 and NPDES requirements would result in less than significant impacts related to soil erosion. Therefore, project impacts to erosion and topsoil would be mitigated to less than significant.

c) **Less Than Significant Impact with Mitigation Incorporated.** See Issues a.iii) and a.iv). The project site is not at risk for landslide, and risk of liquefaction is low (Earth Strata 2018a). The likelihood of onsite lateral spreading, which is the lateral movement of gently to steeply sloping and saturated soils caused by earthquake-induced liquefaction, would be low to remote (Earth Strata 2018a). The proposed structures would be supported by compacted fill and competent alluvium, with groundwater at a depth greater than 30 feet, as well as the deeper onsite earth materials are considered dense. Additionally, as groundwater was not observed during the subsurface exploration, the probability of collapse or subsidence are low.

Implementation of CBC and other related construction standards apply seismic requirements and address certain grading activities. The CBC includes common engineering practices requiring special design and construction methods that reduce or eliminate potential impacts related to unstable soils. Compliance with CBC regulations and implementation of mitigation measure **GEO-1** would ensure adequate design and construction of building foundations to resist soil movement. Impacts are less than significant with mitigation incorporated.

d) **Less Than Significant Impact with Mitigation Incorporated.** According to preliminary laboratory test results, onsite earth materials have a low potential for expansion as classified in accordance with 2016 CBC Section 1803.5.3 and ASTM D4829, and upon implementation of Mitigation Measure **GEO-1**, impacts are less than significant. Mitigation Measure **GEO-1** states that the project applicant shall follow all recommendations made in the Geotechnical Report. As mentioned in the Geotechnical Report recommendations, additional testing for expansive soil conditions upon completion of rough grading is recommended.

e) **No Impact.** The proposed project does not propose the use or construction of septic tanks or an alternative wastewater disposal system. Therefore, no impact would occur.

f) **Less Than Significant Impact with Mitigation Incorporated.** Paleontological resources are fossilized remains of past life on earth such as bones, shells, leaves, tracks, burrows, and impressions. There are no unique geological features onsite; the eastern portion of the project site is currently developed, while the remainder of the site is vacant and undeveloped. There is some possibility that fossils could be present in the site soils and thus could be damaged by project grading and/or construction activities. In order to ensure that impacts to paleontological resources do not occur, implementation of mitigation measure **GEO-2**, which outlines recommendations if fossils are found onsite, would reduce impacts to less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project shall comply with the California Building Code and Wildomar Municipal Code Chapter 13.12, Stormwater Drainage System Protection.

MITIGATION MEASURES

GEO-1 The project applicant shall incorporate the recommendations of the Geotechnical Report prepared Earth Strata Geotechnical Services, Inc. (2018a; **Appendix 6.0**) into project plans related to the proposed project. The 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.

Timing/Implementation: *During building plan check, prior to any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Planning Department and Building and Safety Department*

GEO-2 Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology's standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to an accredited repository.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

8. Greenhouse Gas Emissions

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | ✓ | |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | ✓ | |

A Greenhouse Gas Emissions Assessment was prepared by Urban Crossroads on May 30, 2019 (2019b) (see **Appendix 7.0**). The analysis was prepared to evaluate the potential for the proposed project to contribute to greenhouse gas emissions.

DISCUSSION

a) **Less Than Significant Impact.** Based on the GHG Emissions Assessment that was prepared for the alternative project, the alternative project would not exceed the SCAQMD and City's screening threshold of 3,000 MTCO₂e per year. As the proposed project would be smaller in scale compared to the project analyzed in the report, the proposed project would not exceed the SCAQMD and City's screening threshold either. Therefore, the proposed project is less than significant as it would not have a significant direct or indirect impact on GHG and climate change.

b) **Less Than Significant Impact.** There are currently no adopted local or regional GHG reduction plans applicable to the proposed project. The proposed project would be subject to compliance with all building codes in effect at the time of construction, which include energy conservation measures mandated by California Building Standards Code Title 24–Energy Efficiency Standards. Because Title 24 standards require energy conservation features in new construction (e.g., high-efficiency lighting; high-efficiency heating, ventilating, and air-conditioning (HVAC) systems; thermal insulation; double-glazed windows; water-conserving plumbing fixtures), they indirectly regulate and reduce GHG emissions. California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2016 standards improved upon the 2013 standards for new construction of and additions and alterations to residential, commercial, and industrial buildings. The 2016 standards went into effect on January 1, 2017. Additionally, the 2019 building standards further improve upon the 2016 standards and go into effect on January 1, 2020. As identified in the GHG Emissions Assessment, the consistency tables comparing the alternative project to the actions of the 2008 Scoping Plan (Table 3-2 of **Appendix 7**) and SB 32/2017 Scoping Plan (Table 3-3 of **Appendix 7**) indicate that the alternative project would not conflict with the actions of these plans; as such, the proposed project would not conflict with these plans and impacts are less than significant.

Regarding goals for 2050 under Executive Order S-3-05, at this time it is not possible to quantify the emissions savings from future regulatory measures, as they have not yet been developed. Nevertheless, it is anticipated that operation of the proposed project would comply with all applicable measures that state lawmakers decide would lead to an 80 percent reduction below 1990 levels by 2050.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

9. Hazards and Hazardous Materials

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | ✓ | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | ✓ | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | ✓ | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | ✓ | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | | | | ✓ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | ✓ | |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | | ✓ | | |

A Phase I Environmental Site Assessment (ESA) was prepared by Earth Strata Geotechnical Services, Inc. on August 10, 2018 (Earth Strata 2018b). The entire Phase I ESA can be found in **Appendix 8.0**.

DISCUSSION

a) **Less Than Significant Impact.** The proposed project would involve construction activities that could result in the transport, use, and disposal of hazardous materials such as gasoline fuels, asphalt, lubricants, toxic solvents, pesticides, and herbicides. The transport, use, storage, and disposal of these materials would comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the US Environmental Protection Agency (EPA), the US Department of Transportation, and the Occupational Safety and Health Administration. The proposed project would operate as an indoor shooting range, where project maintenance may require the collection of lead from bullets, use of cleaners, solvents, paints, and other custodial products that are potentially hazardous. The cleaning materials would be used in relatively small quantities, clearly labeled, and stored in compliance with state

and federal requirements. The spent ammunition would be collected in accordance with Cal/OSHA requirements and sent to a lead recycling facility. Both the casings and the bullets are recyclable. With exercise of normal safety practices, the project would not create substantial hazards to the public or the environment. (NSSF) Additionally, the proposed project is required to implement mitigation measures **AQ-1** as stated in VI. 3, *Air Quality*, that requires the proposed project obtain necessary permits from SCAQMD and be subject to a HEPA filter to ensure particulate and lead emissions are filtered.

Lead shot is not considered a hazardous waste subject to federal Resource Conservation and Recovery Act (RCRA) at the time it is discharged from a firearm because it is used for its intended purpose. Spent lead shot (or bullets) may be considered solid waste and subject to the RCRA. Lead shot is not considered hazardous if it is being sent to a recycling facility in accordance with state law. There are several metal recovery facilities in Riverside County that accept non-ferrous metal such as lead.

The proposed project is required to comply with all applicable local, state, and federal regulations during project construction and operation. The Riverside County Department of Environmental Health is the Certified Unified Program Agency (CUPA) for Riverside County and is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Riverside County, including Wildomar. Compliance with federal, state, and local laws and regulations would result in a less than significant impact.

b) Less Than Significant Impact. A Phase I ESA was prepared for the project (see **Appendix 8.0**). The Phase I ESA was performed in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Phase I ESA Standard E1527-2013 (equivalent to the US Environmental Protection Agency's All Appropriate Inquiry [AAI] Standard) and All Appropriate Inquiry Standards found at 40 C.F.R. Part 312. Based upon the site reconnaissance, historical review, regulatory records review, and other information in the report, there was no evidence of recognized environmental conditions, including under- and above-ground storage tanks, asbestos-containing materials, lead-based paint, polychlorinated biphenyls, high-level radon, or other hazardous waste in connection with the project site (see **Appendix 8.0**).

Construction projects typically maintain supplies onsite for containing and cleaning small spills of hazardous materials. Construction would also use equipment that would bring hazardous materials to the project site, including diesel, gasoline, paints, solvents, cement, and asphalt. However, construction activities would be conducted in accordance with the Storm Water Pollution Prevention Plan (SWPPP) as part of the NPDES permit. The primary objective of the SWPPP is to identify, construct, implement, and maintain best management practices (BMPs) to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site. BMPs for hazardous materials include, but are not limited to, off-site refueling, placement of generators on impervious surfaces, establishing clean out areas for cement, etc. While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Compliance with these regulations would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated with the proposed project and the potential for accident or upset is less than significant.

c) Less Than Significant Impact. There are no schools within 0.25-mile of the project site. Elsinore High School is approximately 0.30-mile east of the project site. Operation of the proposed project would not generate hazardous emissions or require the handling of acutely hazardous materials, substances, or waste. Project operations would involve the use of potentially hazardous materials (e.g. solvents, cleaning agents, paints, pesticides) typical indoor shooting ranges; when used correctly, these would not result in

a significant hazard to residents or workers in the project vicinity. Therefore, the proposed project would result in a less than significant impact.

d) **Less Than Significant Impact.** The project site is not listed on the EnviroStor or GeoTracker databases (DTSC 2019; SWRCB 2015). Construction activities would occur within the boundaries of the project site, and the street frontage directly adjacent to the northern boundary, to downgrade Bundy Canyon Road from six lanes to four lanes. A LUST Clean-up site is identified at 33982 Mission Trail; the case has been completed and closed as of November 4, 2002 (SWRCB 2015). Additionally, a school investigation was identified for Elsinore High School Expansion at 21571 Bundy Canyon Road, as the site was historically used as an orchard, however, no further action was required as of June 4, 2001 (DTSC 2019). Therefore, a less than significant impact would occur.

e) **No Impact.** The project site is not located within an airport land use plan. The closest public airport is the French Valley Airport, which is located approximately 9.7 miles southeast of the project site. Given the distance of the project site to the French Valley Airport, no impact would occur.

f) **Less Than Significant Impact.** Site access would be provided by the two proposed driveway entrances on Bundy Canyon Road and Mission Trail. Construction would take place within the project site; no roadway closures are anticipated. To ensure compliance with zoning, building, and fire codes, the project applicant is required to submit appropriate plans for plan review prior to the issuance of a building permit. Adherence to these requirements would ensure that the proposed project would not have a significant impact on emergency response and evacuation plans. Impacts are less than significant.

g) **Less Than Significant With Mitigation Incorporated.** California Government Code Chapter 6.8 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities, which quantifies the likelihood and nature of vegetation fire exposure to buildings. LRA VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Standards Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods and materials.

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones. The project site is in a non-VHFHSZ within the LRA (CALFIRE 2009). Development on the project site would be subject to compliance with the 2016 California Building Code (or the most current version) and the 2016 edition of the California Fire Code (or the most current version). The 2016 California Fire Code (Part 9 of Title 24 of the California Code of Regulations) includes Section 4905.2, Construction Methods and Requirements within Established Limits. Fire Code Chapter 49 cites specific requirements for wildland-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2006) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction is required to meet minimum standards for fire safety, and mitigation measures **HAZ-1** and **HAZ-2**, which require conformance with the California Building Code and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

1. City of Wildomar Municipal Code Chapter 8.28, *Fire Code*, requires compliance with the 2016 California Building Code (or most current version) and the 2016 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations).
2. City of Wildomar Municipal Code Chapter 8.28, *Fire Code*, requires adherence to California Fire Code Chapter 49, which cites specific requirements for wildland-urban interface areas.

MITIGATION MEASURES

HAZ-1 Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2016 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2016 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 2016 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 Chapter 49.

Timing/Implementation: *Prior to issuance of building permits*

Enforcement/Monitoring: *City of Wildomar Building Department and Riverside County Fire Department*

HAZ-2 Prior to the issuance of a certificate of occupancy, 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, including California Government Code Section 51182.

Timing/Implementation: *Prior to issuance of certificate of occupancy*

Enforcement/Monitoring: *City of Wildomar Building Department and Riverside County Fire Department*

10. Hydrology and Water Quality

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | | | ✓ | |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | | | ✓ | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) result in a 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 offsite; | | | ✓ | |
| 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? | | | ✓ | |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | | | | ✓ |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | | | ✓ | |

The following analysis is based on Hydrology and Hydraulics Study for KCG Blue and Project Specific Water Quality Management Plan (WQMP) prepared by JLC Engineering and Consulting, Inc. on September 3, 2019, and are included as **Appendix 9.0** (JLC 2019a) and **Appendix 10.0** (JLC 2019b), respectively, to this Initial Study. An infiltration testing report was prepared by Earth Strata on September 20, 2018, and is included as **Appendix 11.0** (Earth Strata 2018c) of this Initial Study.

DISCUSSION

a) Less Than Significant Impact.

Construction

As part of Section 402 of the Clean Water Act, the US Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System (“NPDES”) program to control direct stormwater discharges. The NPDES program regulates industrial pollutant discharges, which include construction activities. In California, the State Water Resources Control Board (“SWRCB”) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements.

Wildomar Municipal Code Section 13.12.050 requires development to comply with a Municipal Separate Storm Sewer System (MS4) Permit from the San Diego Regional Water Quality Control Board. Section F.1 of the MS4 permit specifies requirements for new developments, and Section F.1.D details the requirements for standard stormwater mitigation plans (also known as water quality management plans). The MS4 permit imposes pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential activities. Even though Wildomar is split by two watersheds (Santa Ana and Santa Margarita) that affect some of the properties in the city, the entire city is governed by the MS4 permit for the Santa Margarita region.

Requirements for waste discharges potentially affecting stormwater from construction sites of one acre or more are set forth in the SWRCB’s Construction General Permit, Order No. 2012-0006-DWQ, issued in 2012. The site is larger than one acre and would be subject to requirements of the Construction General Permit. Projects obtain coverage under the Construction General Permit by filing a Notice of Intent with the SWRCB prior to grading activities, and preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) during construction. The primary objective of the SWPPP is to identify, construct, implement, and maintain best management practices (BMPs) to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the project site, and to contain hazardous materials. BMPs categories include, but are not limited to, erosion control and wind erosion control, sediment control, and tracking control. Implementation and monitoring required under the SWPPP would control and reduce short-term intermittent impacts to water quality from construction activities to less than significant levels.

Operation

The primary constituents of concern during the project operational phase would be solids, oils, and greases from parking area and driveways that could be carried off-site. Project design features identified in the Water Quality Management Plan (WQMP), included as **Appendix 10.0** to this Initial Study, such as porous pavers/self-retaining areas and self-treating areas, would address the anticipated and expected pollutants of concern during the project’s operational phase. A total of four infiltration tests were conducted at a depth of 5 feet below existing grades to evaluate near surface infiltration rates in order to estimate the amount of stormwater runoff that can infiltrate into the onsite water quality treatment areas, which are located south of the proposed building (Earth Strata 2018c). The infiltration test rates ranged from 0.22 inches/hour (in/hr) to 1.89 in/hr (Earth Strata 2018c). The proposed structures onsite would be supported by compacted fill and competent alluvium, with groundwater at a depth of 385 feet. As a result of these conditions, as well as the dense nature of the deeper onsite earth materials and the lower elevation of the water quality treatment areas in relation to the proposed building, infiltration would not encroach on any structures.

Additionally, onsite landscaping would assist in minimizing the amount of runoff from the site by providing permeable areas for water infiltration and decreasing runoff volume. Infiltration through landscaped

areas would serve as a water treatment function. The proposed project would also include BMPs to properly manage stormwater flow and prevent stormwater pollution by reducing the potential for contamination at the source. The BMPs could include marking “only rain down the storm drain” on storm drain inlets, preserving existing native vegetation and ground cover to the maximum extent practicable, closing trash receptacles at all times, and sweeping sidewalks regularly to prevent accumulation of litter and debris, as stated in the WQMP. The mix of BMPs have been determined as part of the WQMP. The proposed project would include a biofiltration basin that would treat the required water quality volume for the project site (discussed further in Section VI.10.c, below).

The biofiltration basin would treat the pollutants of concern via biofiltration through soil media; the self-retaining porous paver areas are considered a form a micro-filtration and would therefore treat the pollutants of concern via micro-infiltration. The self-treating area has no impervious area draining to it and consists nearly entirely of landscaped area; therefore the area is deemed self-treating through the landscaped area.

In general, projects must control pollutants, pollutant loads, and runoff volume from the project site by minimizing the impervious surface area and controlling runoff through infiltration, bioretention, or rainfall harvest and use. Projects must incorporate BMPs in accordance with the requirements of the municipal NPDES permit. The project would comply with water quality standards, and impacts are less than significant.

b) Less Than Significant Impact. According to the WQMP, groundwater was not encountered in the boring explorations at a depth of 31.5 feet at the project site. The proposed project is in the area subject to the Elsinore Basin Groundwater Management Plan (EBGMP) area. The EBGMP addresses the hydrogeologic understanding of the Elsinore Basin, evaluates baseline conditions, identifies management issues and strategies, and defines and evaluates alternatives. The primary sources of groundwater recharge in the basin are listed in the plan as:

- Recharge from precipitation – Rainfall directly to the basin.
- Surface water infiltration – Recharge from infiltration of surface waters such as streams. The San Jacinto River is the major surface water inflow. Inflow from Lake Elsinore is considered negligible.
- Infiltration from land use – Direct surface recharge from application of water for irrigation.
- Infiltration from septic tanks – Infiltration in areas serviced by septic systems in the basin.

As shown in the Department of Water Resources Bulletin 118, the Elsinore Basin, which is the major source of potable groundwater supply for Elsinore Valley Municipal Water District (EVMWD), has not been identified to be in a state of overdraft (EVMWD 2016a). Furthermore, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2016a). Therefore, the project would not impede sustainable groundwater management of the basin, and impacts are less than significant.

c)

i, ii) **Less Than Significant Impact.** Please refer to issue b) in section VI.7, Geology and Soils, for further discussion of erosion. Surface water drainage would be controlled by building regulations, with the water directed toward existing streets, flood control channels, storm drains, and catch basins. The proposed drainage for the site would not channel runoff on exposed soils, would not direct flows over unvegetated soils, and would not otherwise increase the erosion or siltation potential of the site or any downstream areas. As discussed above, the proposed project is subject to NPDES requirements and the countywide MS4 permit. Additionally, the project applicant is required to submit a SWPPP to reduce erosion and

sedimentation of downstream watercourses during project construction. Furthermore, the applicant is required to prepare and submit a detailed erosion control plan for City approval prior to obtaining a grading permit. Implementation of this plan would address any erosion issues associated with proposed grading and site preparation. Although future development would create new impervious surfaces on the property, development associated with the proposed project would result in opportunities for landscaped areas to be utilized for stormwater retention.

The proposed project would include a biofiltration basin at the northwest corner of the site that would be used for water quality treatment (JLC 2019a). The biofiltration basin was sized using the Santa Margarita BMP Design Spreadsheet; utilizing the BMP volume of 4,058 cubic feet, and the bottom surface area of the biofiltration basin of 1,863 square feet, the spreadsheet specific that the basin is sufficiently sized (JLC 2019a). The onsite drainage conveyances would adequately convey the peak 100-year flow rates.

Furthermore, the WQMP for the project includes best management practices designed to prevent erosion during construction, such as installing silt fences and vegetative covers, and preventing soil erosion by minimizing disturbed areas during construction activities. The project-specific water quality management plan provides best management practices for after construction, such as sweeping sidewalks regularly to prevent accumulation of litter and debris, etc. Therefore, the proposed project would not result in substantial erosion or siltation on- or off-site. Additionally, the proposed biofiltration basin would reduce impacts from on- or offsite flooding. Therefore, this impact is less than significant.

iii) **Less Than Significant Impact.** The proposed project is required to comply with Wildomar Municipal Code Section 13.12.050, which requires development to comply with a MS4 Permit from the San Diego Regional Water Quality Control Board. A biofiltration basin would be constructed to treat required water quality volume for the project site water quality. The proposed project would utilize a catch basin along Bundy Canyon Road to collect flows from street improvements and convey them into the biofiltration basin through a storm drain. The biofiltration basin, porous paver self-retaining areas, and landscaped self-treating areas would treat pollutants of concern on the project site. The flows within the biofiltration basin would either be pumped out of the biofiltration basin, due to the lack of existing storm drain within proximity of the biofiltration basin, and the depth which the underdrain system is located (JLC 2019a). Curb openings located adjacent to the biofiltration basins are also proposed to convey project flows that are not collected by the two catch basins (JLC 2019a).

The flows in excess of the required water quality volume would be conveyed via an outlet structure directly to the outlet storm drain, which then discharges into a proposed concrete channel located within the Mission Trail right-of-way (JLC 2019a). The porous pavers would be designed to provide the minimum 3-inch ponding below the perforated outlet pipe to adhere to the self-retaining area standards. Flows from the underdrain and peak surface flows would be conveyed to the U Channel along the southern boundary of the project site (JLC 2019a). This channel would convey flows to a rip rap dispersion area in which flows would be dispersed in a sheet flow manner, mimicking the existing condition flows. Therefore, with the construction of the basin, increases in runoff as a result of the project would not exceed the capacity of the existing stormwater system, and impacts are less than significant.

iv). **Less Than Significant Impact.** The project site is designated by the Federal Emergency Management Agency (FEMA) as being within Zone X, indicating minimal risk of flooding (FEMA 2008). Moreover, the project site is not within a 100- or 500-year flood zone (Wildomar 2003). Although the proposed project would increase impervious surfaces, the project site is not located within an area of flood risk, and the proposed basins would reduce impacts from on- or off-site flooding. Therefore, impacts are less than significant.

d) **No Impact.** As provided in VI.10.c.iv, the project site is not within a flood hazard zone. The project site is not in an area that is subject to seiches, mudflows, or tsunamis due to the absence of any nearby bodies of water and mud/debris channels. Additionally, the County of Riverside identifies dam inundation hazard areas throughout the county. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The County's dam inundation zones are identified in Figure S-10 of the Wildomar General Plan. As shown in Figure S-10, the project site is not in any dam inundation hazard zones (Wildomar 2003). In addition, the project is not in the vicinity of any levees. Therefore, the project would not be exposed to seiches, mudflows, or tsunami hazards, and no impact would occur.

e) **Less Than Significant Impact.** As provided in section VI.10.b, above, the project site is within the Elsinore Basin Groundwater Management Plan area; the proposed improvements would not conflict or obstruct implementation the EBGMP. Additionally, the project site is in the Water Quality Improvement Plan for the Santa Margarita River Watershed Management Area. The proposed project would comply with water quality requirements set forth in the Statewide General Construction Permit, the NPDES, and the City of Wildomar Municipal Code Section 13.12 (Stormwater/Urban Runoff Management and Discharge Controls Ordinance). Additionally, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2016a). Therefore, the project would not impede sustainable groundwater management of the basin, and impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the best management practices (BMPs) that may be implemented in addition to those provided in the WQMP to prevent such deterioration, as part of the building plan check review process prior to construction.

MITIGATION MEASURES

None required.

11. Land Use and Planning

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Physically divide an established community? | | | | ✓ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | | | ✓ | |

DISCUSSION

a) **No Impact.** The project site is mostly vacant, with a vacant residence and barn and ancillary structures. The project site is surrounded by vacant land, commercial development, and residences. Development of the proposed project would occur within the footprint of the site, and the street frontage directly adjacent to the northern boundary, to downgrade Bundy Canyon Road from six lanes to four lanes. Therefore, construction of the proposed project would not physically divide an established community, and no impact would occur.

b) **Less Than Significant Impact.** The proposed project will include a General Plan Amendment to the City's Circulation Element to downgrade Bundy Canyon from six lanes to four lanes along the project site frontage. Additionally, the proposed project would require a Zone Change to change the zoning map from the existing R-R (Rural Residential) designation to M-SC (Manufacturing-Service Commercial), and a Conditional Use Permit to establish an indoor shooting range/academy on the site. The City Traffic engineer evaluated long-term traffic needs along this road segment and has determined through the traffic study conclusions that a reduction to four lanes is justified. Therefore, a GPA to the Circulation Element is required to accommodate this change. The Change of Zone and Conditional Use Permit would ensure the proposed project is compatible with the uses for the project site. Therefore, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Section 3.42.090 of the Wildomar Municipal Code requires the payment of MSHCP fees at the time of issuance of a building permit.
2. Section 3.44.060 requires that the applicant pay appropriate development impact fees prior to issuance of a certificate of occupancy for the development project.
3. As required by Section 3.43.070 of the Wildomar Municipal Code, the project applicant is required to submit fees to the City in accordance with the requirements of the Stephens' Kangaroo Rat Habitat Conservation Plan Mitigation Fee Area.

MITIGATION MEASURES

None required.

12. Mineral Resources

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | ✓ |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | ✓ |

DISCUSSION

a) **No Impact.** The City of Wildomar, including the project site, is in an area designated as MRZ-3 in the Wildomar General Plan (Wildomar 2003). The MRZ-3 zone includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. The General Plan Open Space-Mineral Resources (OS-MIN) land use designation allows mineral extraction and processing facilities, based on the applicable Surface Mining and Reclamation Act (SMARA) classification. Those land areas held in reserve for future mining activities are also designated OS-MIN. No areas within the City boundaries are designated as OS-MIN. In addition to local regulations, all projects are required to comply with applicable state and federal regulations. As a result, no impacts would occur.

b) **No Impact.** There are no known locally important mineral resource recovery sites identified on the project site in the Wildomar General Plan or in a specific plan or other land use plan. As a result, no impacts would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

13. Noise

| Issues, would the project result in: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | ✓ | |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | | | ✓ | |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | ✓ | |

A Noise Assessment was prepared by Urban Crossroads on May 21, 2019 (2019c) (see **Appendix 12.0**). The assessment analyzed an alternative project in order to provide a more conservative analysis.

The City's Noise Element specifies the maximum allowable exterior noise levels for new developments impacted by transportation noise sources such as arterials roads, freeways, airports and railroads. In addition, the Noise Element identifies several policies to minimize the impacts of excessive noise levels throughout the community and establishes noise level requirements for all land uses. To protect the City of Wildomar residents from excessive noise, the Noise Element contains policies N 1.1, N 1.3, N 1.5, N 1.7, N 12.1, N 12.2, and N 12.3 (Urban Crossroads 2019c).

The City of Wildomar Noise Ordinance included in the Municipal Code, Chapter 4.48, establishes the maximum permissible noise level that may intrude into a neighbor's property. According to Section 9.48.040 of the Noise Ordinance, for residential uses, the exterior noise level shall not exceed 55 dBA during daytime hours (7 AM to 10 PM) and shall not exceed 45 dBA during the nighttime hours (10 PM to 7 AM).

Residential and commercial uses and vacant land surround the project site. The surrounding single-family residences are considered a noise sensitive land use.

Existing Noise Levels

Existing noise level measurements are presented in **Table 13-1**, Existing Noise Levels. The existing noise levels in the project area consisted primarily of existing traffic on Bundy Canyon Road.

Table 13-1
Existing Noise Levels

| Location | Energy Average Daytime Noise Level (dBA L _{eq}) | Energy Average Nighttime Noise Level (dBA L _{eq}) | CNEL |
|--|--|--|------|
| L1 – on Bundy Canyon Road, on northern boundary line of project site, near the 76 gas station. | 71.2 | 65.8 | 73.8 |
| L2 – on Bundy Canyon Road, northeast of the project site, near P K Mechanical Systems and Residential homes. | 67.3 | 63.6 | 71.1 |
| L3 – on Clovis Way, southeast of the project site, near an existing single-family residential neighborhood. | 52.3 | 44.8 | 53.8 |
| L4 – on Canyon Drive, south of the project site near an existing single-family residential neighborhood and vacant land. | 59.8 | 53.3 | 61.6 |
| L5 – on Mission Trail, southwest of the project site near a vacant land use area and Wildomar Library. | 70.8 | 65.6 | 73.7 |
| L6 – on Beecher Street Trail, southwest of the project site, near existing rural-residential homes. | 53.9 | 53.5 | 60.1 |
| Source: Urban Crossroads. May 21, 2019. Appendix 12. | | | |

Existing Traffic Noise Levels

Existing traffic noise level measurements are presented in **Table 13-2**, Existing Traffic Noise Levels.

Table 13-2
Existing Traffic Noise Levels

| ID | Road | Segment | Adjacent Planned (Existing) Land Use ¹ | CNEL at Nearest Adjacent Land Use (dBA) ² | Distance to Contour from Centerline (Feet) | | |
|----|-------------------|----------------------------|---|--|--|-------------|-------------|
| | | | | | 70 dBA CNEL | 65 dBA CNEL | 60 dBA CNEL |
| 1 | Mission Trail | North of Bundy Canyon Road | Industrial/Commercial | 69.8 | RW | 192 | 606 |
| 2 | Mission Trail | South of driveway 1 | Industrial (Residential) | 68.0 | RW | 126 | 399 |
| 3 | Orchard Street | South of Bundy Canyon Road | Residential/Public | 53.4 | RW | RW | RW |
| 4 | Almond Street | North of Bundy Canyon Road | Commercial/Residential | 55.6 | RW | RW | RW |
| 5 | Bundy Canyon Road | East of Driveway 2 | Industrial/Commercial (Residential) | 66.3 | RW | 102 | 324 |
| 6 | Bundy Canyon Road | West of Orchard Street | Commercial (Residential) | 66.6 | RW | 110 | 349 |
| 7 | Bundy Canyon Road | East of Orchard Street | Business Park/Residential/Commercial | 66.9 | RW | 117 | 371 |
| 8 | Bundy Canyon Road | West of Almond Street | Residential/Commercial/Public | 66.9 | RW | 117 | 371 |
| 9 | Bundy Canyon Road | East of Almond Street | Public/Residential | 67.1 | RW | 124 | 393 |

Source: Urban Crossroads. May 21, 2019. Appendix 12.

¹ City of Wildomar General Plan Land Use Map

² The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use.

RW = Location of the respective noise contour falls within the right-of-way of the road.

DISCUSSION

a) Less Than Significant Impact.

Construction

Construction-related, short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction of the project is complete.

Construction Noise

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect the residential neighborhoods near the construction site.

The nearest sensitive receptors to the project site are residences on the eastern boundary of the property and those to the northeast. However, it is acknowledged that construction activities would occur throughout the project site and would not be concentrated at the point closest to the sensitive receptors. Construction activities would include site preparation, grading, building construction, paving, and architectural coating. Grading activities typically represent one of the highest potential sources for noise impacts; the most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

In addition, the City's Noise Ordinance indicates that noise sources associated with private construction projects located within one-quarter of a mile from an inhabited dwelling are permitted between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensitive receptors. Given the sporadic and variable nature of noise levels associated with project construction, distance to sensitive receptors, and adherence to the time limits specified in the Wildomar Municipal Code, noise impacts would be reduced to a less than significant level.

Operation

Implementation of the proposed project would create new sources of noise at the project site. The major noise sources associated with the project that would potentially impact existing and future nearby residences include off-site traffic noise, on-site mobile noise, mechanical equipment, and parking area noise.

The noise generated by firearms can produce sound levels greater than 140 dBA and is a combination of two noise sources – the muzzle blast and the sonic boom, or bow wave, noise generated by the flight of the bullet (Urban Crossroads 2019c). Noise from a muzzle blast propagates in a spherical pattern and decreases at a rate of 6 dB per doubling of distance; the bow wave noise levels decrease at a rate of 4.5 dB per doubling of distance in the near field and decays in a nonlinear fashion (Urban Crossroads 2019c). At greater distances, such as the distance to nearby sensitive receptors, the bow wave decreases at a rate of 3 dB per doubling of distance. For the proposed project all shooting will occur indoors with the building, and interior design of the range, attenuating noise from muzzle blast.

To evaluate future off-site stationary source noise impacts associated with indoor shooting range activities, a reference stationary source noise level measurement was taken at the Orange County Indoor Shooting Range in the City of Brea. This level was utilized as a reference stationary source noise level for the proposed Project which is anticipated to be a similar facility with similar building construction. The reference measurement was taken at a distance of 10 feet from the building façade at the end of the shooting lanes by Urban Crossroads, Inc on November 17, 2009. The reference noise level, at a uniform distance of 50 feet for comparison purposes, is 37.7 dBA Leq. Operational project noise would not exceed the noise level thresholds. Therefore, impacts are less than significant.

b) **Less Than Significant Impact.** Once operational, the project would not be a source of groundborne vibration. Increases in groundborne vibration levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) would be conservative. The types of construction vibration impacts are human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Groundborne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Vibration velocities from typical heavy construction equipment operations would be short-term and would not be of sufficient magnitude to cause building damage. Therefore, vibration impacts associated with construction of the project is less than significant.

c) **Less Than Significant Impact.** The project is not located within an airport land use plan. There is no public airport, public use airport, or private airstrip located within two miles of the project site. The proposed project would not expose people residing or working in the area to excessive noise levels. Therefore, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by the City of Wildomar Municipal Code Section 9.48.020, all construction and general maintenance activities shall be limited to the hours 7:00 AM and 6:00 PM from October through May (Monday–Saturday), and between 6:00 AM and 6:00 PM (Monday–Saturday) from June through September. No construction is permitted on Sundays or City-observed holidays unless approved by the City Building Official or City Engineer.
2. As required by the City of Wildomar Municipal Code Section 15.04.010, Hours of Construction, any construction located within one-fourth mile from occupied residences shall be permitted Monday–Saturday, 6:30 AM to 7:00 PM. No construction shall be permitted on Sundays or City-observed holidays unless approved by the City Building Official or City Engineer.

MITIGATION MEASURES

None required.

14. Population and Housing

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | ✓ | |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | | | ✓ | |

DISCUSSION

a) **Less Than Significant Impact.** The proposed project would construct an indoor shooting range/academy and add 77 parking spaces to the project site. The proposed project would not induce substantial population growth; the indoor shooting range/academy would be used by residents living within the project site vicinity. Therefore, impacts to population growth is less than significant.

b) **Less Than Significant Impact.** The project site is mostly vacant; there is an existing vacant residence and barn and ancillary structures on the eastern portion of the site which would be demolished. As the residential structure is currently unoccupied, and development of the proposed building would not interfere with housing development offsite. The proposed project would not displace a substantial number of existing housing, necessitating the construction of replace housing elsewhere. Therefore, a less than significant impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

15. Public Services

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| a) Fire protection? | | | ✓ | |
| b) Police protection? | | | ✓ | |
| c) Schools? | | | ✓ | |
| d) Parks? | | | ✓ | |
| e) Other public facilities? | | | ✓ | |

DISCUSSION

a) **Less Than Significant Impact.** The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of Wildomar. RCFD Fire Station 61 is located at 32637 Gruwell Street, approximately 1.65 miles southeast of the project site, and would respond to calls for service from the proposed project. In addition to Fire Station 61, several other Riverside County and Murrieta Fire Department stations in the surrounding area would be able to provide fire protection services to the project site under mutual aid agreements if needed. A standard condition of approval for the proposed project includes compliance with the requirements of the Riverside County Fire Department and the payment of standard City development impact fees, which include a fee for fire service impacts. The proposed project is not expected to result in activities that create unusual fire protection needs. Refer to section VI.20, Wildfire, for specific analysis related to fire hazards. As such, any impacts are considered less than significant.

b) **Less Than Significant Impact.** Police protection services are provided in Wildomar by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 3.65-miles northwest of the project site. Traffic enforcement is provided in this area of Riverside County by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel.

For the purpose of establishing acceptable levels of service, the Sheriff's Department strives to maintain a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (Wildomar 2018a). As discussed in Issue a) in section VI.14, Population and Housing, the project is not anticipated to include substantial population growth and therefore would not be expected to substantially increase the demand for police protection services. Regardless, as a standard condition of approval for the project, the project applicant is required to pay standard development impact fees, which include a fee for police service impacts to offset potential demand associated with development. Therefore, this impact is less than significant.

c) **Less Than Significant Impact.** The project site is in the Lake Elsinore Unified School District (LEUSD) and is served by Wildomar Elementary School, Brown Middle School, and Elsinore High School. As discussed in Issue a) in section VI.14, Population and Housing, the project would not increase the City's population. Currently, the City provides a Notice of Impact Mitigation Requirement to an applicant for a building permit, who then works with the school district 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. Payment of fees in compliance with Government Code Section 65996 fully mitigates all impacts to school facilities. Therefore, this impact is less than significant.

d) **Less Than Significant Impact.** The City of Wildomar owns and manages three public parks with a combined acreage of 14.27 acres: Marna O'Brien Park, Regency Heritage Park, and Windsong Park. The City requires 3 acres of neighborhood and community parkland per 1,000 residents. The proposed project would not create housing or additional population that would create a demand on public parks. See Section VI.16 for discussion of project impacts to recreational facilities. Project impacts to parks is less than significant.

e) **Less Than Significant Impact.** Development of the project would result in a negligible increase in the demand for other public facilities. The proposed project would include facilities such as classrooms. As substantiated in Issue a) in section VI.14, Population and Housing, the proposed project would not have significant impacts on population growth. The proposed project is not expected to result in activities that create unusual demands on other public facilities; impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project applicant is required to comply with the requirements of the Riverside County Fire Department and pay standard development impact fees for fire service impacts (Wildomar Municipal Code Section 3.44).
2. The project applicant is required to pay standard development impact fees for police service impacts (Wildomar Municipal Code Section 3.44).
3. The project applicant is required to work with the LEUSD to determine the precise amount for the Notice of Impact Mitigation Requirement.

MITIGATION MEASURES

None required.

16. Recreation

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | ✓ | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | ✓ | |

DISCUSSION

a) **Less Than Significant Impact.** The City of Wildomar owns and manages three public parks with a combined acreage of 14.27 acres: Marna O'Brien Park, Regency Heritage Park, and Windsong Park. The City uses a level of service standard to calculate park improvement impact fees—3 acres per 1,000 residents—the same ratio specified in the Quimby Act for park land acquisition (Wildomar 2015). As discussed in VI.14, above, the project would not result in an increase in population, as the proposed project would predominantly serve residents living in the project vicinity. Therefore, the construction of new park space or other citywide recreational facilities would not be required. The proposed project would develop an indoor shooting range/academy which could be used for recreational purposes by users. Impacts related to the physical deterioration of existing recreation parks or facilities is less than significant.

b) **Less Than Significant Impact.** The proposed project would construct an indoor shooting range/academy which may be used by some users for recreational purposes. The proposed project would not require the construction or expansion of offsite recreational facilities, as the users of the indoor shooting range/academy would be residents that live within the project site vicinity. Furthermore, the proposed project would not induce population growth and would not be required to construction expanded recreational facilities. Therefore, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

17. Transportation

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | | | ✓ | |
| b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? | | | ✓ | |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | ✓ | |
| d) Result in inadequate emergency access? | | | ✓ | |

A traffic impact analysis (TIA) was conducted by Urban Crossroads on April 22, 2019, that included both the proposed project and an alternative that is not part of this submittal. A memorandum was prepared on October 22, 2019 (Urban Crossroads 2019d), clarifying assumptions for the proposed project, and is included as **Appendix 13.0** to this Initial Study.

Project Background

The TIA provides the proposed project trip generation summary and compares it to the trip generation of the alternative project.

Methodology

Project Trip Generation

As shown in **Table 17-1**, Proposed Project Trip Generation, the proposed project is anticipated to generate a total of 290 weekday trip-ends per day with 80 PM peak hour trips; AM peak hour trip generation has not been provided as the proposed project is not anticipated to operate during the AM peak hour.

Table 17-1
Proposed Project Trip Generation

| Trip Type | PM Peak Hour | | | Daily |
|---|--------------|-----------|-----------|------------|
| | In | Out | Total | |
| Patrons | 25 | 25 | 50 | 150 |
| Law Enforcement | 10 | 10 | 20 | 100 |
| Employees | 3 | 7 | 10 | 40 |
| Total | 38 | 42 | 80 | 290 |
| Source: Urban Crossroads October 22, 2019. Appendix 13. | | | | |

a) **Less Than Significant Impact.** The proposed project would construct a shooting range onsite, which is currently vacant with the exception of an existing residence on the eastern portion of the site. The proposed project would operate between 9 AM and 10 PM seven days a week. Due to the hours of operation, the proposed project would not generate AM peak trips; the proposed project would generate a total of 290 daily trips (see **Table 17-1**).

Public Transit and Bicycle Plans

The Riverside Transit Agency (RTA) Bus Route 8, Lake Elsinore-Wildomar Loop, operates along Mission Trail which abuts the project site's western boundary. Additionally, the portion of Bundy Canyon Road east of the Bundy Canyon Road and Orchard street intersection, approximately 0.3 miles east of the site, is designated as a west-east multi-use trail. (Wildomar 2019) The proposed project would be checked for compliance with these standards as part of the City's review process. Bundy Canyon Road would be downgraded from six lanes to four lanes along the street frontage of the site. The City Traffic engineer evaluated long-term traffic needs along this road segment, and has determined through the traffic study conclusions that a reduction to four lanes is justified. The TIA, which originally analyzed a more intense land use, supported the proposed downgrade to Bundy Canyon Road. Therefore, because the proposed project would not conflict with any adopted policies, plans, or programs related public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities as all project improvements would occur onsite, impacts are less than significant.

Roadways

As part of the proposed project Bundy Canyon Road would be downgraded from six lanes to four lanes along the street frontage of the site. The City Traffic engineer evaluated long-term traffic needs along this road segment, and has determined through the traffic study conclusions that a reduction to four lanes is justified. The TIA indicated that the anticipated long-range forecasts along Bundy Canyon Road can be supported by a 4-lane roadway and maintain acceptable levels of service along the roadway segments.

Intersections

The Traffic Impact Analysis (TIA) included in Appendix 12 evaluated a gasoline station and commercial use as well as the proposed project. The impact analysis is considered the higher traffic generating land use of the gas station and evaluated impacts to the roadways based on that analysis. While conservative, the TIA overstates the impact of the proposed project and recommends changes to study area intersections that would not be required of the proposed shooting range. (**Appendix 13**) As shown in the cover memorandum for Appendix 12, the shooting range would have zero AM peak hour trips, and 80 PM peak hour trips. The proposed project is anticipated to contribute towards cumulative traffic impacts at the following intersections for Opening Year Cumulative (2020) or Horizon Year (2040) traffic conditions:

- Mission Trail & Bundy Canyon Road (#1)
- Orchard Street & Bundy Canyon Road (#4)
- Almond Street & Bundy Canyon Road (#5)

The Mission Trail & Bundy Canyon Road intersection is included in the City's Development Impact Fee (DIF) which addresses impacts associated with growth. For the other two intersections with Bundy Canyon Road: Orchard and Almond Streets, the traffic distribution assumptions shown in Exhibit 4-1 of the TIA, shows that the project would generate less than 50-peak hour trips at these study intersections. Moreover, the City's TIA preparation guidelines would not require study of these intersections as the anticipated project traffic would be less than significant. The TIA shows that the proposed project would

generate less impact than the assumed gas station, and that mitigation measures at the study area intersections is unnecessary. This impact is considered less than significant.

b) **Less Than Significant Impact.** According to CEQA Guidelines Section 15064.3 subdivision (b), vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects that would decrease vehicle miles traveled compared to existing conditions should be considered to have a less than significant transportation impact. The project would result in the construction of a shooting range and would serve residents that live within the project area. The proposed project would generate 290 daily trips and the VMT associated with the proposed project would be negligible when compared to the region as a whole. The City is working with WRCOG in the development of VMT to apply from both a regional and city perspective. The City will take action on VMT prior to the July 2020 requirement, and will use LOS until the VMT for the City is adopted. Therefore, the project would not conflict with Section 15064.3 subdivision (b), and a less than significant impact would occur.

c) **Less Than Significant Impact.** The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. The proposed project would be checked for compliance with these standards as part of the City's review process. Bundy Canyon Road would be downgraded from six lanes to four lanes along the street frontage of the site. This is part of the City's long-range effort to correctly size roadways to balance the communities needs with the cost of long-term maintenance. The City Traffic engineer evaluated long-term traffic needs along this road segment, and has determined through the traffic study conclusions that a reduction to four lanes is justified. The proposed project does not change the direction of the roadway introduce any hazardous design features. Impacts are less than significant.

d) **Less Than Significant Impact.** The proposed project would provide two vehicular access points to the site, one driveway along Bundy Canyon Road and another driveway at the southwest corner of the site along Mission Trail. The driveway on Mission Trail would be a right-in/right-out only access driveway. Access to the project site would be reviewed by the City and 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. Therefore, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Prior to issuance of any building permit on the project site, the project applicant shall pay all development impact fees (Wildomar Municipal Code Section 3.44).
2. Prior to issuance of any building permit on the project site, the project applicant shall demonstrate payment of the Western Riverside Transportation Uniform Mitigation Fee (Wildomar Municipal Code Section 3.40).
3. As required by Municipal Code section 8.28, Fire Code, review of the project design by the City and CAL FIRE / Riverside County Fire Department is required to ensure sufficient emergency access.

MITIGATION MEASURES

None required.

18. Tribal Cultural Resources

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | | ✓ | | |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | | ✓ | | |

DISCUSSION

a i, ii) **Less Than Significant Impact with Mitigation Incorporated.** The project site does not contain any structures or resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k) (see section VI.5, above).

In accordance with Senate Bill (SB) 18, the Native American Heritage Commission was contacted to obtain a list of tribes that may have cultural association with the project site and its local vicinity. Assembly Bill (AB) 52 established a formal consultation process for California tribes within the CEQA process. The Bill specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to “begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project.” Section 21074 of AB 52 also defines tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and that are either listed on, or eligible for, the California Register of Historical Resources or a local historic register, or the lead agency chooses to treat the resource as a significant resource.

The City notified tribes that requested to be alerted of new projects on July 3, 2019, which included the Morongo Band of Mission Indians, Pechanga Band of Mission Indians, Rincon Band of Luiseño, and Soboba Band of Mission Indians; all tribes responded. The Morongo Band of Mission Indians indicated that they had no additional information to provide; the Pechanga Band of Mission Indians, Rincon Band of Luiseño, and Soboba Band of Mission Indians requested consultation. The City of Wildomar consulted with the Soboba Band of Mission Indians on August 1, 2019 and the Rincon Band of Luiseño on September 5, 2019.

The City works closely with the with the Pechanga Band of Mission Indians and consults on all projects before the City. The City's cultural mitigation measures, developed in coordination with the Tribe have been incorporated into this IS/MND. While the tribe did not respond to our inquiry concerning consultation, the City is confident that the tribe will reach out if needed for the proposed project.

With the inclusion of mitigation measures **TRI-1** through **TRI-5** and **CUL-1**, impacts to tribal cultural resources would be mitigated to a less than significant impact with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

Refer to mitigation measure **CUL-1** in section VI.5 of this document.

TRI-1 To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). The Soboba Band of Luiseno Indians and the Pechanga Band of Luiseño Indians may assign individuals to monitor all grading, excavation, and groundbreaking activities as well, and the tribal monitors shall be allowed on-site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the consulting tribe(s) are satisfied that construction will not disturb cultural resources.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Planning Department and Building and Safety Department*

TRI-2 At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the tribe(s) that intend to assign tribal monitors pursuant to mitigation measure **TRI-1**. The archaeologist and the tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site.

Timing/Implementation: *At least 30 days but no more than 60 days prior to any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

TRI-3 At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project applicant shall contact the Soboba Band of Luiseno Indians, the Rincon Band of Luiseño Indians, and the Pechanga Band of Luiseño Indians with notification of the proposed grading and shall enter into a Tribal Cultural Resources Treatment and Monitoring Agreement with the tribe(s). The agreements shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for tribal monitors; and establishing on-site monitoring provisions and/or requirements for professional tribal monitors during all ground-disturbing activities. The terms of the agreements shall not conflict with any of these mitigation measures. A copy of the signed

agreement shall be provided to the Planning Director and the Building Official prior to the issuance of the first grading permit.

Timing/Implementation: *At least 30 days but no more than 60 days prior to the issuance of any grading permit.*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

TRI-4 If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by the archaeologist and the tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the archaeologist. The report shall include a list of the resources discovered; documentation of each site/locality; interpretation of the resources identified; a determination of whether the resources are historical resources, unique or non-unique archeological resources, and/or tribal cultural resources; and the method of preservation and/or recovery for the identified resources. If the archaeologist, in consultation with the tribes, determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. Further ground disturbance shall not resume within the area of the discovery until the City, project applicant, project archaeologist, and consulting tribe(s) reach an agreement regarding the appropriate treatment of the cultural resources, which may include avoidance or appropriate mitigation. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. Work may continue outside of the buffer area and will be monitored by additional tribal monitors, if needed as determined by the project archaeologist and the consulting tribe(s).

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Engineering Department and Planning Department*

TRI-5 In the event that cultural resources are discovered during the course of grading (inadvertent discoveries), the following shall be carried out for final disposition of the discoveries:

- a. The landowner(s) shall agree to relinquish ownership of all recovered tribal cultural resources to the consulting tribe(s), including sacred items and all artifacts, as part of the required treatment for impacts to cultural resources.
- b. One or more of the following treatments, in order of preference below, with (i) being the preferred treatment and (ii) being the secondary preferred treatment, shall be employed with the agreement of all parties. Evidence of such agreement shall be provided to the City:
 - i. Preservation in place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.
 - ii. On-site relocation to a preservation area shall be accomplished as requested by the consulting tribe(s). The preservation area location shall be governed by measures and provisions to protect the preservation area from any future impacts in perpetuity. Relocation shall not occur until all legally required cataloging and basic

recordation have been completed. No recordation of sacred items is permitted without the written consent of the consulting tribe(s).

- iii. Only if (i) and (ii) above cannot be employed, curation shall be arranged with an appropriate qualified repository that meets federal standards per 36 CFR Part 79. The cultural resources would be professionally curated and made available to other archeologists/researchers/tribal governments for further research and culturally appropriate use. The collections and associated records shall be transferred to a curation facility meeting the above federal standards to be accompanied by a curation agreement and payment of any fees necessary for permanent curation.

| | |
|--------------------------------|--|
| <i>Timing/Implementation:</i> | <i>During any ground-disturbing construction activities</i> |
| <i>Enforcement/Monitoring:</i> | <i>City of Wildomar Engineering Department and Planning Department</i> |

19. Utilities and Service Systems

| Issues, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | | | ✓ | |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | | | ✓ | |
| c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | ✓ | |
| d) 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? | | | ✓ | |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | | | ✓ | |

DISCUSSION

a,c) **Less Than Significant Impact.**

Wastewater Treatment

The EVMWD currently operates three wastewater treatment facilities: The Regional Water Reclamation Facility (WRF), the Horsethief Canyon Wastewater Treatment Plant (WWTP), and the Railroad Canyon WWTP (EVMWD 2016a). In addition, flow in the southern part of the EVMWD's service area is treated at the Santa Rosa Water Reclamation Facility operated by the Rancho California Water District. The project site is within the Regional WRF wastewater collection area (EVMWD 2016a).

To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors specified in the 2016 Sewer System Master Plan. The recommended generation rates are determined according to land use designation. The wastewater generation rate in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the 2016 Sewer System Master Plan is 403 gallons per day (gpd)/acre for limited industrial (EVMWD 2016b). The proposed building would be 34,789 square feet. **Table 19-1, Project-Wastewater Generation**, shows the amount of wastewater generation based on the proposed improvements and wastewater generation factors.

Table 19-1
Project-Wastewater Generation

| Improvement | Size (square feet) | Size (acre) | Wastewater Duty Factor (gpd/ac) | Total (gpd) |
|---|---------------------------|--------------------|--|--------------------|
| Indoor Shooting Range/Academy | 34,789 | 0.80 | 403 | 322.4 |
| Source: EVMWD 2016b. 2016 Sewer System Master Plan Final Report. August 2016. | | | | |

As shown in Table 3-4, Lift Station Summary, of the 2016 Sewer System Master Plan, there are 29 lift stations that serve the Regional WRF (EVMWD 2016b). Wastewater produced by the proposed project would be drawn by the B-1 Regional Lift Station, approximately 2.4 miles northwest of the project site, at 31702 Mission Trail. The B-1 Lift Station has three pumps and a capacity of 1,400 gallons per minute (gpm), or 2,016,000 gpd (EVMWD 2016b). The Regional WRF has an average daily intake of 5.46 million gallons per day (mgd) with a flow capacity of 8 mgd and a peak flow capacity of 17.6 mdg (EVMWD 2016b). Therefore, the Regional WRF has an excess daily intake capacity of approximately 2.54 mgd. In addition, the RWRF also has a planned capacity expansion to 18.2 mgd by 2040 (EVMD 2016a).

The proposed project would result in an increase of approximately 0.01 percent¹ of the remaining wastewater flow capacity of the Regional WRF, and would be even less with implementation of the future expansion of the WRF. Therefore, based on wastewater generated by the project, the current capacity of the Regional WRF would be able to accommodate the wastewater flows generated from the proposed project. The proposed project impacts to wastewater treatment is less than significant.

Water Treatment

Water treatment facilities filter and/or disinfect water before it is delivered to customers. The EVMWD supplies water to the surrounding area and would supply water to the project site. Water line improvements at the project site would be constructed in accordance with Title 13, Public Services, of the Wildomar Municipal Code.

EVMWD purchases water from the Western Municipal Water District (WMWD) from two different sources (EVMWD 2016a). One source of purchased water from WMWD is treated at the Metropolitan Water District's Skinner Filtration Plant, which blends primarily Colorado River water and a small amount of State Water Project water. The other source of purchased water from the WMWD is conveyed from the Temescal Valley Pipeline and treated at the Mills Filtration Plant (EVMWD 2016a). Surface water from Canyon Lake (Railroad Canyon reservoir) is treated at Canyon Lake Water Treatment Plant. The water treatment facilities, their capacities, and remaining available treatment capacities are shown in **Table 19-2, EVMWD Water Treatment Facilities**.

¹ 322.4 gpd / 2,540,000 gpd = 0.00012693 = 0.012 percent.

Table 19-2
EVMWD Water Treatment Facilities

| Treatment Plant | Capacity (mgd) | Average Daily Intake ¹ (mgd) | Remaining Treatment Capacity (mgd) |
|---------------------------------------|----------------|---|------------------------------------|
| Canyon Lake Water Treatment Plant | 9 | 4.5 | 4.5 |
| Skinner Filtration Plant ¹ | 630 | 220 | 410 |
| Mills Filtration Plant ¹ | 220 | 90 | 130 |
| Total: | 859 | 314.5 | 544.5 |

Source: EVMWD 2016a, MWD 2017.

¹ Estimates based on average of Skinner and Mills daily effluent graphs.

As shown in **Table 19-2**, the EVMWD water treatment facilities have a remaining water treatment capacity of approximately 544.5 mgd. Based on water generations rates in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the Sewer System Master Plan, the water duty factors for the site's uses would be 700 gpd/acre for limited industrial (EVMWD 2016b). **Table 19-3**, Project-Water Generation, shows the amount of water demand based on the proposed improvements and water duty factors.

Table 19-3
Project-Wastewater Generation

| Improvement | Size (square feet) | Size (acre) | Wastewater Duty Factor (gpd/ac) | Total (gpd) |
|-------------------------------|--------------------|-------------|---------------------------------|-------------|
| Indoor Shooting Range/Academy | 34,789 | 0.80 | 700 | 560 |

Source: EVMWD 2016b. 2016 Sewer System Master Plan Final Report. August 2016.

As provided in **Table 19-3**, the project would result in a water demand increase of 560 gpd. This is less than 0.001 percent² of the remaining treatment capacity of the EVMWD water treatment facilities. Therefore, based on water demands of the project, the current capacity of the EVMWD treatment facilities would be able to accommodate the water demands generated from the proposed project. The proposed project impacts to water treatment is less than significant.

Furthermore, according to EVMWD, there would be available water and sewer to serve the proposed project (EVMWD 2019). Therefore, impacts are less than significant.

Stormwater Drainage

Stormwater drainage impacts are addressed in section VI.10.c.iii, above. The proposed project would include a biofiltration basin; the flows within the biofiltration basin would either be pumped out of the biofiltration basin, due to the lack of existing storm drain within proximity of the biofiltration basin, and the depth which the underdrain system is located (JLC 2019a). The flows in excess of the required water quality volume would be conveyed via an outlet structure directly to the outlet storm drain, which then discharges into a proposed concrete channel located within the Mission Trail right-of-way (JLC 2019a). The U Channel along the southerly boundary of the project site would convey flows to a rip rap dispersion area in which flows would be dispersed in a sheet flow manner, mimicking the existing condition flows.

² 560 gpd / 544,500,000 gpd = 0.00000103 = 0.0001 percent.

Additionally, the BMP facilities implemented by the proposed project would improve water quality. Impacts are less than significant. Stormwater drainage improvements would not exceed the capacity of storm drain systems, in accordance with the City of Wildomar Municipal Code Section 13.12.050 and the MS4 Permit from the San Diego Regional Water Quality Control Board.

Electricity and Natural Gas

The project site would require connection to utilities such as natural gas lines in the vicinity of the site in accordance the installation requirements of City of Wildomar Municipal Code Section 16.40.010. The applicant would be responsible for payment of electricity and gas connections as well as use of the utility. As described in section VI.6, Energy, the project would not result in energy use such that new or expanded facilities is required. Therefore, impacts are less than significant.

b) **Less Than Significant Impact.** The project site is within the service boundary for the EVMWD. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local groundwater supplies does not occur. Imported water is obtained from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. EVMWD has a total of 13,128.2 acre-ft/year of groundwater rights and safe yield (EVMWD 2016a). The EVMWD has the ability to obtain a capacity of 26,296 acre-feet per year (23.4 mgd) during average years and wet years (EVMWD 2016a).

The proposed project is expected to be developed by 2021. As shown in the 2015 Urban Water Management Plan, the projected 2020 water demand and supply would be 36,205 acre-feet per year and 44,052 acre-feet per year (EVMWD 2016a). Therefore, the supply would exceed the demand by 7,847 acre-feet/year. Thus, this impact is less than significant because there would be sufficient water supply to service the proposed project.

d) **Less Than Significant Impact.** The main disposal site that would serve the project site is the El Sobrante Landfill in Corona. The landfill is projected to reach its full capacity of 209,910,000 cubic yards in 2051 (CalRecycle 2019). The landfill covers approximately 1,322 acres and has a maximum permitted throughput of approximately 16,054 tons/day (CalRecycle 2019). The El Sobrante Landfill has a remaining capacity of 143,977,170 tons (CalRecycle 2019).

The California Department of Resources Recycling and Recovery's (CalRecycle) sample solid waste generation rates for industrial is 0.006 pound per square foot per day (CalRecycle 2016). The proposed building is 34,789 square feet and would generate (34,789 square feet x 0.006 lb/sq ft/day = 208.734 lb/day) 208.7 lb/day of solid waste. This increase would be 0.00065 percent³ of the landfill's daily maximum permitted throughput and could be accommodated. The spent ammunition casings and bullets will be recycled consistent with state and federal law. Therefore, the project impacts on landfill capacity is less than significant.

e) **Less Than Significant Impact.** Solid waste would be generated during construction and operation of the proposed project. The Solid Waste Reuse and Recycling Access Act of 1991 requires that adequate areas be provided for collecting and loading recyclable materials such as paper, products, glass, and other recyclables. City of Wildomar Municipal Code Section 8.104 regulates solid waste handling and mandates that sufficient receptacles be in place onsite to accommodate refuse and recycling. Compliance with state law and the City's Municipal Code would ensure the project would result in a less than significant impact.

³ 208.734 lb/day = 0.104367 ton/day

0.104367 tons/day / 16,054 tons/day = 0.0000065 or 0.00065 percent.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego Regional Water Quality Control Board, stormwater drainage improvements must be consistent and in accordance with these provisions.
2. As required by City of Wildomar Municipal Code Section 16.40.10, Installation Requirements, the project would comply with the installation requirements for undergrounding utilities.
3. As required by City of Wildomar Municipal Code Section 8.104, Solid Waste Collection and Disposal, the generation, accumulation, handling, collection, transportation, conversion, and disposal of solid waste must be controlled and regulated through the provisions of this chapter.

MITIGATION MEASURES

None required.

20. Wildfire

| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | | ✓ | | |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | | ✓ | | |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | | | ✓ | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | | | ✓ | |

a) **Less Than Significant Impact With Mitigation Incorporated.** California Government Code Chapter 6.8 directs the California Department of Forestry and Fire Protection (CALFIRE) to identify areas of very high fire hazard severity within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities, which quantifies the likelihood and nature of vegetation fire exposure to buildings. LRA VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Standards Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods and materials.

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones. The project site is located in a non-VHFHSZ within the LRA (CALFIRE 2009). Development on the project site would be subject to compliance with the 2016 California Building Code (or the most current version) and the 2016 edition of the California Fire Code (or the most current version). Wildomar is covered under the Riverside County Operational Area Emergency Operations Plan (2006) and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (2012). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction is required to meet minimum standards for fire safety. Implementation of these plans and policies in conjunction with compliance with the Fire Code would minimize the risk of loss due to wildfires.

Development on the project site would be subject to compliance with California Building Code. Moreover, the City of Wildomar is under the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan, which provide guidance to effectively respond to and mitigate emergencies, including wildfires. Furthermore, the proposed project would not conflict with adopted emergency response or

evacuation plans. The surrounding roadways would continue to provide emergency access to the project site and surroundings during construction and postconstruction. In addition, as with all projects in the City of Wildomar, mitigation measures **HAZ-1** and **HAZ-2**, which require conformance with the California Building Code and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

b) **Less Than Significant with Mitigation Incorporated.** The eastern portion of the project site is developed, and the remainder of the site is undeveloped and vacant. The entire site's topography is generally flat. The City does not have high-speed prevailing winds, and average wind speeds are approximately 6 miles per hour during the windier part of the year, from November to June (Weather Spark 2019).

Development of the site with the proposed improvements would reduce the amount of exposed vegetation that could be used as fuel on the site. Therefore, the project and site conditions would not contribute to an increase in exposure to wildfire risk. Additionally, development on the project site would be subject to compliance with the California Building Code. Moreover, the City of Wildomar is under the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan, which provides guidance to effectively respond to and mitigate emergencies, including wildfires. The project site is not within a Very High Fire Severity Zone; however, as with all projects in the City of Wildomar, mitigation measures **HAZ-1** and **HAZ-2**, which require conformance with the California Building Code and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

c) **Less Than Significant Impact.** The project site would require expansion of connection to utilities such as electricity, water, and sewer. The project applicant is required to pay for connections and maintenance of onsite utility infrastructure. The utilities would be installed to meet service requirements. The project site is not within a Very High Fire Severity Zone. The construction of infrastructure improvements for the project would not directly increase fire risk, and impacts are less than significant.

d) **Less Than Significant Impact.** As discussed in Section VI.7 and VI.10 respectively, above, the project site is not within a landslide hazard area or a flood plain. There is currently mild drainage onsite that runs into a lowered path next to the road. Historical geographic mapping does not show any flooding or safety concerns caused by the drainage. Construction activities related to the proposed project would be subject to compliance with the CBC and would include best management practices (BMPs). Best management practices 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 that slows stormwater flow and reduces the potential for erosion, landslides, and downstream flooding. Operationally, drainage at the project site would be improved post-construction by utilizing a biofiltration basin. Therefore, with implementation of BMPs, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None Required.

MITIGATION MEASURES

Implementation of mitigation measures **HAZ-1** and **HAZ-2** in Section VI.9 of this document.

VI. MANDATORY FINDINGS OF SIGNIFICANCE

| Issues, does the project: | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | ✓ | | |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | ✓ | | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | ✓ | | |

DISCUSSION

The following mandatory findings of significance are in accordance with CEQA Guidelines Section 15065.

a) **Less Than Significant Impact with Mitigation Incorporated.** Based on the evaluations and discussion in this IS/MND, the proposed project has a very limited potential to incrementally degrade the quality of the environment because a portion of the site is currently developed and disturbed. As discussed in section VI.5, Cultural Resources, with implementation of mitigation measures **CUL-1** and **TRI-1** through **TRI-5**, the proposed project would have a less than significant impact on archaeological resources. Furthermore, as discussed in section VI.7, Geology and Soils, the proposed project would have a less than significant impact on geological and paleontological resources with implementation of mitigation measure **GEO-1** and **GEO-2**, which require the project to incorporate recommendations of the geotechnical report and reduce impacts to paleontological resources. Moreover, with implementation of **CUL-1** and **TRI-1** through **TRI-5**, the proposed project would have a less than significant impact to tribal cultural resources. With implementation of **HAZ-1** and **HAZ-2**, as discussed in section VI.8, Hazards and Hazardous Materials, and section VI.20, Wildfire, the proposed project would result in a less than significant impact with respect to wildfire with conformance to building codes and City standards. Therefore, the proposed project would not significantly affect the environment after implementation of the mitigation measures in this IS/MND. Therefore, any impacts would be considered less than significant with mitigation incorporated.

b) **Less Than Significant Impact with Mitigation Incorporated.**

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts. The project includes several design measures to minimize light pollution. This project and other projects in Wildomar are required to comply with the City's light pollution ordinance. The project is proposed in a developing region of the City and is consistent with the General Plan. While the proposed building may obscure views of surrounding ridgelines from proximate public vantage points, the proposed project, in combination with other development in the vicinity would not significant impact any scenic vistas. Therefore, the proposed project would have a less than cumulatively considerable impact to aesthetics.

Agriculture and Forestry Resources

Implementation of the proposed project would not result in any impacts to agriculture or forestry resources and would therefore not contribute to cumulative impacts to these resources.

Air Quality

The South Coast Air Quality Management District's approach for assessing cumulative impacts are based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion under Issue a) in section VI.3, Air Quality, describes the SCAQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed project would be consistent with the plan. As such, the project would have a less than cumulatively considerable impact on air quality. Moreover, the implementation of mitigation measure **AQ-1** would reduce potential air quality impacts associated with the operation of the shooting range, by requiring filtration, to a less than significant impact.

Biological Resources

The eastern portion of the project site is developed, and the remainder of the site is undeveloped and vacant. The project site is not in a conservation cell and not designated for conservation. Implementation of mitigation measures **BIO-1** through **BIO-3** would reduce impacts associated with biological resources through the payment of MSHCP mitigation fees, conducting pre-construction nesting bird and burrowing owl surveys, limiting the use of invasive plant species, and the implementation of dust control and project-specific SWPPP. The proposed project would have a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. However, mitigation measures **CUL-1** and **TRI-1** through **TRI-5** would reduce the potential impacts associated with development on the project site. Thus, the project would have a less than cumulatively considerable impact.

Energy

Construction and operation of the improvements would result in an increase in energy. Construction energy would be temporary and normal of development in the region. Section VI.6, Energy, analyzed the project's cumulative contribution to energy in the region and determined the project would have a less than cumulatively considerable environmental impact to energy.

Geology and Soils

Project-related impacts on geology and soils associated with development on the project site are site specific, and project development would not contribute to seismic hazards or soil erosion. Implementation of mitigation measure **GEO-1** would result in decreased exposure to the risks associated with seismic activity, and **GEO-2** would reduce potential impacts to paleontological resources. Therefore, impacts are expected to be less than cumulatively considerable.

Greenhouse Gas Emissions

The greenhouse gas analysis in section VI.8, Greenhouse Gas Emissions, analyzed the proposed project's cumulative contribution to global climate change and determined that the project would have a less than cumulatively considerable environmental impact resulting from greenhouse gas emissions.

Hazards and Hazardous Materials

The proposed project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. The project site is not within a Very High Fire Severity Zone. Implementation of mitigation measures **HAZ-1** and **HAZ-2** would ensure that the proposed project complies with California Building Code, Fire Code, and City standards in regard to fire hazards. Compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Water quality measures included in the proposed project and the WQMP and SWPPP prepared for the project would protect the quality of water discharged from the site during both construction and operational activities. The site is not located within a flood hazard zone. Therefore, the proposed project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

The proposed project would require a General Plan Amendment, Change of Zone, and Conditional Use Permit in order for the proposed project to be developed. As these actions must occur prior issuance of any building permit, and the change in land use is less-intensive than proposed, the project would have a less than cumulatively considerable impact related to land use and planning.

Mineral Resources

The proposed project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

Noise

As discussed in section VI.13, Noise, the proposed project would comply with all applicable noise standards and would have less than significant direct impacts related to construction and operational noise. Project construction could result in some noise disturbance; however, these impacts would be temporary and would be restricted to daytime hours. In addition, the project would adhere to the City of Wildomar's policies found in the General Plan Noise Element and the Municipal Code limiting the construction hours of operation. It is possible that other construction projects in the vicinity could overlap with activity on the proposed project site, but other such projects is required to mitigate their construction noise impacts. Any combined impacts would be temporary, constituting intermittent annoyance perhaps, but not a significant cumulative noise impact. Therefore, the proposed project would have a less than cumulatively considerable impact related to noise.

Population and Housing

Since the project site is mostly vacant with an existing vacant residence and barn and ancillary structures, a substantial number of housing units or people would not be displaced, and the construction of replacement housing is not required. Therefore, the project would have a less than cumulatively considerable impact related to population and housing.

Public Services

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services such as fire and police protection. However, as a standard condition of approval, project applicant is required to pay development impact fees to fund the expansion of such services. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have a less than cumulatively considerable impact on public services.

Recreation

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, would not significantly increase the demand for recreational space. The project would provide new recreational space. Additionally, as a standard condition of approval, the project applicant is required to pay development impact fees to fund the expansion of such services. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have a less than cumulatively considerable impact on public services.

Transportation

The cumulative setting for the proposed project includes the nearby development for opening year traffic conditions provided by City of Wildomar Public Works and Engineering staff. Cumulative traffic impacts are created as a result of a combination of the proposed project and other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable levels of service with or without the project. Information on future projects in the vicinity of the study areas has been obtained from the City of Wildomar staff for inclusion in the TIA. Table 4-3 of the TIA shows the proposed land uses for nearby cumulative projects provided by City staff (**Appendix 12.0**).

The TIA concludes that the reduction of lanes on Bundy Canyon Road from a planned 6 to 4 lanes would not result in significant traffic impacts. As discussed in Section 17, Transportation of this initial study, while the TIA includes a conservative analysis of a gas station and commercial project with higher traffic generation, the estimated traffic from the proposed project would not trigger the need for intersection improvements.

A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact. As required by the City, payment of the Transportation Uniform Mitigation Fee and the City Development Impact Fee, fully mitigates the proposed project's cumulative impacts. (Article I, Development Impact Fees, of Municipal Code Chapter 3.40 and 3.44 respectively).

Tribal Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. However, mitigation measures **CUL-1** and **TRI-1** through **TRI-5** would reduce

the potential impacts to tribal cultural resources associated with development on the project site. Thus, the project would have a less than cumulatively considerable impact.

Utilities and Service Systems

Implementation of the proposed project would increase demand for public utilities. However, project would not result in a significant increase in utility demand and would be accounted for in long-range plans for provision of such services, as provided in the General Plan. Therefore, the proposed project would have less than cumulatively considerable impacts on utilities and service systems.

Wildfire

Development of the project site would not exacerbate wildfire risk for the region; the project site is not located within a Very High Fire Severity Zone. Compliance with California Building Code, Fire Code, and other applicable federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

c) **Less Than Significant Impact with Mitigation Incorporated.** The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly. Although a number of impacts were identified as having potential to significantly impact humans, with implementation of the identified mitigation measures and standard conditions and requirements, these impacts are less than significant. With implementation of the identified mitigation measures, the proposed project is not expected to cause significant adverse impacts to humans. Mitigation measure **AQ-1** addresses potential air quality impacts associated with the operation of the shooting range by requiring filtration, **CUL-1** and **TRI-1** through **TRI-5** reduce impacts associated with cultural, archaeological, and tribal cultural resources; mitigation measures **GEO-1** and **GEO-2** reduce impacts associated with earthquake faults, soils hazards, and paleontological resources. Therefore, the project does not have any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, because this document analyzes long-term and short-term impacts and mitigates all potential impacts to a less than significant level, the proposed project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals. Any impacts are considered less than significant with mitigation incorporated.

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EXHIBIT 3

Wildomar Shooting Range/Academy Project Final MND/Response to Comments

December 2019 | Response to Comments
State Clearinghouse No. 2019109095

WILDOMAR SHOOTING RANGE/ACADEMY PROJECT

City of Wildomar

Prepared for:

City of Wildomar

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APPENDICES

Appendix A Mitigation Monitoring and Reporting Program

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2. Response to Comments

1. Introduction

1.1 INTRODUCTION

This document includes a compilation of the public comments received on the Wildomar Shooting Range/Academy Project Initial Study and Mitigated Negative Declaration (collectively, “MND”; State Clearinghouse No. 2019109095) and the City of Wildomar’s (City) responses to the comments.

Under the California Environmental Quality Act (CEQA), a lead agency is not required to prepare formal responses to comments on an MND. However, CEQA requires the City to have adequate information on the record explaining why the comments do not affect the conclusion of the MND that there are no potentially significant environmental effects. In the spirit of public disclosure and engagement, the City—as the lead agency—has responded to all written comments submitted on the MND during the 30-day public review period, which began November 5, 2019 and ended December 4, 2019.

1.2 DOCUMENT FORMAT

Section 1, *Introduction*. This section describes CEQA requirements and the content of this document.

Section 2, *Response to Comments*. This section provides a list of agencies and persons commenting on the MND, 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 letter. Individual comments for each letter have been numbered, and the letter is followed by responses with references to the corresponding comment number.

Appendix A, *Mitigation Monitoring and Reporting Program*. This document lists all the mitigation measures required for implementation of the project, the phase in which the measures would be implemented, and the enforcement agency responsible for compliance. The monitoring program provides 1) a mechanism for giving the lead agency staff and decision makers feedback on the effectiveness of their actions; 2) a learning opportunity for improved mitigation measures on future projects; and 3) a means of identifying corrective actions, if necessary, before irreversible environmental damage occurs.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (b) outlines parameters for submitting comments on negative declarations, and reminds persons and public agencies that the focus of review and comment of MNDs should be on the proposed findings that the project will not have a significant effect on the environment. If the commenter believes that the project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant.

1. Introduction

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.”

Finally, 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 potentially 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 environmental document.

2. Response to Comments

2. Response to Comments

This section provides all written comments received on the circulated MND and the City's response to each comment.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the MND are excerpted in this document, they are indented. The following is a list of all comment letters received on the circulated MND during the public review period.

| Letter Reference | Commenting Person/Agency | Date of Comment | Page No. |
|------------------|--------------------------|------------------|----------|
| A1 | Eric Leavitt | November 4, 2019 | 6 |
| A2 | Myles Richardson | November 4, 2019 | 7 |
| A3 | William Franklin | November 5, 2019 | 8 |
| A4 | Aaron Burgess | November 5, 2019 | 9 |
| A5 | Brad Hassler | November 5, 2019 | 10 |
| A6 | Michael Brewer | November 5, 2019 | 11 |
| A7 | Mark LeRoux | November 6, 2019 | 12 |
| A8 | Richard Mohr | November 6, 2019 | 13 |
| A9 | Leslie Ingham | November 6, 2019 | 14 |
| A10 | Rob Laconklin | November 6, 2019 | 15 |
| A11 | Sparkman Family | November 6, 2019 | 16 |
| A12 | Bob Sutton | November 6, 2019 | 17 |
| A13 | Darlene Simonian | November 6, 2019 | 18 |
| A14 | Jim Willbanks | November 9, 2019 | 19 |
| A15 | David Walthall | November 9, 2019 | 20 |
| A16 | Erin Pettengill | November 9, 2019 | 21 |
| A17 | Mike Pettengill | November 9, 2019 | 22 |
| A18 | Kathy Gloudemans | November 9, 2019 | 23 |

2. Response to Comments

| Letter Reference | Commenting Person/Agency | Date of Comment | Page No. |
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| A19 | Lee Gloudemans | November 9, 2019 | 24 |
| A20 | Michelle Walthall | November 9, 2019 | 25 |
| A21 | Ken Carpenter | November 10, 2019 | 26 |
| A22 | Ride | November 15, 2019 | 27 |
| A23 | Jacob Wilkings | November 15, 2019 | 28 |
| A24 | Josh Money | November 15, 2019 | 29 |
| A25 | David Rutherford | November 15, 2019 | 30 |
| A26 | Joshua Asbill | November 16, 2019 | 31 |
| A27 | Joe Ruzzamenti | November 16, 2019 | 32 |
| A28 | Danielle Carlson | November 16, 2019 | 33 |
| A29 | Jerry Kraft | November 16, 2019 | 34 |
| A30 | Chris Horkey | November 16, 2019 | 35 |
| A31 | Mike Giamonna | November 17, 2019 | 36 |
| A32 | D. Tomkiel | November 18, 2019 | 37 |
| A33 | Scott and Phyllis Wallace | November 27, 2019 | 38 |
| B | Terry Jacobson | November 5, 2019 | 39 |
| C | Joanna Suskawicz | November 5, 2019 | 41 |
| D | T. Karr | November 6, 2019 | 43 |
| E | Norma Eich | November 15, 2019 | 45 |
| F | Maricela | November 16, 2019 | 47 |
| G | Ted Shiono | November 21, 2019 | 49 |
| H | Cal Fire, Adria Reinertson | November 22, 2019 | 53 |
| I | Rincon Band of Luiseno Indians, Cheryl Madrigal | December 2, 2019 | 56 |
| J | Governor's Office of Planning and Research, State Clearinghouse | December 3, 2019 | 58 |

2. Response to Comments

The following comment letters, A1 through A33, indicate support of the proposed project.

These comment letters do not raise any environmental issues. The comments are noted, and no further response is required.

2. Response to Comments

LETTER A1 – Eric Leavitt (1 page)

Letter A1

From: [Eric Leavitt](#)
To: [Matthew Bassi](#)
Subject: Public comment: Shooting range
Date: Monday, November 04, 2019 6:36:37 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hello,

As a resident of wildomar I'd like to provide my public comment on the proposed shooting range.

I am absolutely supportive of the project and very excited about a new range in the region. I believe it will attract a lot of business and be a financial success, if run properly.

Respectfully,

Eric Leavitt

Sent from my iPhone

2. Response to Comments

LETTER A2 – Myles Richardson (1 page)

Letter A2

From: [Myles Richardson](#)
To: [Matthew Bassi](#)
Subject: Wildomar shooting range
Date: Monday, November 04, 2019 9:41:30 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hi,

I would definitely like to see a shooting range. Since moving to elsinore in 2017 it has been a hassle going to a range since the closest indoor ranges are riverside indoor and Escondido range both of which are about 45 minutes away. This being right down the street from me would be great!

Myles Richardson

[REDACTED]

Lake Elsinore

Ca 92530

2. Response to Comments

LETTER A3 – William Franklin (1 page)

Letter A3

From: [William Franklin](#)
To: [Matthew Bassi](#)
Subject: Wildomar Shooting Range/Academy
Date: Tuesday, November 05, 2019 7:08:45 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

My wife and I heartily support the application for the proposed shooting range/academy, and would make use of it as a family. It's something we really need in our area, and the location is appropriate and convenient for the community.

William R. Franklin
Wildomar Resident
[REDACTED]

2. Response to Comments

LETTER A4 – Aaron Burgess (1 page)

Letter A4

From: [Aaron B](#)
To: [Matthew Bassi](#)
Subject: In Support of Wildomar Range
Date: Tuesday, November 05, 2019 9:24:58 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

I am fully in support of the new facility and would like to help by emailing or calling whoever to show support. I am also a weapons instructor for the US Air Force and would love to help out with the community in doing classes on basic shooting fundamentals, safety with firearms, safety in the home (especially with kids in the house). Or even if there are other opportunities now where volunteers are needed to help teach/promote firearm safety within the community.

Thank You
Aaron Burgess
[REDACTED]
[REDACTED]

2. Response to Comments

LETTER A5 – Brad Hassler (1 page)

Letter A5

From: [Brad Hassler](#)
To: [Matthew Bassi](#)
Subject: I support PA No. 19-0093
Date: Tuesday, November 05, 2019 2:03:31 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

To whom it may concern,
I am a Wildomar resident. I support the approval of Project Number 19-0093.

Citizens need a safe place to receive instruction in the use of firearms and a safe place to practice the use of firearms.

Since many shooting ranges have been barred from construction this is a site that is sure to attract business from all over. This will be a great addition to Wildomar.

Bradley Hasseler

--

Bradley Hasseler
Hasseler Backflow Prevention



2. Response to Comments

LETTER A6 – Michael Brewer (1 page)

Letter A6

From: [Michael Brewer](#)
To: [Matthew Bassi](#)
Subject: Shooting Range
Date: Tuesday, November 05, 2019 4:49:29 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

I am a California CCW permit holder and would approve a local Wildomar shooting range. Other responsible shooters and I have to travel frequently for an hour or more to practice marksmanship mandated by the Riverside County Sheriff's Department and the State of California. If the shooting range would be patterned and regulated as well as the Oceanside or the Front Sight Nevada training facilities it would bring an orderly community recreational and regulated citizens group dedicated to public safety. Approval of such a facility would benefit the Inland Empire and bring additional revenue to Wildomar. Sincerely, Vietnam Veteran Michael Brewer
Sent from my iPhone

2. Response to Comments

LETTER A7 – Mark LeRoux (1 page)

Letter A7

From: [Mark LeRoux](#)
To: [Matthew Bassi](#)
Subject: Proposed Shooting Range
Date: Thursday, November 07, 2019 8:57:47 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Matt,

As a resident and member of the Wildomar community I would like to reach out and offer my support for the proposed building of a shooting range/ academy in our city. I'm an avid outdoor enthusiast and sports fan and moved to this area for this reason. Wildomar will benefit with a decision to move forward with permitting this business as well as a high end sporting goods franchise such as Bass Pro Shop or Cabelos

Thanks,

Mark LeRoux,
[REDACTED]
[REDACTED]

Sent from my iPad

2. Response to Comments

LETTER A8 – Richard Mohr (1 page)

Letter A8

From: [Richard Mohr](#)
To: [Matthew Bassi](#)
Subject: Range
Date: Thursday, November 07, 2019 8:12:53 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Yes! Please build it, looking forward to it.

Sent from my iPad

2. Response to Comments

LETTER A9 – Leslie Ingham (1 page)

Letter A9

From: [Leslie Ingham](#)
To: [Matthew Bassi](#)
Subject: Support for proposed gun range
Date: Thursday, November 07, 2019 7:27:42 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hello,

I am support of the proposed gun range. It would provide a valuable practice facility for local residents!

Leslie Ingham

Murrieta, CA 92562

2. Response to Comments

LETTER A10 – Rob Laconklin (1 page)

Letter A10

From: [Work Email](#)
To: [Matthew Bassi](#)
Subject: Gun range
Date: Thursday, November 07, 2019 7:20:27 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

I am all for it. I think it would be nice to have a range nearby without driving so far away. Thanks for considering something that is highly frowned about.

Robert

Sent from my iPhone

2. Response to Comments

LETTER A11 – Sparkman Family (1 page)

Letter A11

From: [bsparkman9](#)
To: [Matthew Bassi](#)
Subject: Shooting Range
Date: Wednesday, November 06, 2019 4:45:28 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Great to have this so close. The Sparkman family totally support

Sent from my Verizon, Samsung Galaxy smartphone

2. Response to Comments

LETTER A12 – Bob Sutton (1 page)

Letter A12

From: [flightsafety](#)
To: [Matthew Bassi](#)
Subject: Shooting range
Date: Wednesday, November 06, 2019 4:30:12 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

I am in favor of the shooting range.

I am a member at Rainbow and it is quite a drive from my La Cresta home

Bob Sutton
Sent from my Verizon, Samsung Galaxy smartphone

"On matters of style, swim with the current, on matters of principle, stand like a rock."

Thomas Jefferson

2. Response to Comments

LETTER A13 – Darlene Simonian (1 page)

Letter A13

From: [Darlene Simonian](#)
To: [Matthew Bassi](#)
Subject: Range- Wildomar
Date: Wednesday, November 06, 2019 4:15:56 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hi, I am emailing my support for the shooting range to be built in Wildomar as proposed.

Darlene Simonian, MBA, Author

2. Response to Comments

LETTER A14 –Jim Willbanks (1 page)

Letter A14

From: [REDACTED]
To: [Matthew Bassi](#)
Subject: Gun Range
Date: Friday, November 08, 2019 7:37:07 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Mr. Bassi,

I'm very happy to see that there is a proposed gun range in Wildomar. This area needs and wants a gun range badly. People in the area have been talking about how great it would be for years.

Please let me know if there is anything I can do to help support the project.

Jim Willbanks
The Willbanks Corporation
[REDACTED]

2. Response to Comments

LETTER A15 – David Walthall (1 page)

Letter A15

From: [REDACTED]
To: [Matthew Bassi](#)
Subject: Wildomar Gun Range
Date: Saturday, November 09, 2019 6:46:38 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

To Whom It May Concern:

My wife and I are beyond pleased that Wildomar could offer a gun range. We have been wanting a safe place to further learn how to protect ourselves and our home for a long time. In addition, our daughter has this chance as well and this excites us for the future. California has been putting too many restrictions on our right to bear arms for too long, and this gun range is a breath of fresh air. You have our full support!

Dave and Michelle Walthall (Wildomar residents)

[Sent from Yahoo Mail on Android](#)

2. Response to Comments

LETTER A16 – Erin Pettengill (1 page)

Letter A16

From: [Erin Pettengill](#)
To: [Matthew Bassi](#)
Subject: Shooting Range for Wildomar
Date: Saturday, November 09, 2019 2:51:15 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Thank you so much for considering a shooting range in Wildomar. I am a woman, with a Masters degree, a Registered Nurse, and have a Concealed Weapons permit. I am an Army veteran and take shooting seriously. I have a membership at Rainbow Shooting and multiple times a year go to Front Sight to ensure my shooting abilities are honed and safe. I think this would be a great contribution to this area, and much of our discretionary funds would go to this site instead of outside sights. I applaud the community for taking gun safety seriously and look forward to this facility opening. Please let me know if you need anything from me, or if I can be of assistance.

Erin Pettengill, RN, BSN, MPH

2. Response to Comments

LETTER A17 – Mike Pettengill (1 page)

Letter A17

From: [Mike Pettengill](#)
To: [Matthew Bassi](#)
Subject: Shooting Range Planned for Wildomar
Date: Saturday, November 09, 2019 2:15:39 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Matthew:

I hope this email finds you well.

I am writing to comment on the proposed shooting range in Wildomar.

My wife and I are military trained. We are lifelong shooters and gun owners. We take group and personal firearm training lessons monthly. We are both licensed by the County of Riverside to carry a firearm concealed. We have never been accused of a misdemeanor or a felony. We have a bachelors and a masters degrees and we are homeowners in Murrieta. In short, we are safe and responsible gun owners.

My wife and I travel regularly to Nevada to train with firearms. We are members at the Rainbow Shooting Range in San Diego County and we purchase weapons, ammunition and shooting supplies on-line and at stores in Murrieta. We spend thousands of dollars annually on shooting and shooting supplies.

If this shooting range in Wildomar is approved and opened our lives will change. On the day that range opens we will be redirect thousands of discretionary dollars each year in Wildomar.

We live in Bear Creek in Murrieta. We would buy a membership, spend our money in Wildomar and travel down Palomar St. weekly to support this facility.

If I can be of service on this issue please feel free to call me at [REDACTED]

Thanks,

Mike Pettengill

[REDACTED]
Murrieta, CA 92562

2. Response to Comments

LETTER A18 – Kathy Gloudemans (1 page)

Letter A18

From: [Kathy Gloudemans](#)
To: [Matthew Bassi](#)
Subject: Shooting range in Wildomar
Date: Saturday, November 09, 2019 2:52:34 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

I vote YES! A shooting range in Wildomar will bring revenue and promote proper handling of firearms.

Respectfully,
Kathy Gloudemans

Sent from my T-Mobile 4G LTE Device

2. Response to Comments

LETTER A19 – Lee Gloudemans (1 page)

Letter A19

From: [LEE GLOUDEMANS](#)
To: [Matthew Bassi](#)
Subject: Firing range at wildomar
Date: Saturday, November 09, 2019 3:06:14 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

This will save me from traveling to LytleCreek as I do now. I rather spend my money in Wildomar.

Lee Gloudemans

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

2. Response to Comments

LETTER A20 – Michelle Walthall (1 page)

Letter A20

From: [Michelle Walthall](#)
To: [Matthew Bassi](#)
Subject: Wildomar Gun Range
Date: Saturday, November 09, 2019 6:41:21 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

To Whom It May Concern:

My husband and I are beyond pleased that Wildomar could offer a gun range. We have been wanting a safe place to further learn how to protect ourselves and our home for a long time. In addition, our daughter has this chance as well and this excites us for the future. California has been putting too many restrictions on our right to bear arms for too long, and this gun range is a breath of fresh air. You have our full support!

Thank you,

Michelle and David Walthall (Wildomar residents)

Get [Outlook for Android](#)

2. Response to Comments

LETTER A21 – Ken Carpenter (1 page)

Letter A21

From: [Ken Carpenter](#)
To: [Matthew Bassi](#)
Subject: Wildomar Shooting Range
Date: Sunday, November 10, 2019 5:11:36 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

A posting on next-door.com said that the city of Wildomar planning commission was considering a proposed shooting range.

If that's the case, I would like to say I'm **in favor** of the range.

Though I don't own a gun, I know several local enthusiasts who would enjoy not having to drive to Fallbrook or further to have a place to shoot.

Ken Carpenter

[REDACTED]
Wildomar, CA 92595
[REDACTED]

2. Response to Comments

LETTER A22 – Ride (1 page)

Letter A22

From: [ride1226](#)
To: [Matthew Bassi](#)
Subject: Wildomar gun range
Date: Friday, November 15, 2019 12:36:39 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Great idea! Teach people to use a weapon responsibly and in a safe atmosphere. Fully support this idea. Less people taking guns to vacant areas to shoot would be a great outcome plus an overall education on the subject for those interested. Well done!

2. Response to Comments

LETTER A23 – Jacob Wilkins (1 page)

Letter A23

From: [Jacob Wilkins](#)
To: [Matthew Bassi](#)
Subject: Proposed Firearm Range Comments
Date: Friday, November 15, 2019 12:47:42 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Good afternoon,

I recently saw an article in the Valley News about Wildomar's proposed firearm range and academy and I was hoping to express my excitement and interest in the project.

I am an Army Veteran and an avid firearm enthusiast and my biggest complaint with the areas in which I have lived have always been the lack of education surrounding firearms. Providing a safe and supervised location, such as the proposed range, would be an incredible addition to Wildomar and the surrounding communities. When an experienced and knowledgeable professional is available to teach, mentor, and help an individual learn, especially in regards to firearms, the individual will turn out much better off than if he or she were to attempt to teach themselves. With firearms, I feel like this is even more important.

In addition to this, having a controlled and monitored location for enthusiasts to come and practice their skills helps make the community and surrounding areas safer and cleaner as well. A large problem with locations on private or public land where firearms are often fired is the amount of trash and junk that is left behind in these popular shooting destinations. Having a range that is well maintained and available, helps prevent garbage from piling up somewhere that would otherwise be trash free.

I can go on and on about my opinions and beliefs, but suffice it to say that I wholeheartedly and completely support the project and I hope that it becomes a center of safe practice and education for firearms in the Inland Empire.

If you have any questions or if any other news of this proposal comes available, I would love to hear of it. My contact information is below.

Very Respectfully,

Jacob Wilkins


2. Response to Comments

LETTER A24 – Josh Money (1 page)

Letter A24

From: [Josh Money](#)
To: [Matthew Bassi](#)
Subject: Wildomar Shooting Range/Academy
Date: Friday, November 15, 2019 3:11:21 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

To whom it may concern,

Regarding the Wildomar Shooting Range/Academy. Myself and my extended family are 100% in favor of this project. We are very excited for it's completion.

This range could be a contender for being the nicest range in Southern California. This range has the potential to attract customers from within 50 miles in my opinion. The only indoor ranges that are available to us here in the valley currently are close to 30 miles away and are nowhere near as nice as what is being proposed here.

There are a lot of firearm owners in our area, having a facility like this locally would be a great asset to our community. The ability to train, compete and learn about firearms for beginners is very much needed. We give our full support.

Respectfully submitted.

Josh Money

[REDACTED]
Wildomar
[REDACTED]

2. Response to Comments

LETTER A25 – David Rutherford (1 page)

Letter A25

From: [David Rutherford](#)
To: [Matthew Bassi](#)
Subject: Comment For Proposed Gun Range
Date: Friday, November 15, 2019 10:06:06 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hello,

I am writing to express my SUPPORT for the proposed gun range. I am a private citizen who owns a firearm for personal use and defense.
I believe strongly that we should have a place that we can practice with firearms and learn gun safety. A lot of accidents can be prevented with proper training and education.
Gun safety is something that should be taught to all since no one knows when one could be encountered. Children should be taught about them so they can understand their use and dangers. Removing the curiosity goes a long way in keeping children safe.

Having a good, safe place to shoot and practice skills would also be beneficial to the environment. Right now, the only areas I am aware of are in Riverside and Fallbrook. . anyone in Menifee, Murietta, Perris, Lake Elsinore. . etc. . would have to go a long distance or go to the outdoors and shoot on public land. Shooting on public land can also be a fire hazard if not done safely.

With these things in mind, I want to support the proposal for a gun range in Wildomar and hope to be able to use it one day.

Regards,
David Rutherford
Resident of Perris, CA

2. Response to Comments

LETTER A26 – Joshua Asbill (1 page)

Letter A26


From: [Joshua Asbill](#)
To: [Matthew Bassi](#)
Subject: Wildomar Gun Range
Date: Saturday, November 16, 2019 12:45:15 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Mr Bassi

I am a resident of Wildomar. I wanted to voice my excitement for this proposed business. I've been in the law enforcement community and firearms community well over 20 years. There are a great deal of residents in our area that enjoy the shooting sports and many that have CCWs. I firmly believe that so much of the anti-2A rhetoric that is prevalent these days is due to lack of education. Education is the key to a broader understanding of any topic. When it comes to firearms this is exactly why the state of CA tries to put these type of facilities out of business. Limit education and you can manipulate peoples beliefs. There are so many people that if given the proper introduction and education on our pro 2A community would have a positive view towards the topic. You're providing a place for education, training and a sense of community. I applaud the city for supporting this and it will only benefit the city as a whole and its citizens. Firearms owners are responsible, they have a strong sense of helping their community, they are military members, public safety members, hard working and passionate about their families safety and the safety of their city. Empowering them empowers the city wildomar.

Thank you.
Joshua Asbill.



2. Response to Comments

LETTER A27 – Joe Ruzzamenti (1 page)

Letter A27

From: [Joe Ruzzamenti](#)
To: [Matthew Bassi](#)
Subject: Shooting Range
Date: Saturday, November 16, 2019 5:32:56 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Greetings Mr. Bassi:

I am writing to voice my unequivocal support for a gun range in Wildomar. At this time, those of us who participate in the sport of target shooting must join a private club in Rainbow or drive to Riverside or Oceanside in order to participate. I am a resident of Wildomar and have zero issues with a range in our community because I know legal gun owners are among the most law abiding in any community. It sure would be nice to not have to drive through the traffic to get to a range and I would much rather spend my money locally.

Thank you,

Joe Ruzzamenti

2. Response to Comments

LETTER A28 – Danielle Carlson (1 page)

Letter A28

From: [Danielle Carlson](#)
To: [Matthew Bossi](#)
Subject: Proposed Wildomar gun range.
Date: Saturday, November 16, 2019 10:35:37 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

I have lived in Wildomar since I was born in 1991. I am emailing to let you know how pleased I am to hear of the new gun range development on Mission and Bundy Canyon! I am very excited for this, especially seeing that the business will offer a variety of services. The Wildomar area has been in need of a business like this around! The proposal has my FULL support, and I will be a regular patron if it goes through and the business is built!

- Danielle Carlson

2. Response to Comments

LETTER A29 – Jerry Kraft (1 page)

Letter A29

From: [Jerry kraft](#)
To: [Matthew Bassi](#)
Subject: New Shooting Range
Date: Saturday, November 16, 2019 1:31:38 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

This would be an outstanding idea for Wildomar. Currently we have to go to Corona, Temecula, Oceanside, Escondido or Poway to go target shooting. It would generate revenue for the city and allow it's citizens to stay close to home.

2. Response to Comments

LETTER A30 – Chris Horkey (1 page)

Letter A30

From: [chris.](#)
To: [Matthew Bassi](#)
Subject: proposed gun range
Date: Saturday, November 16, 2019 6:41:10 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hello I manage a mobile home park on Waite street in wildomar CA, I think that the proposed gun range is a great idea for the city to support. I am not a gun owner buy I feel like our city would benefit from new construction and the business it would bring to our city. Not only will it be a money maker for the community but it will also entice other businesses to the area. Not to mention that gun safety along with proper training and supervision of gun enthusiasts to be along with seasoned gun owners would be a great thing. You have my support along with our family. As a long time resident and property manager of our community I think it's a great opportunity.

Christopher Horkey.

2. Response to Comments

LETTER A31 – Mike Giammona (1 page)

Letter A31

From: [Marv1.87.G](#)
To: [Matthew Bassi](#)
Subject: Wildomar shooting range
Date: Sunday, November 17, 2019 9:29:11 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

As a former law enforcement officer and someone who is an avid shooter, I feel this addition would be great for the city. It would also cater to all of the Law Enforcement officers from the surrounding areas who are forced to travel to Oceanside or Riverside to actually go to a range. Or otherwise pay huge fees to join clubs, or find BLM land where they can go. That last option however with fires and the growing risk of such is becoming harder to find and is not as viable an option.

I feel this would be a huge positive addition to the city. It would create a safe and well maintained environment for us shooters to go without the damage to the environment because of those who do not clean up their waste. As well as a training ground to hold formal trainings for the surrounding agencies.

This is a wonderful idea and I fully support this as a member of the community of Wildomar.

Thank you for your time and consideration,

Mike Giammona
Riverside County Sheriff's Department
Correctional Deputy II (retired)

2. Response to Comments

LETTER A32 – D. Tomkiel (1 page)

Letter A32

From: [Doug S. Terzi](#)
To: [Matthew Bassi](#)
Subject: Comment/ input on proposed gun range
Date: Monday, November 18, 2019 2:03:56 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

11/18/2019

Matthew

I support this project (development of proposed gun range) going forward.

D. Tomkiel

Wildomar, CA, 92595-8567

References reviewed:

1. Appendix 1.0 – Project Development Plans, Summa Architect (August 1, 2019); 4M Engineering and Development (May 15, 2019); Alhambra Group Landscape Architecture (July 29, 2019)
 2. Appendix 2.0 – Air Quality Impact Analysis, Urban Crossroads (August 25, 2019)
 3. Appendix 3.0 – General Biological Assessment for the 2.33-Acre Gun Shooting Range/Tactical Facility Project, TERACOR Resource Management, Inc. (November 2, 2018)
 4. Appendix 4.0 – MSHCP Consistency Analysis for the Gun Shooting Range/Tactical Training Facility Project, TERACOR Resource Management, Inc. (November 21, 2018)
 5. Appendix 5.0 – Phase I Cultural Resources Assessment of Wildomar Shooting Academy, Jean A. Keller, Ph.D. (June 10, 2019)
 6. Appendix 6.0 – Preliminary Geotechnical Interpretive Report, Earth Strata Geotechnical Services, Inc. (August 30, 2018)
 7. Appendix 7.0 – Greenhouse Gas Analysis, Urban Crossroads (May 30, 2019)
 8. Appendix 8.0 – Phase I Environmental Site Assessment, Earth Strata Geotechnical Services, Inc. (August 10, 2018)
 9. Appendix 9.0 – Hydrology and Hydraulics Study for KCG BLUE, JLC Engineering and Consulting, Inc. (September 3, 2019)
 10. Appendix 10.0 – Project Specific Water Quality Management Plan (WQMP), JLC Engineering and Consulting, (September 3, 2019)
 11. Appendix 11.0 – Double Ring Infiltration Testing Report, Earth Strata Geotechnical Services, Inc. (September 20, 2018)
 12. Appendix 12.0 – Noise Impact Analysis, Urban Crossroads (May 21, 2019)
 13. Appendix 13.0 – Traffic Impact Analysis, Urban Crossroads (October 22, 2019)
- end.....

2. Response to Comments

LETTER A33 – Scott and Phyllis Wallace (1 page)

Letter A33

From: [Matthew Bassi](#)
To: [Jasmine Osman](#); [Mark Teague](#)
Subject: Fwd: IS-MND (CUP 19-0093)
Date: Wednesday, November 27, 2019 3:05:22 PM

From: Scott Wallace [REDACTED]
Date: November 27, 2019 at 12:46:44 PM PST
To: Matthew Bassi <mbassi@cityofwildomar.org>
Subject: IS-MND (CUP 19-0093)

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Mr. Matthew Bassi,

We are in support of having a Wildomar Shooting Range/Academy and in fact, are excited at the opportunity. We think that this will be a great addition to the community.

Best regards,

Scott A. and Phyllis Wallace
[REDACTED]
Wildomar

2. Response to Comments

LETTER B – Terry Jacobson (1 page)

From: [Terry Jacobson](#)
To: [Matthew Bassi](#)
Subject: Local Shooting Range
Date: Tuesday, November 05, 2019 5:34:15 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

B-1 | IS-MND (CUP 19-0093): I'm looking forward to a local shooting
range. This new construction will clean-up Bundy Canyon at Mission
Trail - Will the city be able to take the curb and gutter all the way
back to Lake Elsinore H.S.? I'd like to see (from I-15 west) both
B-2 | side of Bundy Canyon finished off with curb and gutter, and all 4-
lanes clearly defined at the same time...

From my view; Guns of any type do not pull their own trigger....

Thank You, Terry Jacobson At the Farm [REDACTED]
Wildomar, CA 92595 - [REDACTED]

2. Response to Comments

B. Response to Comments from Terry Jacobson, dated November 5, 2019.

B-1 The commenter indicates their support for the proposed project.

The commenter does not raise any environmental issues. The comment is noted, and no further response is required.

B-2 The commenter asks if the curb and gutter will be developed from I-15 to Lake Elsinore High School, along Bundy Canyon. The commenter would like to see all 4-lanes clearly defined.

The proposed project is responsible for improvements along the property frontage on Bundy Canyon Road and Mission Rail. Full street improvements will not occur until future development along Bundy Canyon Road.

2. Response to Comments

LETTER C – Joanna Suskawicz (1 page)

From: [Family Suskawicz](#)
To: [Matthew Bassi](#)
Subject: Shooting range Bundy Canyon
Date: Tuesday, November 05, 2019 2:10:22 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

C-1

Mr. Bassi,

I'm interested in the changes and road work at Bundy Canyon and Mission Trail to be done for the Shooting Range.

Also where would I get information for the long term projection for development and road improvements on Bundy Canyon specifically, between Mission Trail and Orange/ I-15.

Sincerely,
Joanna Suskawicz
Owner and resident on Bundy Canyon.

2. Response to Comments

C. Response to Comments from Joanna Suskawicz, dated November 5, 2019.

C-1 The commenter asks where she can find information on the long-term projection for the development and roadway improvements on Bundy Canyon, specifically between Mission Trail and Orange/I-15.

See Appendix 13 of the Initial Study/Mitigated Negative Declaration. The Traffic Impact Analysis (TIA) analyzed the trip generation of an alternative project, which was larger in scale, in order to provide a conservative evaluation of the proposed project's impacts on traffic. Chapter 4 of Appendix 13 provides an analysis on projected future traffic, and Chapter 7 of Appendix 13 provides an analysis of the 2040 (horizon year) traffic conditions with and without the project.

2. Response to Comments

LETTER D – T. Karr (1 page)

From: [T. Karr](#)
To: [Matthew Bassi](#)
Subject: Shooting range
Date: Wednesday, November 06, 2019 5:50:29 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

D-1

Good morning. I'm unable to attend your meeting. Could you inform me of the location planned for the shooting range? My family is excited
Thanks
TKarr

Sent from my iPhone

2. Response to Comments

D. Response to Comments from T. Karr, dated November 6, 2019.

D-1 The commenter asks for the location of the proposed project.

The project address is 34020 Mission Trail, City of Wildomar. The project site is at the southwest corner of Bundy Canyon Road and Mission Trail.

2. Response to Comments

LETTER E – Norma Eich (1 page)

From: [Norma Eich](#)
To: [Matthew Bassi](#)
Subject: Shooting Range
Date: Friday, November 15, 2019 6:33:04 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

E-1

I support the shooting range that has been proposed for Wildomar, but I don't like that it is in such a prominent place. It should be away from the high traffic areas. Also, I don't like the idea of reducing traffic lanes. Traffic is sure to increase on Mission Trail once those apartments are completed and rented.
Thank you for hearing my opinion.

Sincerely,
Norma Eich


Wildomar

Sent from my iPhone

2. Response to Comments

E. Response to Comments from Norma Eich, dated November 15, 2019.

E-1 The commenter supports the project but states that she does not like that the project is located in a prominent, high-traffic area. The commenter opines that traffic will increase on Mission Trail once the apartments are completed, and therefore, reducing the traffic lanes is not a good idea.

According to the TIA, which analyzed cumulative and future development traffic, and as mentioned in the IS/MND, the anticipated long-range forecasts along Bundy Canyon Road can be supported by a 4-lane roadway and maintain acceptable levels of service along the roadway segments. The reduction in roadway lanes is part of the City's long-range effort to correctly size roadways to balance the communities needs with the cost of long-term maintenance. See Exhibit 7-2, Horizon Year (2040) with Project Traffic Volumes, of the TIA which shows that the daily traffic volumes anticipated along Bundy Canyon along the site's frontage are within the allowable capacity of a 4-lane arterial highway and that the peak hour intersection operations analysis also demonstrates that the study area intersections can operate at acceptable LOS as a 4-lane Arterial Highway.

2. Response to Comments

LETTER F – Maricela (1 page)

From: [Maricela](#)
To: [Matthew Bassi](#)
Subject: Wildomar shooting range/academy
Date: Saturday, November 16, 2019 1:36:41 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hello,

First, let me say I believe this is a good opportunity for Wildomar. It will bring more business and revenue to the city, especially since it will be centrally located for residents all the way north to Corona, and south, from Temecula and Fallbrook.

With the above in mind, it will likely increase traffic on Bundy Canyon, a street that has already seen a significant increase in traffic in the past few years (based on experience from driving it - I live off a neighborhood connected to Bundy).

The increase in traffic is likely to continue, as Wildomar continues to develop (new houses area already been built off of Bundy and Monte Vista by the I-15). The demand for the shooting range will also increase traffic as Bundy will likely be the main thoroughfare for traffic coming south/north from the 15.

Therefore, the reduction in Lanes on Bundy is the only thing within the proposal and study that made no sense. The reference was short, did not provide any drawing for the Bundy lane reduction proposal, and did not explain how the study was conducted and justified to indicate it did not see a problem. I do not believe it adequately was researched and planned out. I drive it every week and cannot remember seeing traffic flow being recorded. I also don't think it correctly took into account the increase in traffic through the years and the projected traffic (based on development in Wildomar and surrounding cities).

As such, the only thing I currently do not agree with is the Bundy Canyon lane reduction portion. If that can be relooked at and rethought, that would be great.

Thank you,

Maricela
Wildomar resident.

2. Response to Comments

F. Response to Comments from Maricela, dated November 16, 2019.

F-1 The commenter is supportive of the proposed project but opines that traffic will increase on Bundy Canyon Road due to the new housing and demand for the shooting range. The commenter opines that a reduction in lanes on Bundy Canyon Road is not appropriate. The commenter believes that the TIA did not correctly account for the increase in traffic in the City, and the commenter states that the reference in regard to the lane reduction was short, did not provide any drawings, and did not explain how the study was conducted and justified to indicate that this was not a problem.

Please see response to comment E-1.

2. Response to Comments

LETTER G – Ted Shimono (2 pages)

Matthew Bassi

To: Ted Shimono
Subject: RE: Gun Range, wildomar

From: Ted Shimono [REDACTED]
Sent: Thursday, November 21, 2019 6:48 PM
To: Matthew Bassi <mbassi@cityofwildomar.org>
Subject: Gun Range, wildomar

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

In reviewing the proposed gun range, to be located at intersection of Mission Trails and Bundy Canyon Road, the following issues need addressed:

- G-1 1. Windows, 35+ around the perimeter of building. Are these to be bullet proof, which will stop any type ammunition from slow to armor piercing ammo?
- 2. What wall structures will be developed? Dirt, brick walls, cement? Will there be steel plates inside the inner walls? What protection for ricochet rounds? What protection is there for rounds that can be shot into the ceiling?
- G-2 3. Ventilation systems: How is the building going to handle cordite and black powder fumes?
- G-3 4. I notice that the ranges on the 1st and second floors go North, South, East, West
- 5. Security issues: Weapons brought into facility- In carry cases coming into and going? No open weapons being brought into facility. All ammo in carry in bags, no open boxes? Violation of any posted rules and regulations calls for immediate dismissal from gun range. Background checks of all personnel asking for membership into gun range. Weapons like knives and other concealed weapons brought in and confiscated, will terminate the membership. All people leaving the facility must open their bags, show their weapons and show that the weapon is empty. All city, state, and federal guns regulations will be so noted on the rules and regulations.
- G-4
- G-5 6. Noise abatement:: What is the allowable descible noise level outside the gun range when all ranges are being fired?
- G-6 7. Street painting: All street curbs around the perimeter of the facility boundaries should be painted RED fr no parking. Parking is restricted to the 77 parking spaces within the gun range parking lot. No exceptions.

2. Response to Comments

G-7 | 8. No alcohol or drug use within the run range property.

G-8 | 9. All people, including police officers, will be under the posted rules and regulations.

G-9 | 10. Neighboring cities can file violation notices to the City of Wildomar.

Ted Shimono [REDACTED]

2. Response to Comments

G. Response to Comments from Ted Shimono, dated November 21, 2019.

- G-1 The commenter asks if the windows of the proposed building would be bullet-proof, what the walls would be constructed from, whether there would be steel plates inside the walls, and what type of protection would be used for ricochet rounds and rounds shot into the ceiling.
- All exterior walls (and ceiling) of the range are concrete block. There are no windows on the exterior in the range areas. There are bullet proof windows in range managers offices at each range on the interior. There are bullet traps at end of each shooting lane.
- G-2 The commenter asks how the building will handle cordite and black powder fumes.
- As mentioned in the IS/MND, the proposed project would incorporate Mitigation Measure AQ-1 which requires that exhaust or re-circulated air be filtered at the point of removal with a minimum of 99.97 percent High Efficiency Particulate Air (HEPA) filter which would ensure that particulate and lead emissions are filtered.
- G-3 The commenter states that the ranges on the first and second floors would be located north, south, east, and west.
- The commenter does not raise any environmental issues. The comment is noted and no further response is required.
- G-4 The commenter states that all guns brought into and out of the facility should be carried in bags, background checks should be conducted for all future members, knives and concealed weapons should be confiscated and membership terminated, all people leaving the facility should show that their guns are empty, and all city, state, and federal gun regulations should be posted.
- Fire arms are regulated by the federal and state government. The commenter does not raise any environmental issues. The comment is noted and no further response is required.
- G-5 The commenter asks what the allowable decibel noise level outside the shooting range is when all ranges are being fired.
- As stated in Section 13, *Noise*, of the IS/MND, the maximum permissible exterior noise level for residential uses shall not exceed 55 dBA during daytime hours and 45 dBA during nighttime hours. As residential and commercial uses surround the project site, the proposed project must fall within this allowable exterior noise levels.
- G-6 The commenter states that all street curbs around the perimeter of the site should be painted red and restrict parking to the parking lot within the project site.

2. Response to Comments

Parking lot illumination will be consistent with Section 8.64 of the Wildomar Municipal Code, as described in Section 1.d, *Aesthetics*, of the IS/MND. Traffic control will be determined by the Public Works Director.

G-7 The commenter states no alcohol or drugs should be used within the project site.

The proposed project does not include a request to sell alcohol. The commenter does not raise any environmental issues. The comment is noted and no further response is required.

G-8 The commenter states that all people, including police officers, are to comply with the posted rules and regulations.

The commenter does not raise any environmental issues. The comment is noted and no further response is required.

G-9 The commenter states neighboring cities can file violation notices to the City of Wildomar.

The commenter does not raise any environmental issues. The comment is noted and no further response is required.

2. Response to Comments

LETTER H – Cal Fire, Adria Reinertson (2 pages)

From: [Matthew Bassi](#)
To: [Mark Teague](#); [Jasmine Osman](#)
Subject: Fwd: Initial Study/MND Wildomar Shooting Range
Date: Friday, November 22, 2019 12:24:57 PM

From: "Reinertson, Adria@CALFIRE" <Adria.Reinertson@fire.ca.gov>
Date: November 22, 2019 at 10:24:27 AM PST
To: Matthew Bassi <mbassi@cityofwildomar.org>
Cc: "Payne, Steven@CALFIRE" <Steven.Payne@fire.ca.gov>
Subject: Initial Study/MND Wildomar Shooting Range

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

H-1

Good morning. I have reviewed the above project and have a couple of comments.

- Section 9. Hazards and Hazardous Materials
Item g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?
This is listed as a potentially significant impact, however, this parcel is not in a FHSZ. The discussion for this item does note that in paragraph 2 however it states in the mitigation measures that the project will conform to California Building Code Chapter 7A and California Fire Code Chapter 49. Compliance with these provisions is not required for this project and all references should be removed from the document.

I also reviewed the Public Services section and do not have any comments on our availability to provide service.

Please let me know if you have any questions. Have a great weekend.

<!--[if !vml]--><!--[endif]-->Adria Reinertson

2. Response to Comments



Deputy Fire Marshal/Office of the Fire Marshal
CAL FIRE/Riverside County Fire Department
Direct: 951-955-5272 | Main: 951-955-4777
2300 Market St., Ste 150, Riverside, CA 92501
adria.reinertson@fire.ca.gov | www.rvcfire.org

■ Leadership ■ Competence ■ Integrity ■ Safety ■ Customer Service ■

The Office of the County Fire Marshal is committed to facilitating fire and life safety solutions by empowering its employees to serve our community through innovation and partnership.

2. Response to Comments

H. Response to Comments from Cal Fire, Adria Reinertson, Deputy Fire Marshal, dated November 22, 2019.

H-1 The commenter states that the project site is not within a fire hazard severity zone and that the mitigation measures, which require compliance with the provisions of California Building Code Chapter 7A and California Fire Code Chapter 49, is not required for the proposed project. The commenter states that all references should be removed from the IS/MND. The commenter does not have comments on the Public Services chapter of the IS/MND.

Although the project site is not located within a fire hazard severity zone, the City includes these standard mitigation measures for all projects in the City.

2. Response to Comments

LETTER I – Rincon Band of Luiseno Indians, Cheryl Madrigal (1 page)

RINCON BAND OF LUISEÑO INDIANS
Cultural Resources Department

One Government Center Lane · Valley Center, California 92082 ·
(760) 297-2635 Fax: (760) 692-1498



December 2, 2019

Matthew C. Bassi
City of Wildomar
23873 Clinton Keith Road
Wildomar, CA 92595

**Re: Initial Study/Mitigated Negative Declaration (MND) for Wildomar Shooting Range/Academy Project
(PA No. 19-0093)**

Dear Mr. Bassi,

This letter is written on behalf of the Rincon Band of Luiseno Indians. Thank you for providing us with the Initial Study/Mitigated Negative Declaration (MND) for the above referenced project. The identified location is within the Territory of the Luiseno people, and is also within Rincon's specific area of Historic interest.

I-1

We have reviewed the provided MND and we are in agreement with the recommendations pertaining to Tribal Cultural Resources.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

2. Response to Comments


I. Response to Comments from Rincon Band of Luiseno Indians, Cheryl Madrigal, Tribal Historic Preservation Officer, dated December 2, 2019.

I-1 The commenter states that the project site is within the territory of the Luiseno people and is also within the Rincon's specific area of Historic interest. The commenter states that the Tribe is in agreement with the recommendations pertaining to Tribal Cultural Resources.


The comment is noted and no further response is required.

2. Response to Comments

LETTER J – Governor's Office of Planning and Research State Clearinghouse, Scott Morgan, Director, State Clearinghouse (1 page)


Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit


Kate Gordon
Director

December 3, 2019

Matthew C. Bassi
Wildomar, City of
23873 Clinton Keith Road, Suite.201
Wildomar, CA 92595

Subject: Wildomar Shooting Range/Academy (Planning Application No. 19-0093)
SCH#: 2019109095

J-1

Dear Matthew C. Bassi:

The State Clearinghouse submitted the above named MND to selected state agencies for review. The review period closed on 12/2/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, please visit: <https://ceqanet.opr.ca.gov/2019109095/2> for full details about your project.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

RECEIVED
DEC 09 2019
CITY OF WILDOMAR

Scott Morgan
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 state.clearinghouse@opr.ca.gov www.opr.ca.gov

2. Response to Comments

J. Response to Comments from Governor's Office of Planning and Research State Clearinghouse, Scott Morgan, Director, State Clearinghouse, dated December 3, 2019.

J-1 The commenter states that the State Clearinghouse submitted the MND to selected state agencies for review and received no comments. The commenter states that the project has complied with the State Clearinghouse review requirements for draft environmental documents pursuant to CEQA.

The comment is noted and no further response is required.

EXHIBIT 4

Wildomar Shooting Range/Academy Project Mitigation Monitoring and Reporting Program

December 2019 | Mitigation Monitoring and Reporting Program

WILDOMAR SHOOTING RANGE/ACADEMY PROJECT

City of Wildomar

Prepared for:

City of Wildomar

Matthew Bassi, Planning Director
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
951.677.7751

Prepared by:

PlaceWorks

Mark Teague, AICP, Associate Principal
3910 Normal Street, Suite C
San Diego, California 92103
619.299.2700
info@placeworks.com
www.placeworks.com



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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 proposed Wildomar Shooting Range/Academy project and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring mitigation measures outlined in the Wildomar Shooting Range/Academy Mitigated Negative Declaration (MND), State Clearinghouse No. 2019109095. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the Public Resources Code:

- (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 Mitigated Negative Declaration and drafted to meet the requirements of Public Resources Code, Section 21081.6.

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

The project address is 34020 Mission Trail, City of Wildomar in Riverside County and encompasses Assessor's Parcel Number (APN): 367-020-038. The project site is at the southwest corner of Bundy Canyon

1. Introduction

Road and Mission Trail and is located in the northwestern portion of the City of Wildomar, west of Interstate 15 (I-15). Surrounding roadways that provide access to the site include Bundy Canyon Road to the north and Mission Trail to the west. Regional access is provided by I-15, approximately 0.9-mile to the east of the site.

1.2.2 Proposed Improvements

The proposed project includes the construction of a 38-foot tall (at its highest point), two-story indoor shooting range/academy; the first floor would be 29,286 square feet and the second floor would be 5,503 square feet totaling to 34,789 square feet. The first floor of the building would include offices, training and range areas, a lobby, gun smith and storage, shipping and receiving, and the second floor would include classrooms, storage, employee restrooms and lounge area, and VIP lounge and storage. Additionally, a total of 77 parking spaces, including 4 ADA spaces and 1 van accessible space will be provided. The proposed building would be located at the southern boundary of the project site. Moreover, the existing vacant residence and associated structures would be demolished. Furthermore, 7,405 square feet of perimeter landscaping would be provided, and a biofiltration basin would be constructed on the northwest corner of the site to treat the required water quality volume for the project site. Upon completion, the project would operate between 9 AM and 10 PM daily, seven days a week.

Roadway Access and Parking Lot

The proposed project would provide two vehicular access points to the site, one driveway along Bundy Canyon Road and another driveway at the southwest corner of the site along Mission Trail. The driveway on Mission Trail would be a right-in/right-out only access driveway. Additionally, Bundy Canyon Road would be downgraded from six (6) lanes (6) to four (4) lanes along the street frontage of the site. The City Traffic engineer evaluated long-term traffic needs along this road segment and has determined through the traffic study conclusions that a reduction to four (4) lanes is justified. Therefore, a General Plan Amendment (GPA) to the Circulation Element is required to accommodate change.to accommodate this change. The parking for the proposed project would be along the northern, eastern, and western boundaries of the site, and 77 parking spaces, including 4 ADA spaces and 1 van space would be provided.

Construction

The proposed project would be constructed in a single phase taking approximately one year to complete.

The project would require the following entitlement approvals by the City of Wildomar: General Plan Amendment (GPA), Change of Zone (CZ), Conditional Use Permit (CUP), and Variance (VAR):

- **General Plan Amendment (GPA):** The project requires a GPA to the City's Circulation Element to downgrade Bundy Canyon from 6 lanes to 4 lanes.
- **Change of Zone (CZ):** The project requires a consistency Zone Change to change the zoning map from the existing designation of R-R (Rural Residential) to M-SC (Manufacturing Service Commercial).

1. Introduction

- **Conditional Use Permit (CUP):** The project requires a CUP to establish a 34,789 square-foot indoor shooting range/academy on 2.33 acres.
- **Variance (VAR):** The project requires a 12.5-foot setback variance along the southerly property line to reduce the 25-foot required setback to 12.5 feet to accommodate the proposed building location.

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The MND and supporting Initial Study identified various thresholds from the 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 environmental resources were found to be less than significant:

- | | |
|--------------------------------------|---------------------------------|
| ■ Aesthetics | ■ Mineral Resources |
| ■ Agriculture and Forestry Resources | ■ Noise |
| ■ Energy | ■ Population and Housing |
| ■ Greenhouse Gas Emissions | ■ Public Services |
| ■ Hydrology and Water Quality | ■ Recreation |
| ■ Land Use and Planning | ■ Transportation |
| | ■ Utilities and Service Systems |

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Wildfire were identified as having potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures. No significant and unavoidable impacts were identified.

2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall MMRP management is the responsibility of the City. The City's technical consultants (CEQA consultant, archaeologist, paleontologist, etc.) may perform related monitoring tasks under the direction of the environmental monitor (if they are contracted by the City).

2.2 CITY OF WILDOMAR

The City is the designated lead agency for the MMRP and has the overall responsibility 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, archaeologist, paleontologist), presuming it to be accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, including the construction manager and technical advisors, is responsible for monitoring implementation/compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work is field monitoring and compliance report preparation. Implementation disputes are brought to the City Planning Director and/or his designee.

2.3.1 Monitoring Team

The following summarizes key positions in the MMRP and their functions:

- **Construction Manager:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementing the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Advisors:** Responsible for monitoring in their areas of expertise (CEQA, archaeology, paleontology). Report directly to the monitoring program manager.

2.3.2 Recognized Experts

Recognized experts are required on the monitoring team to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts will assess compliance with required mitigation measures, and recognized experts from responsible agencies will consult with the construction manager regarding disputes.

2. Mitigation Monitoring Process

2.4 ARBITRATION RESOLUTION

If a mitigation monitor is of the opinion that a mitigation measure has not been implemented or has not been implemented correctly, the problem will be brought before the construction manager for resolution. The decision of the construction manager is final unless appealed to the City Planning Director and/or his designee. The construction manager will have the authority to issue stop work orders until the dispute is resolved.

2.5 ENFORCEMENT

Agencies may enforce conditions of approval through their existing police power using stop work orders; fines; infraction citations; or in some cases, notice of violation for tax purposes.

3. Mitigation Monitoring Requirements

3.1 PREMONITORING MEETING

A premonitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and monitoring team responsibilities. Team rules will be established, the entire mitigation monitoring program presented, and any misunderstandings resolved.

3.2 CATEGORIZED MITIGATION MEASURES/TABLE

Project-specific mitigation measures have been categorized in Table 3-1, *Mitigation Monitoring Requirements*. The table identifies the environmental impact, specific mitigation measures, schedule, and responsible monitor. The mitigation table will serve as the basis for scheduling the implementation of and compliance with all mitigation measures.

3.3 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 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors and for contractor completion of required mitigation measures.

3. Mitigation Monitoring Requirements

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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) |
|--------------------|--|---|---------------------|---|---|
| AIR QUALITY | | | | | |
| AQ-1 | Exhaust or recirculated air must be filtered at the point of removal with a minimum of 99.97 percent High Efficiency Particulate Air (HEPA) filter, per the Institute of Environmental Sciences and Technology (IEST) recommended practice for HEPA/ULPA filters (IEST RP-CC001). All HEPA filters must be accompanied by a letter of certification or a label documenting that each filter has met the test requirements. The airflows must be designed at the manufacturers recommended face velocity, usually 250 fpm. Pressure drop measuring devices must be installed on all HEPA filter sections for monitoring filter life cycles. It is recommended that HEPA filters be pre-filtered with a minimum of MERV 14 filters to provide an extended life cycle of the HEPA filters. A MERV 7 pre-filter should also be considered to extend the life of the MERV 14 filter. Pressure drop measuring devices should be installed on all filter sections for filter maintenance. | City of Wildomar Planning Department | Prior to occupation | City of Wildomar Planning 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) |
|-----------------------------|---|-----------------------------------|--|--------------------------------------|---|
| BIOLOGICAL RESOURCES | | | | | |
| BIO-1 | <p>Prior to vegetation clearance and grading, the Project Applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey in accordance with the following:</p> <ul style="list-style-type: none"> ▪ The survey shall be conducted no more than three days prior to the initiation of clearance/construction work; ▪ If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required; ▪ If active nests of birds are found during the surveys, a species-specific no disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (no longer reliant upon the nest). | Qualified biologist | Prior to vegetation clearance and grading activities | City of Wildomar Planning Department | |
| BIO-2 | The Project Applicant shall retain a qualified biologist to conduct a 30-day pre-construction survey for burrowing owl. The results of the survey would be submitted to the City of Wildomar prior to obtaining a grading permit. If burrowing owls are not detected during the pre-construction survey, no further mitigation is required. If burrowing owls are detected during the pre-construction survey, the Project applicant proposes to implement passive relocation to safely relocate burrowing owl out of harm's way. | Qualified biologist | Prior to obtaining a grading permit | City of Wildomar Planning Department | |
| BIO-3 | In accordance with MSHCP provisions limiting the use of exotic and invasive plant species, the Project's landscape plan would exclude invasive species such as crimson fountain grass (<i>Pennisetum setaceum</i>), pampas grass (<i>Cortaderia selloana</i>), giant reed (<i>Arundo donax</i>), and tree of heaven | Construction contractor | During construction activities | City of Wildomar Planning 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) |
|-------------------------------|--|-----------------------------------|---|---|---|
| <i>(Ailanthus altissima).</i> | | | | | |
| CULTURAL RESOURCES | | | | | |
| TRI-1 | To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). The Soboba Band of Luiseno Indians and the Pechanga Band of Luiseño Indians may assign individuals to monitor all grading, excavation, and groundbreaking activities as well, and the tribal monitors shall be allowed on-site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the consulting tribe(s) are satisfied that construction will not disturb cultural resources. | Professional archaeologist | During any ground-disturbing construction activities | City of Wildomar Planning Department and Building and Safety Department | |
| TRI-2 | At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the tribe(s) that intend to assign tribal monitors pursuant to mitigation measure CUL-1. The archaeologist and the tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site. | Qualified archaeologist | Thirty days prior to any ground-disturbing construction activities | City of Wildomar Engineering Department and Planning Department | |
| TRI-3 | At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project applicant shall contact the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians, and the Pechanga Band of Luiseño Indians with notification of the proposed grading and shall enter into a Tribal Cultural Resources Treatment and Monitoring Agreement with the tribe(s). The agreements shall | Project Applicant | At least 30 days but no more than 60 days prior to the issuance of any grading permit | City of Wildomar Engineering Department and Planning 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) |
|--|---|---|--|---|
| include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for tribal monitors; and establishing on-site monitoring provisions and/or requirements for professional tribal monitors during all ground-disturbing activities. The terms of the agreements shall not conflict with any of these mitigation measures. A copy of the signed agreement shall be provided to the Planning Director and the Building Official prior to the issuance of the first grading permit. | | | | |
| <p>TRI-4</p> <p>If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by the archaeologist and the tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the archaeologist. The report shall include a list of the resources discovered; documentation of each site/locality; interpretation of the resources identified; a determination of whether the resources are historical resources, unique or non-unique archeological resources, and/or tribal cultural resources; and the method of preservation and/or recovery for the identified resources. If the archaeologist, in consultation with the tribes, determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section 21083.2. Further ground disturbance shall not resume within the area of the discovery until the City, project applicant, project archaeologist, and consulting tribe(s) reach an agreement regarding the appropriate treatment of the cultural resources, which may include avoidance or appropriate mitigation. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of</p> | <p>Qualified archaeologist and tribal cultural monitor(s)</p> | <p>During any ground-disturbing construction activities</p> | <p>City of Wildomar Engineering Department and Planning Department</p> | |

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) |
|---|-----------------------------------|--|---|---|
| preservation for archaeological and cultural resources. Work may continue outside of the buffer area and will be monitored by additional tribal monitors, if needed as determined by the project archaeologist and the consulting tribe(s). | | | | |
| <p>TRI-5 In the event that cultural resources are discovered during the course of grading (inadvertent discoveries), the following shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> a. The landowner(s) shall agree to relinquish ownership of all recovered tribal cultural resources to the consulting tribe(s), including sacred items and all artifacts, as part of the required treatment for impacts to cultural resources. b. One or more of the following treatment, in order of preference below, with (i) being the preferred treatment and (ii) being the secondary preferred treatment, shall be employed with the agreement of all parties. Evidence of such agreement shall be provided to the City: <ul style="list-style-type: none"> i. Preservation in place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in place they were found with no development affecting the integrity of the resources. ii. On-site relocation to a preservation area shall be accomplished as requested by the consulting tribe(s). The preservation area location shall be governed by measures and provisions to protect the preservation area from any future impacts in perpetuity. Relocation shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the | Qualified archaeologist | During any ground-disturbing construction activities | City of Wildomar Engineering Department and Planning 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) |
|--|--|---|---|--|---|
| written consent of the consulting tribe(s). Only if (i) and (ii) above cannot be employed, curation shall be arranged with an appropriate qualified repository that meets federal standards per 36 CFR Part 79. The cultural resources would be professionally curated and made available to other archeologists/researchers/tribal governments for further research and culturally appropriate use. The collections and associated records shall be transferred to a curation facility meeting the above federal standards to be accompanied by a curation agreement and payment of any fees necessary for permanent curation. | | | | | |
| CUL-1 | If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and 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 24 hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. | City of Wildomar Engineering and Planning Departments | During any ground-disturbing construction activities | City of Wildomar Engineering and Planning Departments | |
| GEOLOGY AND SOILS | | | | | |
| GEO-1 | The project applicant shall incorporate the recommendations of the Geotechnical Report prepared Earth Strata Geotechnical Services (2018a; Appendix 6.0 of the IS/MND) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable | Project Applicant and licensed professional engineer | During building plan check, prior to any ground-disturbing construction activities | City of Wildomar Planning 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) |
|---|---|-----------------------------------|--|---|---|
| requirements of the latest adopted version of the California Building Code. | | | | | |
| GEO-2 | Construction personnel involved in excavation and grading activities shall be informed of the possibility of discovering fossils at any location and the protocol to be followed if fossils are found. A professional meeting the Society of Vertebrate Paleontology's standards shall provide the preconstruction training. The City shall ensure the grading plan notes include specific reference to the potential discovery of fossils. If potentially unique paleontological resources (fossils) are discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery. The paleontologist shall establish procedures for paleontological resource surveillance throughout project construction and shall establish, in cooperation with the project applicant, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. Excavated finds shall be offered to an accredited repository. | Qualified paleontologist | During any ground-disturbing construction activities | City of Wildomar Engineering Department and Planning Department | |
| HAZARDS AND HAZARDOUS MATERIALS | | | | | |
| HAZ-1 | Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2016 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2016 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 2016 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 | Riverside County Fire Department | Prior to issuance of a building permit | 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) |
|----------------------------------|--|-----------------------------------|--|---|---|
| | Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49. | | | | |
| HAZ-2 | Prior to the issuance of a certificate of occupancy, 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, including California Government Code Section 51182. | Riverside County Fire Department | Prior to issuance of a Certificate of Occupancy | City of Wildomar and Riverside County Fire Department | |
| TRIBAL CULTURAL RESOURCES | | | | | |
| TRI-1 | To address the possibility that historical, archaeological, and/or tribal cultural resources (collectively referred to as "cultural resources" in these mitigation measures) may be encountered during grading or construction, a qualified professional archaeologist shall monitor all construction activities that could potentially impact cultural resources (e.g., grading, excavation, and/or trenching). The Soboba Band of Luiseno Indians and the Pechanga Band of Luiseño Indians may assign individuals to monitor all grading, excavation, and groundbreaking activities as well, and the tribal monitors shall be allowed on-site during any construction activities that could potentially impact cultural resources. However, monitoring may be discontinued as soon the qualified professional and the consulting tribe(s) are satisfied that construction will not disturb cultural resources. | Professional archaeologist | During any ground-disturbing construction activities | City of Wildomar Planning Department and Building and Safety Department | |
| TRI-2 | At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation which will be determined in consultation with the tribe(s) that intend to assign tribal monitors pursuant to mitigation measure CUL-1. The archaeologist and the tribal monitor(s) will have the authority to temporarily halt and redirect grading activities in order to evaluate the significance of any cultural resources discovered on the project site. | Qualified archaeologist | Thirty days prior to any ground-disturbing construction activities | City of Wildomar Engineering Department and Planning 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) |
|-------|---|--|---|---|---|
| TRI-3 | At least 30 days but no more than 60 days prior to the issuance of any grading permit, the project applicant shall contact the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians, and the Pechanga Band of Luiseño Indians with notification of the proposed grading and shall enter into a Tribal Cultural Resources Treatment and Monitoring Agreement with the tribe(s). The agreements shall include, but not be limited to, outlining provisions and requirements for addressing the handling of tribal cultural resources; project grading and development scheduling; terms of compensation for tribal monitors; and establishing on-site monitoring provisions and/or requirements for professional tribal monitors during all ground-disturbing activities. The terms of the agreements shall not conflict with any of these mitigation measures. A copy of the signed agreement shall be provided to the Planning Director and the Building Official prior to the issuance of the first grading permit. | Project Applicant | At least 30 days but no more than 60 days prior to the issuance of any grading permit | City of Wildomar Engineering Department and Planning Department | |
| TRI-4 | If during grading or construction activities, cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by the archaeologist and the tribal monitor(s). Any cultural resources that are discovered shall be evaluated and a final report prepared by the archaeologist. The report shall include a list of the resources discovered; documentation of each site/locality; interpretation of the resources identified; a determination of whether the resources are historical resources, unique or non-unique archeological resources, and/or tribal cultural resources; and the method of preservation and/or recovery for the identified resources. If the archaeologist, in consultation with the tribes, determines the cultural resources to be either historic resources or unique archaeological resources, avoidance and/or mitigation will be required pursuant to and consistent with CEQA Guidelines Section 15064.5(c) and Public Resources Code Section | Qualified archaeologist and tribal cultural monitor(s) | During any ground-disturbing construction activities | City of Wildomar Engineering Department and Planning 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) |
|---|-----------------------------------|--|---|---|
| 21083.2. Further ground disturbance shall not resume within the area of the discovery until the City, project applicant, project archaeologist, and consulting tribe(s) reach an agreement regarding the appropriate treatment of the cultural resources, which may include avoidance or appropriate mitigation. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. Work may continue outside of the buffer area and will be monitored by additional tribal monitors, if needed as determined by the project archaeologist and the consulting tribe(s). | | | | |
| <p>TRI-5 In the event that cultural resources are discovered during the course of grading (inadvertent discoveries), the following shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> c. The landowner(s) shall agree to relinquish ownership of all recovered tribal cultural resources to the consulting tribe(s), including sacred items and all artifacts, as part of the required treatment for impacts to cultural resources. d. One or more of the following treatment, in order of preference below, with (i) being the preferred treatment and (ii) being the secondary preferred treatment, shall be employed with the agreement of all parties. Evidence of such agreement shall be provided to the City: <ul style="list-style-type: none"> i. Preservation in place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in place they were found with no development affecting the integrity of the resources. ii. On-site relocation to a preservation area shall be accomplished as requested by the consulting tribe(s). The preservation area | Qualified archaeologist | During any ground-disturbing construction activities | City of Wildomar Engineering Department and Planning 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) |
|---|--|---|--|---|
| <p>location shall be governed by measures and provisions to protect the preservation area from any future impacts in perpetuity. Relocation shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of the consulting tribe(s).</p> <p>Only if (i) and (ii) above cannot be employed, curation shall be arranged with an appropriate qualified repository that meets federal standards per 36 CFR Part 79. The cultural resources would be professionally curated and made available to other archeologists/researchers/tribal governments for further research and culturally appropriate use. The collections and associated records shall be transferred to a curation facility meeting the above federal standards to be accompanied by a curation agreement and payment of any fees necessary for permanent curation.</p> | | | | |
| <p>CUL-1 If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and 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 24 hours. Subsequently, the Native American Heritage Commission shall identify the most likely descendant and notify them of discovery. The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p> | <p>City of Wildomar Engineering and Planning Departments</p> | <p>During any ground-disturbing construction activities</p> | <p>City of Wildomar Engineering and Planning Departments</p> | |
| WILDFIRE | | | | |

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) |
|--------------------|--|-----------------------------------|---|---|---|
| HAZ-1 | Prior to the issuance of building permits, the project applicant shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2016 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2016 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 2016 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 Chapter 49. | Riverside County Fire Department | Prior to issuance of a building permit | City of Wildomar Building Department and Riverside County Fire Department | |
| HAZ-2 | Prior to the issuance of a certificate of occupancy, 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, including California Government Code Section 51182. | Riverside County Fire Department | Prior to issuance of a Certificate of Occupancy | City of Wildomar and Riverside County Fire Department | |

4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to dispute arbitration enforcement resolution. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Arbitration/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 is prepared to document the implementation of mitigation measures, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 ARBITRATION/ENFORCEMENT REPORT

The Arbitration/Enforcement Report is prepared to document the outcome of arbitration review 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 City Planning Manager and/or his designee by the general public.

5. Community Involvement

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6. Report Preparation

6.1 LIST OF PREPARERS

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Report Preparation

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