

CONDITIONALLY APPROVED

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

FOR THE CITY OF WILDOMAR ON 12/15/2021

APPLICATION NOS. PA 21-0045

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi



INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Monte Vista Ranch II Townhome Project

**(Planning Application No. 21-0045)
(State Clearinghouse No. 2021080301)**

Lead Agency:

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

Prepared by:

PlaceWorks
3 MacArthur Place Suite 1100
Santa Ana, CA 92707

August 2021

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13. **Appendix 13** – Monte Vista Ranch Traffic Analysis, Urban Crossroads (May 17, 2021)
14. **Appendix 14** – Monte Vista Village Vehicle Miles Traveled (VMT) Analysis, Urban Crossroads (February 9, 2021)

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>).

The documents can also be viewed here:

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

Project Summary

The proposed project includes the construction of 64 townhomes and an 18,800-square-foot recreation center at Monte Vista Drive and Summer Sage Way.

Purpose and Project Overview

This Initial Study evaluates the proposed project which is being processed through the following development applications:

- **General Plan Amendment (GPA):** The project requires a General Plan Amendment from Business Park (BP) to High Density Residential (HDR, 8 – 14 units/acre).
- **Change of Zone (CZ):** The project requires a Change of Zone from C-O to R-3 to develop the townhomes.
- **Tentative Tract Map (TTM) No. 38155:** The project requires a Tentative Tract Map to subdivide the 6.47-acre site for condominium purposes.
- **Final Site Plan of Development (FSPOD):** The project requires a Final Site Plan of Development to construct a 64-unit townhome project and related amenities on a 6.47-acre site.

The purpose of this Initial Study is to evaluate the potential environmental effects associated with the 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 vacant project site is at Monte Vista Drive and Summer Sage Way, Wildomar in Riverside County and encompasses Assessor's Parcel Number (APN): 367-502-002. The project site is generally located northeast 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 vacant lots to the north, west, and south; residential uses are currently being constructed to the east of the site, and to the northeast of the site are single-family residences. Surrounding roadways that provide access to the site include Monte Vista Drive, Summer Sage Way, and Sunnybrook Drive.

Access

Regional access is provided by I-15, approximately 400 feet to the southwest of the site. Site access is provided from Monte Vista Drive and Summer Sage Way.

Physical Setting

The project site is approximately 6.47 acres. The project site is vacant with ruderal vegetation. The topography of the site is generally flat.

Conservation

The project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell (Riverside 2021).

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. The nearest fault is the Wildomar Fault located about 1.1 miles to the southwest of the site (GeoTek 2021a). The project site is within a Very High Fire Hazard Severity Zone (VHFHSZ) (CALFIRE 2009), and therefore, mitigation measures have been included to mitigate potential impacts (see Executive Summary, below).

Regulatory Setting

The City of Wildomar General Plan designates this as Business Park (BP) with a zoning designation of C-O (Commercial Office). The proposed project would require the approval of a General Plan Amendment, Change of Zone, Tentative Tract Map No. 38155, and Final Site Plan of Development.

III. PROJECT DESCRIPTION

The proposed project would construct 64 two-story townhomes around the perimeter of the site, and an 18,800-square-foot recreation center in the center of the site as shown in **Figure 4**, Site Plan. A full-access driveway into the site would be provided at the southeast corner of the site, from Summer Sage Way; an internal roadway loop would provide internal circulation. As shown in **Figure 5**, Conceptual Elevations, the exterior of the proposed townhomes would be beige stucco with white wood siding, teal wood window shutters, and brown shingle roofing. The proposed townhomes would be 31.2 feet tall.

The proposed project would be constructed in a single phase with an opening year of 2023. The duration of construction activities associated with the project is estimated to be approximately 12 months. Construction activities would include site preparation, grading, construction of buildings, paving, and architectural coating. Earthwork activities are expected to balance onsite meaning that no import or export soils would be required.

The surrounding area, including along Monte Vista Drive, 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 in the surrounding area. The proposed project would connect to the gravity line on Summer Sage Road adjacent to the project site.

Once occupied, the proposed project is expected to generate a total of 476 two-way trips per day with 30 AM peak hour trips and 36 PM peak hour trips.

The proposed development plans, including architectural renderings and elevations, are provided in **Appendix 1**.

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 to 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 ES-1**, Project Impact and Mitigation Summary, presents an at-a-glance summary of the identified significant impact issue areas and required mitigation measures.

Table ES-1 Project Impact and Mitigation Summary			
5. Cultural Resources			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
Implement Mitigation Measures TRI-1 through TRI-7 (see Tribal Cultural Resources, below).			
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
<p>CUL-1 Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</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>			
7. Geology and Soils			
a) 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.			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
<p>GEO-1 The project applicant shall incorporate the recommendations of the Geotechnical Report prepared GeoTek, Inc. (Appendix 6) 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.</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>			

Table ES-1 Project Impact and Mitigation Summary			
a) ii) Strong seismic ground shaking?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
Implement Mitigation Measure GEO-1			
b) Result in substantial soil erosion or the loss of topsoil?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
Implement Mitigation Measure GEO-1			
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?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
Implement Mitigation Measure GEO-1			
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
<p>GEO-2 A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.</p> <p><i>Timing/Implementation:</i> <i>During ground-disturbing construction activities</i></p> <p><i>Enforcement/Monitoring:</i> <i>City of Wildomar Planning Department and Building and Safety Department</i></p>			

Table ES-1 Project Impact and Mitigation Summary			
9. Hazards and Hazardous Materials			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than 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 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 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 2019 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.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> City of Wildomar Building Department and Riverside County Fire Department</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 and California Government Code Section 51182.</p> <p><i>Timing/Implementation:</i> Prior to issuance of certificate of occupancy</p> <p><i>Enforcement/Monitoring:</i> City of Wildomar Building Department and Riverside County Fire Department</p>			
18. Tribal Cultural Resources			
a) 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).			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
<p>TRI-1 Inadvertent Archeological Find. If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").</p> <p>a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the</p>			

Table ES-1 Project Impact and Mitigation Summary

archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

- b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
- c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.
- d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7.
- e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.
- f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.

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

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

TRI-2 Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following

Table ES-1 Project Impact and Mitigation Summary

procedures shall be carried out for final disposition of the discoveries:

- a. One or more of the following treatments, in order of preference, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Planning Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
 - ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.
 - iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Timing/Implementation: During grading activities

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

TRI-3 Archaeologist Retained. Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

Table ES-1 Project Impact and Mitigation Summary

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- a. Project grading and development scheduling;
- b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;
- c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall

Table ES-1 Project Impact and Mitigation Summary

be subject to a cultural resources evaluation.

Timing/Implementation: Prior to issuance of grading permit

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

- TRI-4 Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: During ground-disturbing activities

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

- TRI-5 Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

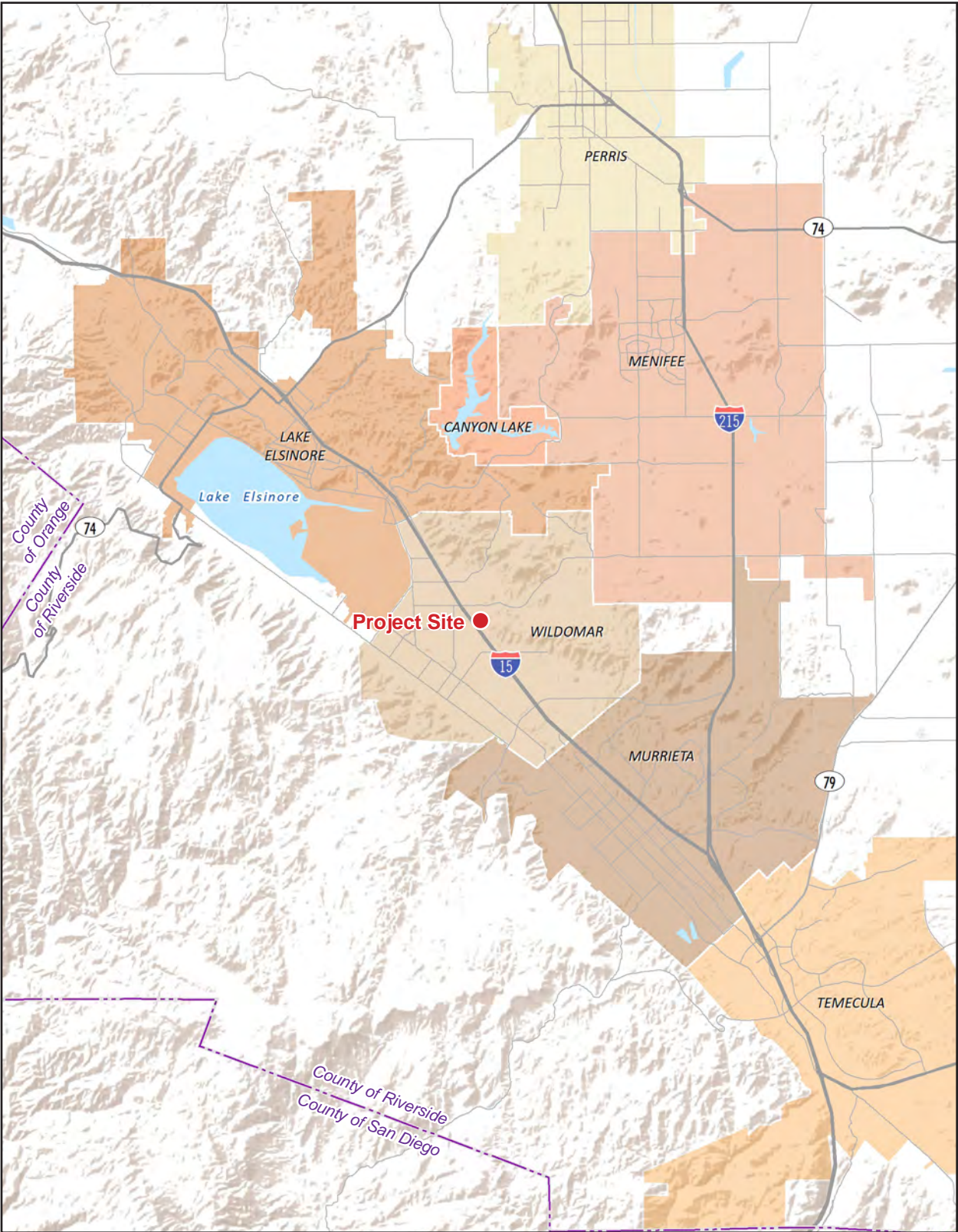
Timing/Implementation: During ground-disturbing activities

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

- TRI-6 Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are

Table ES-1 Project Impact and Mitigation Summary			
<p>determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).</p> <p><i>Timing/Implementation:</i> Prior to final inspection</p> <p><i>Enforcement/Monitoring:</i> City of Wildomar Engineering Department and Planning Department</p>			
<p>TRI-7 Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).</p> <p><i>Timing/Implementation:</i> During discovery of Native American human remains</p> <p><i>Enforcement/Monitoring:</i> City of Wildomar Engineering Department and Planning Department</p>			
Implementation of Mitigation Measure CUL-1 .			
a) 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.			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
Implement Mitigation Measures TRI-1 through TRI-7 , and CUL-1 .			
20. Wildfire			
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
Implement Mitigation Measures HAZ-1 and HAZ-2			
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?			
Level of Significance without Mitigation	Potentially Significant	Resulting Level of Significance	Less Than Significant
Implement Mitigation Measures HAZ-1 and HAZ-2			

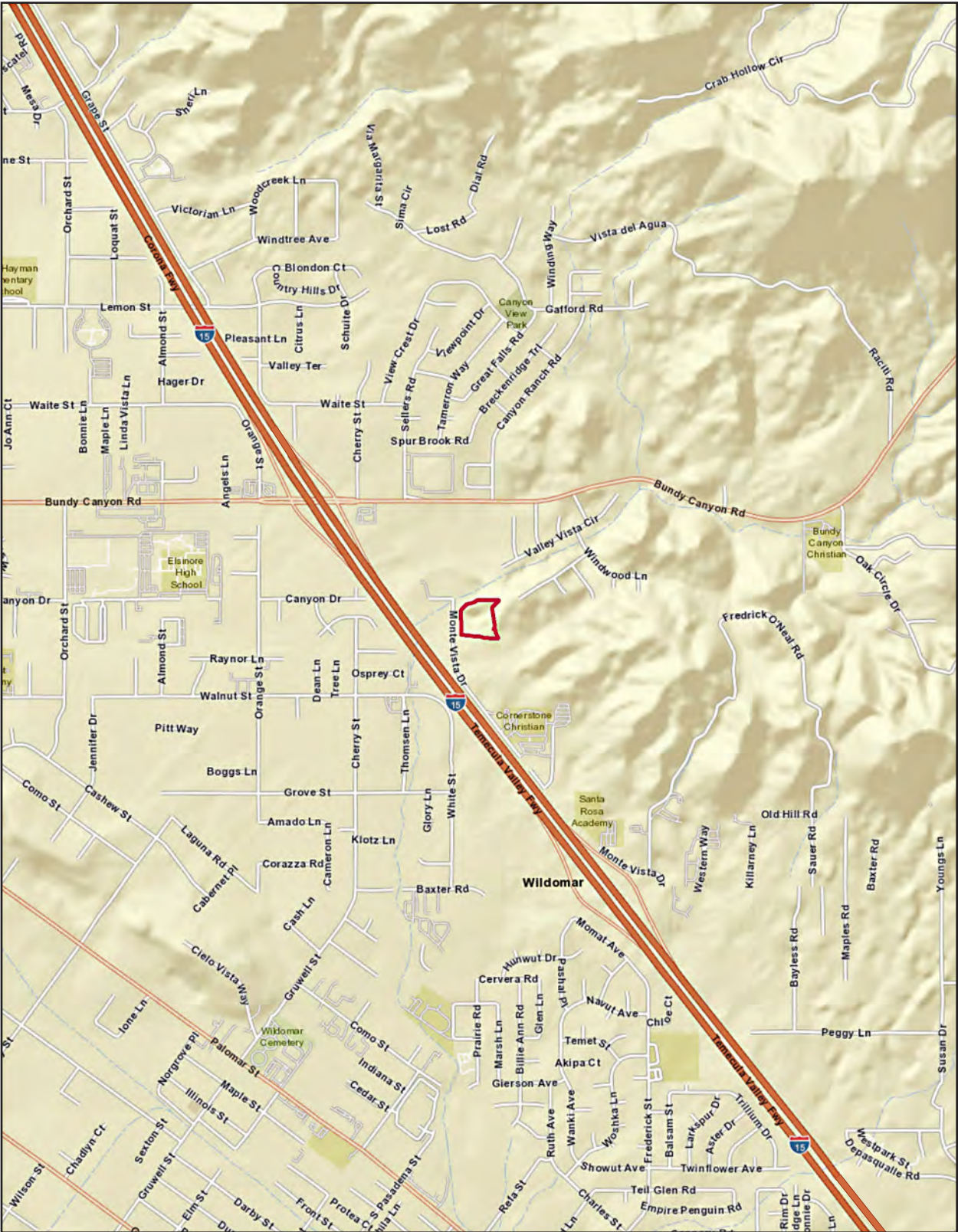
Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.
Source: ESRI, 2021



Figure 2 - Local Vicinity



Project Boundary

0 2,000
Scale (Feet)



Source: ESRI, 2021

Figure 3 - Aerial Photograph



— Project Boundary

0 210
Scale (Feet)



Source: Nearmap, 2021

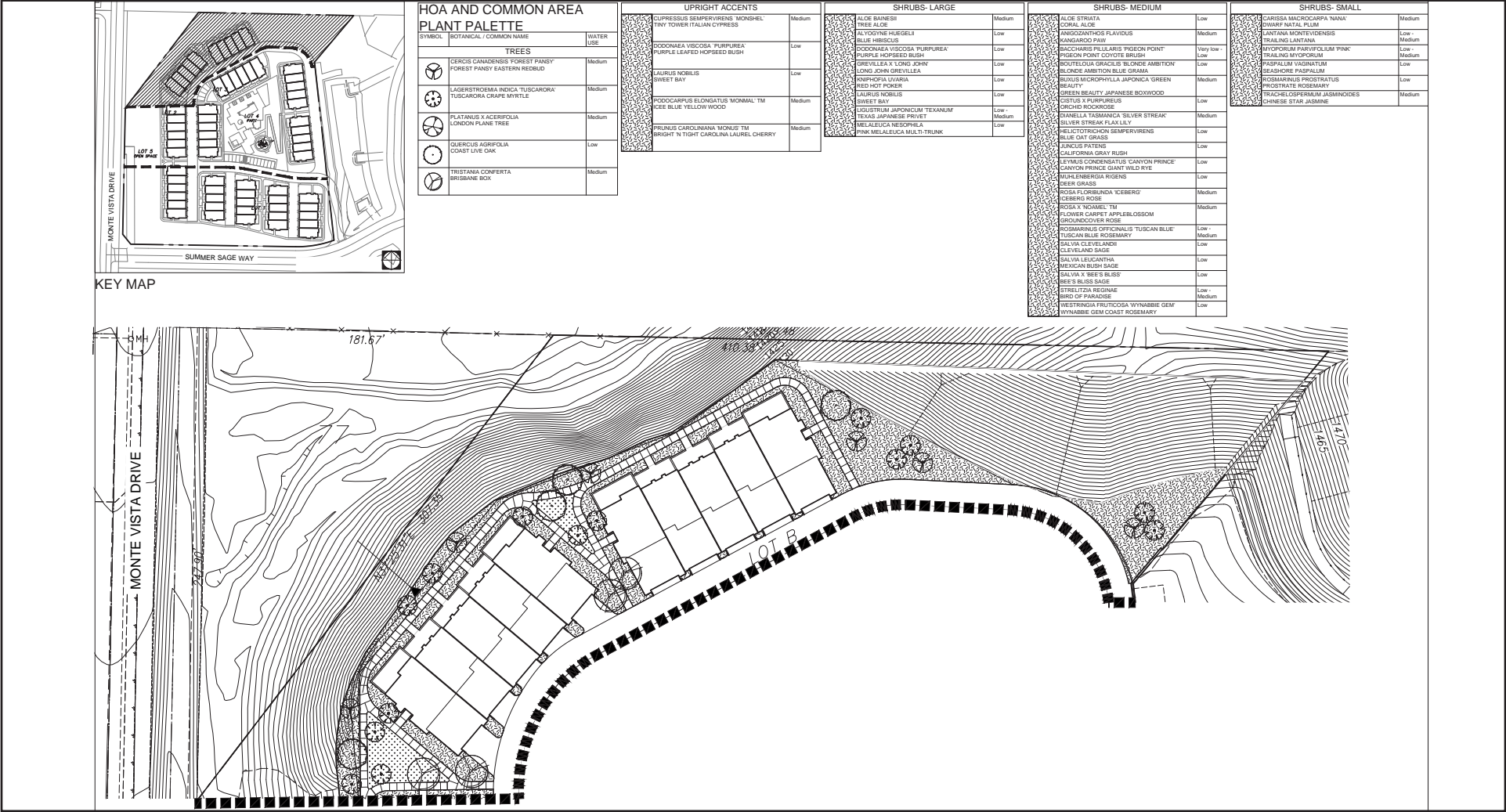
Figure 4 - Site Plan



0 125
Scale (Feet)



Figure 5 - Conceptual Elevation



Source: bmla, 2021



V. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Project Title:

Monte Vista Ranch II Townhome Project (Planning Application No. 21-0045)

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 is at Monte Vista Drive and Summer Sage Way, and encompasses Assessor's Parcel Number (APN): 367-502-002.

5. Project Sponsor's Name and Address:

Erik Lunde, Monte Vista Ranch II, LLC., 1200 Quail Street, suite 220, Newport Beach, CA 92660

6. General Plan Designation:

Business Park (BP)

7. Zoning:

C-O (Commercial Office)

8. Description of Project:

The proposed project would construct 64 two-story townhomes around the perimeter of the site, and an 18,800-square-foot recreation center in the center of the site as shown in **Figure 4**, Site Plan. A full-access driveway into the site would be provided at the southeast corner of the site, from Summer Sage Way; an internal roadway loop would provide internal circulation. As shown in **Figure 5**, Conceptual Elevations, the exterior of the proposed townhomes would be beige stucco with white wood siding, teal wood window shutters, and brown shingle roofing. The proposed townhomes would be 31.2 feet tall.

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	Vacant Land	Medium High Density Residential (MHDR)	R-3(General Residential) and R-5 (Open Area Combining Zone, Residential Development)
South	Vacant Land	Business Park (BP)	R-R (Rural Residential)

ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING			
Location	Current Land Use	General Plan Land Use Designation	Zoning
East	Vacant Land	Medium Density Residential (MDR)	R-1 (One-Family Dwellings)
West	Vacant Land	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial) and R-R (Rural Residential)

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 on April 16, 2021, that have requested to be notified of projects pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 and Public Resources Code Section 21080.3.1. The City has completed consultations with Native American Tribes (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 type="checkbox"/> Air Quality |
| <input 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

August 9, 2021

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.



Monte Vista Ranch II, LLC, Applicant

August 9, 2021

Date

D. 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. Construction of the proposed structures would alter the existing visual character of the area by removing naturally occurring vegetation from the site. 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; as shown in Figure 3, the project site is vacant and does not include any of these features. Scenic vistas and scenic backdrops in the project vicinity include views of the mountain ridgelines to the west. The height of the ridgelines ranges from approximately 4,000 feet above mean sea level (amsl) to 10,000 feet amsl. Views of the mountain ridgelines from the project site are visible above residences and trees.

The proposed project would construct 64 two-story townhomes around the perimeter of the site, and an 18,800-square-foot recreation center in the center of the site. The proposed townhomes would be 31.2 feet tall, and would consist of beige stucco, white wood siding, teal wood shutters, and brown shingle roofing. The elevation of the site ranges 1,440 feet above mean sea level (amsl) in the south to 1,550 feet amsl in the north. The site is vacant and surrounded by residential uses to the northeast and east of the site, and the proposed structures would not alter views of the surrounding mountain ridgelines and would not block any scenic view or resource. The project site would be graded to allow for the proposed buildings to be comparable in height to those surrounding the site, including the residential uses to the northeast and east of the site.

Views of the surrounding ridgelines extend across the length of the site from all viewpoints and the proposed project would obstruct a portion of views, however the obstruction would not occur from off site viewpoints. 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) No Impact. The nearest officially designated State Scenic Highway to the site is a portion of State Route (SR) 74, approximately 26 miles northeast (Wildomar 2003). The I-15, approximately 370 feet west of the project site, is listed as an eligible State Scenic Highway, but is not officially designated (Wildomar 2003). Additionally, 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 resources; as shown in Figure 3, the project site is vacant and does not include any of these features. Therefore, there are no impacts to scenic resources within a State Scenic Highway.

c) Less Than Significant Impact. The project site, which is vacant with ruderal/weedy vegetation, is in an urbanized area. The surrounding area consists of vacant lots to the north, south, and west; and single-family residences to the northeast and east.

The proposed project would be compatible with the existing development pattern and character in the surrounding area, with building materials and colors that complement the existing development on nearby properties, such as the single-family homes to the northeast that have white and beige exteriors; planned development within the project area, as with the proposed project, would be required to comply with the Multiple Family Design Standards. Furthermore, design of the proposed project will be reviewed by the Planning Commission who will determine whether the proposed project is consistent with design of other land uses in the vicinity. While the Planning Commission will make the final decision on compatibility, from the evidence in the record, 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 townhomes, and would include parking spaces that could 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), parking lot lights, exterior lighting for the recreation center and townhomes, and security-related lighting. Chapter 8.64, Light Pollution, of the City's Municipal Code 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 plane of the light fixtures.

Per the 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. The project would not adversely affect day or nighttime views in the area, and the project would not contribute to night sky and would comply 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 southeastern portion of the site is designated as Farmland of Local Importance; however, the State Farmland Mapping and Monitoring Program (FMMP) does not designate the site as Prime, Unique, or Farmland of Statewide Importance (CDC 2016). The proposed project would construct non-agricultural uses on Farmland of Local Importance uses; however, as the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, impacts would be less than significant.

b) No Impact. There is no land zoned for agricultural use and there are no Williamson Act contracts on the project site. Therefore, no impact would occur.

c) No Impact. The project site is not designated as forestland or timberland, and there is no forestland or timberland adjacent to these sites. Therefore, no impact would occur.

d) No Impact. The project site does not contain forestland, nor is the project site zoned as forestland. 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) No Impact. The project site does not contain forestland or unique farmland. The project site is in an urbanized area, as shown in Figure 3. Development on the site would not result in the conversion of farmland to nonagricultural uses or forestland to non-forest uses. As such, impacts would be less than significant.

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 27, 2021 (2021a) which identifies the proposed project's air quality impacts (see **Appendix 2**). A Health Risk Assessment was prepared by Urban Crossroads on May 27, 2021 (2021b) (see **Appendix 3**).

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 (South Coast AQMD). The South Coast AQMD 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 South Coast AQMD 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 South Coast AQMD, 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 South Coast AQMD'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.

Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. The proposed project's regional and localized construction-source and operational activity emissions would not exceed applicable regional significance threshold and LST thresholds. Therefore, the proposed project is determined to be consistent with the first criterion and impacts would be less than significant.

Consistency Criterion 2

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities.

Per the City's General Plan, the project site is designated for Business Park uses. The Business Park land use designation allows for the development of employee intensive uses including research and development, technology centers, corporate offices, "clean" industry and supporting retail uses.

The proposed project land use and development is not consistent with the land use designation in the General Plan, and the proposed project would require a General Plan Amendment. However, since the proposed project's construction and operational regional and localized emissions do not exceed the thresholds of significance, the proposed project would not cause an exceedance of an air quality violation. It should also be noted that the residential use proposed by the project would generate less traffic and consequently fewer emissions than if the project site were developed consistent with the Business Park land use which would generate more trips and consequently more emissions than the proposed project.

On the basis of the preceding discussion, the proposed project is determined to be consistent with the second criterion. Therefore, impacts would be less than significant.

b) Less Than Significant Impact. 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 activities associated with the proposed project would result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. The proposed earthwork activities are expected to balance onsite, and no import or export of soils would be required; construction is expected to last 12 months. Construction-related

emissions are expected from the following construction activities: site preparation, grading, building construction, paving, and architectural coating. As shown in **Table 3-1**, Project Construction Emissions Summary – Without Mitigation, emissions resulting from the proposed project’s construction would not exceed criteria pollutant thresholds established by the South Coast AQMD for emissions of any criteria pollutant. Therefore, criteria pollutant emissions generated during construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

Table 3-1 Project Construction Emissions Summary – Without Mitigation						
Year	Emissions (lbs/day)					
	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Summer						
2021	5.43	60.93	22.54	0.06	11.97	6.59
2022	24.55	18.73	20.82	0.04	2.01	1.12
Winter						
2021	5.43	60.93	22.41	0.06	11.97	6.59
2022	24.55	18.72	20.28	0.04	2.01	1.12
Maximum Daily Emissions	24.55	60.93	22.54	0.06	11.97	6.59
South Coast AQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Source: Urban Crossroads 2021a						

Operational Emissions

Operational activities associated with the proposed project would result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following primary sources: area source emissions, energy source emissions, and mobile source emissions.

As shown in **Table 3-2**, Summary of Peak Operational Emissions – Without Mitigation, the proposed project’s daily regional emissions from on-going operations would not exceed any of the thresholds of significance. Therefore, criteria pollutant emissions generated during operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

Table 3-2 Summary of Peak Operational Emissions – Without Mitigation						
Year	Emissions (lbs/day)					
	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Summer						
Area Source	1.73	1.14	5.84	7.17E-03	0.12	0.12
Energy Source	0.02	0.17	0.07	1.10E-03	0.01	0.01
Mobile Source	1.21	3.31	12.04	0.04	3.89	1.07
Total Maximum Daily Emissions	2.97	4.63	17.95	0.05	4.02	1.20
South Coast AQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Winter						
Area Source	1.73	1.14	5.84	7.17E-03	0.12	0.12

Energy Source	0.02	0.17	0.07	1.10E-03	0.01	0.01
Mobile Source	1.16	3.48	10.81	0.04	3.89	1.07
Total Maximum Daily Emissions	2.91	4.79	16.72	0.05	4.02	1.20
South Coast AQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Source: Urban Crossroads 2021a						

c) Less Than Significant Impact. The proposed project would not expose sensitive receptors to pollutants.

LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQS at the nearest residence or sensitive receptor.

Localized Construction Impacts

Table 3-3, Project Localized Construction Emissions – Without Mitigation, identifies the localized impacts at the nearest receptor location in the vicinity of the project. The localized construction emissions would not exceed the applicable South Coast AQMD LSTs for emissions of any criteria pollutant. Impacts would be less than significant.

Table 3-3 Project Localized Construction Emissions – Without Mitigation				
On-site Emissions	Emissions (lbs/day)			
	NO_x	CO	PM₁₀	PM_{2.5}
Site Preparation				
Maximum Daily Emissions	60.79	21.85	11.76	6.53
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	NO	NO	NO	NO
Grading				
Maximum Daily Emissions	39.95	16.38	6.03	3.00
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	NO	NO	NO	NO
Building Construction				
Maximum Daily Emissions	18.75	17.67	1.03	0.96
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	NO	NO	NO	NO
Paving				
Maximum Daily Emissions	11.12	14.58	0.57	0.52
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	NO	NO	NO	NO
Architectural Coating				
Maximum Daily Emissions	1.88	2.42	0.11	0.11
South Coast AQMD Localized Threshold	371	1,965	13	8
Threshold Exceeded?	NO	NO	NO	NO
Source: Urban Crossroads 2021a				

Localized Operational Impacts

The development of the proposed project would include residential uses. According to South Coast AQMD LST Methodology, LSTs would apply to the operational phase of a proposed project if the project includes stationary sources or attracted mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses and therefore, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Impacts would be less than significant.

Carbon Monoxide Hotspots

An adverse CO concentration, known as a “hot spot,” would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO “hot spot” analysis was conducted in 2004 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This “hot spot” analysis did not predict any violation of CO standards.

The ambient 1-hour and 8-hour CO concentration within the project study area is estimated to be 1.6 ppm and 0.7 ppm, respectively. Therefore, even if the traffic volumes for the proposed project were double or even triple of the traffic volumes generated at the Long Beach Boulevard and Imperial Highway intersection in Los Angeles (3.1 ppm at 1-hour and 9.3 ppm at 8-hour CO concentration), coupled with the ongoing improvements in ambient air quality, the proposed project would not be capable of resulting in a CO “hot spot” at any study area intersections.

As shown in **Table 3-4**, Opening Year Cumulative (2023) with Project Traffic Volumes, the highest trips on a segment of road for the proposed project is 679 vehicles per hour on Monte Vista Drive and Summer Sage Drive. As such, project-related traffic volumes are less than the traffic volumes identified in the 2003 AQMP. The proposed project considered herein would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 Los Angeles hot spot study or based on representative Bay Area Air Quality Management District (BAAQMD) CO threshold considerations. Localized air quality impacts related to mobile-source emissions would be less than significant.

Table 3-4 Opening Year Cumulative (2023) with Project Traffic Volumes					
Intersection Location	Peak Traffic Volumes (vph)				
	Eastbound (AM/PM)	Westbound (AM/PM)	Southbound (AM/PM)	Northbound (AM/PM)	Total (AM/PM)
Monte Vista Dr/Summer Sage Dr	214/197	406/232	0/0	60/32	679/460
Driveway 1/Summer Sage Dr	0/0	23/13	51/48	36/18	110/79
Source: Urban Crossroads 2021a vph = vehicles per hour					

Health Risk Assessment

CEQA evaluates a proposed project’s impact on the environment, and not the environment on a proposed project. The health risk assessment presented below is for informational purposes only.

For carcinogenic exposures resulting from exposures to toxics from the I-15, the summation of risk for the maximum exposed residential receptor totaled 1.81 in one million and will not exceed the South Coast AQMD significance threshold of 10 in one million. For chronic noncarcinogenic effects, the hazard index for each toxicological endpoint totaled less than one. For acute exposures, the hazard indices for

the identified averaging times did not exceed unity. Therefore, noncarcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur (Urban Crossroads 2021b).

For the maximum exposed residential receptor, results of the analysis predicted freeway emissions would produce PM₁₀ concentrations of 0.27 µg/m³ and 0.19 µg/m³ for the 24-hour and annual averaging times. These values would not exceed the South Coast AQMD significance thresholds of 2.5 µg/m³ and 1.0 µg/m³, respectively.

For PM_{2.5}, a maximum 24-hour average concentration of 0.18 µg/m³ was predicted. This value also would not exceed the identified significance threshold of 2.5 µg/m³.

The maximum modeled 1-hour average concentration for CO of 0.03 parts per million (ppm), when added to an existing background concentration of 1.6 ppm, would equal a total Project concentration of 1.63 ppm. This would not cause an exceedance of the CAAQS of 20 ppm. For the 8-hour averaging time, the maximum predicted concentration of 0.02 ppm, when added to an existing background level of 0.8 ppm, would equal a total Project concentration of 0.82 ppm. This would not cause an exceedance of the CAAQS of 9 ppm.

For NO₂, a maximum one-hour concentration of 0.003 ppm was predicted. This concentration, when added to a background concentration of 0.049 ppm, would equal a total Project concentration of 0.051 ppm. This would not cause an exceedance of the CAAQS of 0.18 ppm.

Short duration (i.e., 1- and 8-hour) exposures associated with both toxic and criteria pollutants are within acceptable limits. As such, less than significant impacts are anticipated to residents who would access and utilize outdoor amenities.

d) Less Than Significant Impact.

The potential for the proposed project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemicals plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The proposed project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project's long-term operational activity. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is therefore, considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed project would also be required to comply with South Coast AQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operational activities would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

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

MITIGATION MEASURES

None required.

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?			✓	

The Department of the Army Nationwide Permit Verification letter was sent on August 2, 2016, and is included as **Appendix 4**.

DISCUSSION

a) Less Than Significant Impact. The project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell, but is within a Stephens' Kangaroo Rat Plan Fee Area (Riverside 2021) and the MSHCP Fee Area. The project site is vacant and includes ruderal vegetation. The United State Fish and Wildlife Service (USFWS) determined that the project activities are not likely to result in adverse impacts to Coastal California gnatcatchers or Stephens' kangaroo rats (U.S.

Army Corps of Engineers 2016). Additionally, given the site's proximity to I-15, approximately 400 feet southwest, the project site is not suitable habitat for sensitive species. Impacts would be less than significant.

b) Less Than Significant Impact. Riparian habitats occur along the banks of rivers and streams. The project site does not have riparian habitats onsite (USFWS 2021). Impacts would be less than significant.

c) Less Than Significant Impact. There are no wetlands on the project site, however, there is a riverine habitat approximately 155 feet northwest of the site (USFWS 2021). Impacts would be less than significant.

d) Less Than Significant 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.

The proposed project would require ground disturbances across the entire site. The surrounding vacant areas would remain accessible to wildlife and would continue to serve as a movement or migratory corridor. Therefore, impacts would be less than significant.

e) No Impact. The City Wildomar Municipal Code Section 12.08.050, regulates trees within the public right of way. The project site contains no trees within a public right-of-way. Therefore, no impact would occur.

f) Less Than Significant Impact. 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 is not located in a Criteria Cell. Since the site is not located in a Criteria Cell, there are no conservation requirements on the property.

The proposed project would be consistent with Sections 6.1.2, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, 6.3.2, Additional Survey Needs and Procedures, and 6.1.4, Guidelines Pertaining to the Urban/Wildlands Interface, of the MSHCP. There are no riverine/riparian areas or vernal pools on the site, the site is not within a Criteria Cell, and the site is vacant with ruderal vegetation. With Implementation of standard conditions and requirements, impacts would be less than significant.

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.

MITIGATION MEASURES

None required.

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?		✓		

An Updated Cultural Resources Records Search for the 39.5-acre Monte Vista Project by John Minch and Associates (JMA), Inc. on April 19, 2013 (see **Appendix 5**).

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 project site is vacant. The Cultural Resources Records Search indicated that the site is not listed on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), or California Points of Historical Interest (CPHI). Additionally, the Cultural Resources Records Search stated that there are no resources that have been recorded with a one-mile radius of the site (JMA 2013). As the site is vacant, the proposed project 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 Cultural Resources Records Search stated that there are no prehistoric or historic archaeological sites on the project site, however, six archaeological sites have been recorded within a one-mile radius of the site.

The proposed project 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-7** (see VI. 19, Tribal Cultural Resources) would ensure that any archaeological resources discovered on site during

construction 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 100 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 measures **CUL-1** and **TRI-7**.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

CUL-1 Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

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

Enforcement/Monitoring: *City of Wildomar Engineering Department and 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—construction equipment during 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 gas existing lines on Monte Vista Drive. The electric and gas lines in the area are sized for a commercial office project, and the proposed project is expected to use less electricity than would be required for a commercial office development. Therefore, there is adequate infrastructure capacity in the vicinity of the site that 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). 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. Construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered equipment. Construction techniques, equipment and materials are consistent with other construction in the City. 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, and parking lot lighting. Additionally, the proposed project would result in residential uses, and would not result in an excessive consumption of energy compared to other similar uses.

Electricity

In 2019, the latest year for which data is available, SCE provided over 105,162 GWh of electricity to its customers (CEC 2020). 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 vehicles, maintenance vehicles, and residents that would primarily 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 Analysis prepared for the proposed project (see **Appendix 13**), shows that the proposed project is expected to generate a total of 476 two-way trips per day with 30 AM peak hour trips and 36 PM peak hour trips. Therefore, the impacts are considered less than significant.

b) Less Than Significant Impact. The City of Wildomar is within SCAG's 2020–2045 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?		✓		

GeoTek, Inc. prepared a Geotechnical report on June 23, 2021, for the proposed project which is included as **Appendix 6** (GeoTek 2021a). John Minch and Associates, Inc. (JMA) prepared a Paleontological Survey in May 2003 included as **Appendix 7**.

DISCUSSION

a)

- i) **Less Than Significant Impact with Mitigation Incorporated.** According to the Geotechnical Report, the site is in a seismically active region. No active fault or potentially active fault is

known to exist at this site nor is the site situated within a State of California designated “Alquist-Priolo” Earthquake Fault Zone. The nearest known active fault to the site is the Wildomar Fault approximately 1.1 miles southwest. The potential for surface rupture is considered to be very low. 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, or directed by the geotechnical engineer such as, temporary excavations, grading, utility trench backfill, foundation and concrete slab-on-grade, concrete flatwork, conventional retaining walls, lateral loading, preliminary pavement, will be implemented which would reduce impacts to less than significant.

- ii) **Less Than Significant Impact with Mitigation Incorporated.** The site structures are subject to moderate to strong seismic shaking as the project site is in the seismically active area of southern California. Structures must also be designed and constructed to resist the effects of seismic ground motions as outlined in the 2019 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, due to the presence of shallow bedrock, the recommended remedial grading, and the absence of shallow groundwater, the potential for soil liquefaction during a seismic event is negligible. Therefore, the potential for liquefaction is less than significant.
- iv) **No Impact.** According to the General Plan, landslides are not mapped on the site. Therefore, no impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated. 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 to comply with the state water quality regulations. 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 Stormwater Pollution Prevention Plan (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.

Construction activities related to the proposed project would be subject to compliance with the CBC and would include best management practices (BMPs). Additionally, the SWPPP would consider the full range of erosion control BMPs, including any additional site-specific and seasonal conditions. BMPs 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 that slows stormwater flow and reduces the potential for erosion. Compliance with BMPs is required by the federal and state Clean Water acts.

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. 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.10, Hydrology and Water Quality.

As indicated by the geotechnical report, after all undocumented fill is removed and native materials are uncovered, all topsoil, alluvium, colluvium, and highly weathered bedrock with the project site or any areas to receive engineered fill should be removed to expose competent native materials. Additionally, proper vegetative cover is recommended for all completed slopes to reduce the potential for significant slope erosion. 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.

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 negligible. Groundwater was not encountered in any exploratory excavations to the maximum depth of 35.5 feet below existing grade during drilling; it is estimated that the depth to groundwater is greater than 50 feet below grade, if present at all. As groundwater is not expected to impact the planned development, and therefore, 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. It was determined that onsite materials have a “very low” expansion potential. However, implementation of Mitigation Measure **GEO-1** would ensure impacts are reduced to a less than significant level. Mitigation Measure **GEO-1** states that the project applicant shall follow all recommendations made in the Geotechnical Report.

e) No Impact. The proposed project will connect to the Elsinore Valley Municipal Water District (EVMWD) and 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. According to the Paleontological Survey, a reconnaissance walk over the site did not uncover any vertebrate fossil remains. The Pauba Formation is the rock unit which may underlie the site; literature indicates that the Pauba Formation contains fossil localities in areas south of the site. Numerous Pauba Formation localities containing a diverse vertebrate fauna occur within a few miles of the site. These localities contain mastodon, mammoth, horse, camel, sloth, and numerous other types of vertebrates. No published fossil localities are listed on the site. With the implementation of Mitigation Measure **GEO-2**, impacts would be 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 GeoTek, Inc. (**Appendix 6**) 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 A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.

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

Enforcement/Monitoring: *City of Wildomar Planning Department and Building and Safety 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 Analysis was prepared by Urban Crossroads on May 27, 2021 (2021c) (see **Appendix 8**). The analysis was prepared to evaluate the potential for the proposed project to contribute to greenhouse gas emissions.

DISCUSSION

a) Less Than Significant Impact. According to **Table 8-1**, Proposed Project GHG Emissions, the proposed project would result in a net total of approximately 813.05 MTCO₂/year, and would not exceed the South Coast AQMD and City's screening threshold of 3,000 MTCO₂/year. Therefore, the proposed project would not have the potential to result in a cumulatively impact with respect to GHG emissions. Therefore, impacts would be less than significant.

Table 8-1 Proposed Project GHG Emissions				
Emission Source	Emissions (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Annual construction-related emissions amortized over 30 years	16.18	0.00	0.00	16.25
Area Source	16.71	1.36E-03	2.90E-04	16.83
Energy Source	106.41	3.62E-03	1.30E-03	106.89
Mobile Source	630.41	0.02	0.00	631.01
Waste	6.07	0.36	0.00	15.04
Water Usage	22.53	0.14	3.45E-03	27.03
Total CO ₂ e (All sources)	813.05			
Source: Urban Crossroads 2021c				

b) Less Than Significant Impact.

SB 32/2017 Scoping Plan Consistency

The 2017 Scoping Plan Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. Table 8-2, 2017 Scoping Plan Consistency Summary, summarizes the proposed project's consistency with the 2017 Scoping Plan. As summarized, the proposed project would not conflict with any of the provisions of the Scoping Plan and in fact supports seven of the action categories.

Table 8-2 2017 Scoping Plan Consistency Summary

Action	Responsible Parties	Consistency
Implement SB 350 by 2030		
Increase the Renewables Portfolio Standard to 50% of retail sales by 2030 and ensure grid reliability.	CPUC, CEC, CARB	Consistent. The proposed project would use energy from Southern California Edison (SCE). SCE has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. The proposed project would not interfere with or obstruct SCE energy source diversification efforts.
Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.		Consistent. The proposed project would be constructed in compliance with current California Building Code requirements. Specifically, new buildings must achieve compliance with 2019 Building and Energy Efficiency Standards and the 2019 California Green Building Standards requirements. The proposed project includes energy efficient lighting and fixtures that meet the current Title 24 Standards throughout the project site and would be a modern development with energy efficient boilers, heaters, and air conditioning systems.
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPs.		Consistent. The proposed project would be constructed in compliance with current California Building Code requirements. Specifically, new buildings must achieve compliance with 2019 Building and Energy Efficiency Standards and the 2019 California Green Building Standards requirements. The proposed project includes energy efficient lighting and fixtures that meet the current Title 24 Standards throughout the project site and would be a modern development with energy efficient boilers, heaters, and air conditioning systems.
Implement Mobile Source Strategy (Cleaner Technology and Fuels)		
At least 1.5 million zero emissions and plug-in hybrid light-duty EV by 2025.	CARB, California State Transportation Agency (CalSTA), Strategic Growth Council (SGC), California Department of Transportation (Caltrans), CEC, OPR, Local Agencies	Consistent. This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2025 targets. As this is a CARB enforced standard, vehicles that access the project site are required to comply with the standards and will therefore comply with the strategy.

Table 8-2 2017 Scoping Plan Consistency Summary

Action	Responsible Parties	Consistency
At least 4.2 million zero emission and plug-in hybrid light-duty EV by 2030.		Consistent. This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2030 targets. As this is a CARB enforced standard, vehicles that access the project site are required to comply with the standards and will therefore comply with the strategy.
Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.		Consistent. This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations. As this is a CARB enforced standard, vehicles that access the site are required to comply with the standards and will therefore comply with the strategy.
Medium- and Heavy-Duty GHG Phase 2.		Consistent. This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to implement Medium- and Heavy-Duty GHG Phase 2. As this is a CARB enforced standard, vehicles that access the project site are required to comply with the standards and will therefore comply with the strategy.
Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20% of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100% of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, met the optional heavy-duty low-NO _x standard.		Consistent. This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to improve transit-source emissions.
Last Mile Delivery: New regulation that would result in the use of low NO _x or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5% of new Class 3-7 truck sales in local fleets starting in 2020, increasing to 10% in 2025 and remaining flat through 2030.		Consistent. This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to improve last mile delivery emissions.

Table 8-2 2017 Scoping Plan Consistency Summary

Action	Responsible Parties	Consistency
Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion."		Consistent. This proposed project would not obstruct or interfere with implementation of SB 375 and would therefore not conflict with this measure.
Increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).	CARB	Consistent. This is a CARB Mobile Source Strategy. The proposed project would not obstruct or interfere with CARB efforts to increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).
Harmonize project performance with emissions reductions and increase competitiveness of transit active transportation modes (e.g., via guideline documents, funding programs, project selection, etc.).	CalSTA, SGC, OPR, CARB, Governor's Office of Business and Economic Development (GO-Biz), California Infrastructure and Economic Development Bank (IBank), Department of Finance (DOF), California Transportation Commission (CTC), Caltrans	Consistent. Although this is directed towards CARB and Caltrans, the proposed project would be designed to promote and support pedestrian activity onsite and in the project site area.
By 2019, develop pricing policies to support low-GHG transportation (e.g. low-emission vehicle zones for heavy duty, road user, parking pricing, transit discounts).	CalSTA, Caltrans, CTC, OPR, SGC, CARB	Consistent. The proposed project would not obstruct or interfere with agency efforts to develop pricing policies to support low-GHG transportation.
Implement California Sustainable Freight Action Plan		
Improve freight system efficiency.	CalSTA, CalEPA, CNRA, CARB, Caltrans, CEC, GO-Biz.	Consistent. This measure would apply to all trucks accessing the project site, this may include existing trucks or new trucks that are part of the statewide goods movement sector.
Deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.		Consistent. The Project would not obstruct or interfere with agency efforts to deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.

Table 8-2 2017 Scoping Plan Consistency Summary

Action	Responsible Parties	Consistency
Adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.	CARB	Consistent. When adopted, this measure would apply to all fuel purchased and used by the proposed project in the state. The proposed project would not obstruct or interfere with agency efforts to adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.
Implement the Short-Lived Climate Pollutant Strategy (SLPS) by 2030		
40% reduction in CH ₄ and hydrofluorocarbon emissions below 2013 levels.	CARB, CalRecycle, CDFA, SWRCB, Local Air Districts	Consistent. The proposed project would be required to comply with this measure and reduce any project-source SLPS emissions accordingly. The proposed project would not obstruct or interfere agency efforts to reduce SLPS emissions.
50% reduction in black carbon emissions below 2013 levels.		
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	CARB, CalRecycle, CDFA, SWRCB, Local Air Districts	Consistent. The proposed project would implement waste reduction and recycling measures consistent with State and County requirements. The proposed project would not obstruct or interfere agency efforts to support organic waste landfill reduction goals in the SLCP and SB 1383.
Implement the post-2020 Cap-and-Trade Program with declining annual caps.	CARB	Consistent. The proposed project would be required to comply with any applicable Cap-and-Trade Program provisions.
By 2018, develop Integrated Natural and Working Lands Implementation Plan to secure California's land base as a net carbon sink.		
Protect land from conversion through conservation easements and other incentives.	CNRA, Departments within CDFA, CalEPA, CARB	Consistent. The proposed project would not obstruct or interfere agency efforts to protect land from conversion through conservation easements and other incentives.
Increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.		Consistent. The Project site is vacant disturbed property and does not comprise an area that would effectively provide for carbon sequestration. The Project would not obstruct or interfere agency efforts to increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments.		Consistent. Where appropriate, project designs will incorporate wood or wood products. The proposed project would not obstruct or interfere agency efforts to encourage use of wood and agricultural products to increase the amount of carbon stored in the natural and built environments.

Table 8-2 2017 Scoping Plan Consistency Summary		
Action	Responsible Parties	Consistency
Establish scenario projections to serve as the foundation for the Implementation Plan.		Consistent. The proposed project would not obstruct or interfere agency efforts to establish scenario projections to serve as the foundation for the Implementation Plan.
Establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018.	CARB	Consistent. The proposed project would not obstruct or interfere agency efforts to establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018.
Implement Forest Carbon Plan	CNRA, California Department of Forestry and Fire Protection (CALFIRE), CalEPA	Consistent. The proposed project would not obstruct or interfere agency efforts to implement the Forest Carbon Plan.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	State and Local Agencies	Consistent. The proposed project would not obstruct or interfere agency efforts to identify and expand funding and financing mechanisms to support GHG reductions across all sectors.
Source: Urban Crossroads 2021c		

As shown above, the proposed project would not conflict with any of the 2017 Scoping Plan elements as any regulations adopted would apply directly or indirectly to the proposed project. Further, recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40 percent below 1990 levels by 2030.

Consistency with WRCOG Subregional Climate Action Plan (CAP)

The City of Wildomar has not adopted the WRCOG Subregional Climate Action Plan (CAP) but uses the provisions of the CAP to evaluate development projects. The specific goals and actions that are applicable to the proposed project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the CAP would have a less than significant impact on climate change. The proposed project would be required to include all mandatory green building measures for new developments under the CALGreen Code, which would require that the new buildings reduce water consumption, employ building commissioning to increase building system materials. In addition, the City requires that all landscaping comply with water efficient landscaping requirements. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project. The proposed project would be compliant with the goal and objectives set forth in the WRCOG's Subregional CAP with implementation of applicable requirements of California building Code Title 24 and the CALGreen Code. Therefore, the proposed project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs.

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 GeoTek, Inc. on June 10, 2021 (GeoTek 2021b), which can be found in **Appendix 9**.

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 residential uses where project maintenance may require the use of cleaners, solvents, paints, and other custodial products that are potentially hazardous. The amount of cleaning materials would be to use on site for local cleaning, clearly labeled, and stored in compliance with state

and federal requirements. With exercise of normal safety practices, the project would not create substantial hazards to the public or the environment.

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 ensuring consistency with 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. The principal findings of the Phase I ESA report indicated that there are no environmental conditions in connection with the site.

As a requirement of the SWPPP and NPDES, construction projects maintain supplies onsite for containing and cleaning small spills of hazardous materials, and have a defined process for addressing spills. 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 SWPPP as part of the NPDES permit. The primary objective of the SWPPP is to identify, construct, implement, and maintain 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. The Cornerstone Christian School is 0.25-mile southeast 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, pesticides); 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 2021; SWRCB 2021). Construction activities would occur within the boundaries of the project site. A LUST Clean-up site is identified at 33986 Orange Street, approximately 0.7-mile northwest of the site, on the other side of the I-15; the case has been completed and closed as of April 27, 2004 (SWRCB 2021). Therefore, impacts are considered less than significant impact.

e) Less Than Significant 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 8.33 miles southeast of the project site. However, the nearest private airstrip is the Skylark Airport located approximately 1.80 miles northwest of the project site. Given the distances to these airports and the urbanized surroundings of the project site, impacts would be less than significant.

f) Less Than Significant Impact. Site access would be provided by a driveway entrance from Summer Sage Way. Construction would take place within the project site; no roadway closures are anticipated. If roadway closure(s) or reduction in access/capacity is necessary during construction (i.e., to connect to

water, sewer, or utilities), the City requires that the project applicant submit appropriate plans for plan review, which includes any request for road closure, 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 within a VHFHSZ within the LRA (CALFIRE 2009). Development on the project site would be subject to compliance with the 2019 California Building Code (or the most current version) and the 2019 edition of the California Fire Code (or the most current version). The 2019 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 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 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 2019 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 and 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 the Project Specific Water Quality Management Plan (WQMP) prepared by K & A Engineering, Inc. in June 2021, and is included as **Appendix 10** (K & A 2021a), and the Preliminary Drainage Report by K & A Engineering, Inc. dated June 2021 and included as **Appendix 11** (K & A 2021b) to 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 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. Structural BMPs as stated in the Water Quality Management Plan (WQMP), included as **Appendix 10** to this Initial Study, would include, but are not limited to, drainage stenciling and signage, roofs designed to runoff into adjoining landscaping, and efficient irrigation, and operational source control BMPs include education for property owners, street and sidewalk sweeping, and landscape maintenance (K & A 2021a).

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, as listed above. The mix of BMPs have been determined as part of the WQMP.

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 Geotechnical Report, groundwater depth is expected to be greater than 50 feet. 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 (DWR 2020). 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 2021). 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 used for on-site stormwater retention.

According to the Preliminary Drainage Report, the onsite flows would generally follow the existing drainage pattern (K & A 2021b). The proposed roads and storm drain facilities would convey water from east to west. The onsite private storm drain system would include catch basins to capture runoff and enter the underground storm drain. At the low point of the project, a biotreatment BMP is proposed which would treat the water before discharging into the existing concrete Riverside County Flood Control and Water Conservation District channel (K & A 2021b). The BMP would be sized to handle the entire water quality treatment requirement in accordance with the Santa Margarita Region criteria. The ultimate drainage would match the existing (pre-Phase 1 stockpile) condition (K & A 2021b).

The project-specific WQMP provides BMPs for after construction, such as educational materials for property owners, street and sidewalk sweeping, and landscape maintenance, etc. Therefore, the proposed project would not result in substantial erosion or siltation on- or off-site, or flooding on- or off-site. Therefore, impacts would be 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. The proposed project would include catch basins to capture runoff; the proposed project's drainage would match the existing conditions, and therefore, the proposed project would not exceed the capacity of the existing stormwater system. Impacts would be 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 catch 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 of 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 2021). 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 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 vacant and contains ruderal/weedy vegetation. The project site is surrounded by vacant land and residences. Development of the proposed project would occur within the footprint of the site. 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 from Business Park (BP) to High Density Residential (HDR, 8 – 14 units/acre). Additionally, the proposed project requires a Change of Zone from C-O to R-3 to develop the townhomes. Approval of the General Plan Amendment and Change of Zone would ensure that the proposed uses are compatible for the project site. Additionally, the City is signatory to the MSHCP and the project site is within the Stephens' Kangaroo Rat Plan Fee Area, as discussed in section VI.4, *Biological Resources*, of this Initial Study, and therefore, the project is required to pay fees. The proposed project would be consistent with the policies of the General Plan. For example, the proposed project would be required to comply with the Multiple Family Design Standards which would be consistent with Policy LU-4.1 which requires that new development be located and designed to visually enhance, not degrade the character of the surrounding area. Additionally, the proposed project includes landscaping and catch basins which would comply with Policy OS-2.2 which calls for the decrease in stormwater runoff by reducing pavement in development areas. 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 impact analysis was prepared by Urban Crossroads on May 28, 2021 (2021d) (see **Appendix 12**).

Noise Measurements

Table 13-1, Exterior Noise Levels (CNEL), presents noise levels at the outdoor living areas (backyards) within the project site.

Table 13-1 Exterior Noise Levels (CNEL)					
Homes	Roadway	Unmitigated Noise Level (dBA CNEL)	Mitigated Noise Level (dBA CNEL)	Barrier Height (feet)	Top of Barrier Elevation (feet)
Northwest Home	Monte Vista Drive	65.4	56.7	6.0	1,425.0
West Homes	Monte Vista Drive	64.5	64.5	— ¹	— ¹
Southwest Homes	I-15 Freeway	67.9	62.3	6.0	1,425.0
South Homes	Summer Sage Way	62.8	62.8	— ¹	— ¹
West Homes	I-15 Freeway	67.1	61.5	6.0	1,425.0

Source: Urban Crossroads 2021d Appendix 12.
¹ No exterior mitigation needed.

Sensitive Receptors

Noise exposure standards and guidelines for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Residences, hospitals, schools, guest lodging, libraries, and churches are treated as the most sensitive to noise intrusion and therefore have more stringent noise exposure targets than do other uses, such as manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Sensitive receptors near the Project are listed in **Table 13-2**, Sensitive Receptors.

Table 13-2 Sensitive Receptors	
Receptor Type/Description	Distance and Direction from the Project Site
Residence at 22622 Sunnybrook Drive	105 feet west
Residence at 22641 Summer Sage Way	240 feet southeast
Residence at 34281 Monte Vista Road	477 feet east
<i>Source: Urban Crossroads 2021d Appendix 12.</i>	

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, noise levels are expected to range from 51.2 to 67.8 dBA L_{eq} , and the highest construction levels are expected to range from 63.2 to 67.8 dBA L_{eq} at the nearest receiver locations from the property line. 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. Such activities would require graders, scrapers, and tractors during site preparation; graders, dozers, and tractors during grading; cranes, forklifts, generators, tractors, and welders during building construction; pavers, rollers, mixers, tractors, and paving equipment during paving; and air compressors during architectural coating. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 to 4 minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels.

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 July. These permitted hours of construction are included in the code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. The potential for construction-related noise to affect nearby residential receptors would depend on the location and proximity of construction activities to these receptors.

To evaluate whether the proposed project would generate potentially significant short-term noise levels at the nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA L_{eq} is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations would not exceed the daytime 80 dBA L_{eq}

significance threshold during construction activities for the proposed project as shown in **Table 13-3**, Typical Construction Noise Level Compliance.

Table 13-3 Typical Construction Noise Level Compliance			
Receiver Location	Construction Noise Levels (dBA L_{eq})		
	Highest Construction Noise Levels	Threshold¹	Threshold Exceeded?²
R1	67.8	80	No
R2	65.8	80	No
R3	63.2	80	No

Source: Urban Crossroads 2021d Appendix 12.

¹ Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

² Do the estimated project construction noise levels exceed the construction noise level threshold?

Given the sporadic and variable nature of project construction and the implementation of time limits specified in the WMC, noise impacts would be reduced to a less than significant level.

Construction Truck Trips

Construction activities would also cause increased noise along access routes to and from the site due to movement of equipment and workers. Mobile source noise would increase along access routes to and from the project site during construction. However, this source of noise would be temporary and would cease upon completion of the proposed project. It is anticipated that hauling would occur along major City roadways, which are collector streets, such as Monte Vista Drive. While individual trucks will generate noise as they pass by a receptor, the intermittent noise would not exceed a noise threshold which is based on hourly or daily noise levels. Additionally, construction activities would only take place within the allowable hours specified by Municipal Code Section 9.48.020. Therefore, short-term construction-related impacts associated with worker commute and equipment transport to the project site would be less than significant.

Operations

Implementation of the proposed project would create new sources of noise in the Project vicinity. The major noise sources associated with the project that would potentially impact existing and future nearby residences include off-site traffic noise, mechanical equipment, and parking area noise. The proposed project is not expected to include any specific type of operational noise (stationary source) levels beyond the normal noise source activities associated with typical residential land use in the project area, such as people moving around the site, parking lot vehicle movements, air conditioning units, etc. and is considered a noise-sensitive receiving land use. Therefore, no potential operational noise impacts for the residential land use were analyzed in the Noise Impact Analysis, and impacts would be less than significant.

Off-Site Traffic Noise

Future development generated by the project would result in additional traffic on adjacent roadways, increasing vehicular noise near existing and proposed land uses. The project is projected to generate a maximum daily of approximately 476 two-way trips. The expected proposed project traffic represents an incremental increase to the existing roadway volumes which is not expected to generate a perceptible noise level increase of 3 dBA CNEL at nearby sensitive land uses adjacent to the roadways in the project area, since a doubling of the existing traffic volumes would be required to generate a 3 dBA CNEL

increase. Due to the low traffic volumes generated by the proposed project, the offsite traffic noise levels generated by the proposed project are considered less than significant and further analysis is not required.

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 0.2 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. The nearest receiver locations range from 105 feet to 477 feet from the proposed project's construction activities. At these distances, construction vibration velocities are estimated to range from 0.001 to 0.01 in/sec PPV, which is below the 0.2 in/sec threshold. Therefore, vibration impacts associated with the project would be less than significant.

c) Less Than Significant Impact. The project is not located within an airport land use plan. There is no public airport or public use airport located within two miles of the project site; however, the nearest private airstrip is the Skylark Airport located approximately 1.80 miles northwest 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 Sections 9.48.020 and 15.04.010, 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 6:30 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.

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. Construction of the proposed project would require contractors and laborers. Because of the size of the project, the City expects that the supply of general construction labor would be available from the local and regional pool.

Once complete, the 64 townhomes would be expected to add approximately 212 residents¹ (DOF 2020). When compared to the 2020 estimated population of 37,183, the proposed project would result in an approximate 0.57 percent increase to the City's population (DOF 2020).

The Southern California Association of Governments projects population growth in its member cities as part of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The projections show an estimated 2045 population of 55,200, an increase of 18,017 residents from the 2020 estimated population (SCAG 2020). The potential 212 new residents would comprise of approximately 1.18 percent of the projected 25-year increase for the City based on the SCAG RTP/SCS. The SCAG projections estimate a 2020 population for the City of 38,700, which is an increase of 1,517 from the 2020 DOF projection. If the project population is added to the existing 2020 DOF population the resulting estimated population remains below the 2020 SCAG projection.²

Because the projected increase in population from the proposed project is less than the regionally anticipated population growth, the impact to population is considered less than significant.

b) No Impact. The project site is currently vacant. The proposed project would introduce housing onto the project site, resulting in an increase of the City's housing supply. Since the project would not displace housing, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

¹ 64 townhomes x 3.31 average persons per household (DOF 2020) = 211.84 persons (212 persons)

² Note that all of the above figures assume residents new to the City.

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 1.4 miles southwest 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 4.9-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 2018). The proposed project is not anticipated to induce substantial growth in the area, but would serve the projected growth, and therefore, would not be expected to substantially increase the demand for police protection services. Regardless, pursuant to Section 3.44 of the Municipal Code, 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). As discussed in Issue a) in section VI.14, Population and Housing, the proposed project would not result in substantial population growth but would accommodate growth that is projected for the City. 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 four public parks with a combined acreage of 14.27 acres: Marna O'Brien Park, Regency Heritage Park, Windsong Park, and Malaga Park. Additionally, the City is proposing to develop a new 27-acre park. The City requires 3 acres of neighborhood and community parkland per 1,000 residents. The proposed project would result in 212 residents and would require 0.636-acre of public parkland. The proposed project would provide an 18,800-square-foot (0.43-acre) private recreation center, however this area does not count toward the public open space requirement. Payment of the City's development impact fees will reduce the impact to less than significant as the fees are used to expand and develop parkland.

e) Less Than Significant Impact. Development of the project would not impact other public facilities. The proposed project would not induce population growth in the City, but rather, included in the City's projected growth, and therefore, would not result in the need for new or expanded public facilities. The project applicant would be required to pay any applicable impact fees. Therefore, impacts would be 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 City will require that the project applicant work with the LEUSD to determine the precise amount for the Notice of School Impact Mitigation, and demonstrate payment of the fee prior to issuance of a building permit.
4. The project applicant is required to pay standard development impact fees for impacts to parks (Wildomar Municipal Code Section 3.44).

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. See response to Impact VI 15(d), Public Services, above. The proposed project would require approximately 0.636-acre of parkland to be set aside in order to meet the City's requirement of 3 acres per 1,000 residents. The proposed project would provide an 18,800-square-foot (0.43-acre) private recreation center, and the project applicant would be required to pay impact fees which would reduce impacts to existing parks and recreational facilities. Therefore, impacts would be less than significant.

b) Less Than Significant Impact. Implementation of the proposed project would result in the provision of new recreational opportunities through the implementation of an 18,800-square-foot private recreation center on the site. The construction of amenities associated with recreational facilities within the project site are included as part of the project site's development. The construction or expansion of such areas would not result in an adverse physical effect on the environment beyond those analyzed for the overall development of the project in this IS/MND. Therefore, impacts would be 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 prepared by Urban Crossroads on May 17, 2021 and is included as **Appendix 13** (Urban Crossroads 2021e); a Vehicle Miles Traveled (VMT) Analysis was prepared by Urban Crossroads on February 9, 2021, and is included as **Appendix 14** (Urban Crossroads 2021f). The current site plan reflects 64 townhomes, however, the TIA and VMT reports evaluated 65 townhomes for the purposes of these analyses based on an earlier draft of the site plan.

Trip Generation

Trip generation represents the amount of traffic that is attracted and produced by a development and is based upon the specific land uses planned for a given project. Trip generation rates for the proposed project are shown in **Table 17-1**, Project Trip Generation Rates, illustrating daily and peak hour trip generation estimates based on the ITE Trip Generation Manual, 10th Edition (2017), for Multifamily Housing (Low-Rise) (ITE Land Use Code 220).

Table 17-1 Project Trip Generation Rates									
Land Use ¹	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise)	220	DU	0.11	0.35	0.46	0.35	0.21	0.56	7.32
Source: Urban Crossroads 2021e (Appendix 13)									
¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017)									
² DU = Dwelling Units									

As shown on **Table 17-2**, Project Trip Generation Summary, the proposed project is anticipated to generate a total of approximately 476 two-way trips per day with 30 AM peak hour trips and 36 PM peak hour trips.

Table 17-2 Project Trip Generation Summary								
Land Use	Quantity Units ¹	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise)	65 DU	7	23	30	23	13	36	476
Source: Urban Crossroads 2021e (Appendix 13)								
¹ DU = Dwelling Units								

a) Less Than Significant Impact. As shown on Table 17-2, the proposed project is anticipated to generate a total of approximately 476 two-way trips per day with 30 AM peak hour trips and 36 PM peak hour trips.

Public Transit and Bicycle Plans

The project area is currently served by Riverside Transit Agency (RTA) with existing bus services along the I-15 freeway and on City streets to the west of the I-15 freeway. RTA Route 205/206 runs along the I-15 freeway but does not provide bus service/stops within near the project site. There are no existing transit routes that could potentially serve the proposed project (Urban Crossroads 2021e). Transit service is reviewed and updated by RTA periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service, where appropriate. Additionally, the Monte Vista N-S-33 Trail and the De Jong Family Trail are approximately 125 feet west and 0.2-mile northeast of the site, respectively (Wildomar 2019).

The improvements will be consistent with City development standards and will be checked for compliance as part of the City's review process. The City's standards provide for pedestrian and bicycle traffic along roadways. Therefore, because the proposed project would not conflict with any adopted standards, plans, or programs related public transit, bicycle, or pedestrian facilities, impacts are less than significant.

Roadways and Intersections

According to the TIA, the Monte Vista Drive and Summer Sage Way intersection, as well as the future Driveway 1 and Summer Sage Way intersection are not expected to operate at an unacceptable LOS without and with the proposed project traffic conditions under the Opening Year Cumulative (2023) Scenario and the Horizon Year (2040) Scenario.

Additionally, no intersection improvements have been recommended as the intersections are anticipated to operate at acceptable LOS (Urban Crossroads 2021f). Therefore, the proposed project would generate less than significant impacts to the road network.

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 proposed project would generate a VMT per Service Population (SP) of 23.88 (Urban Crossroads 2021f). The project generated VMT per SP would be 27.4 percent below the existing City of Wildomar VMT per Service Population (SP) of 32.87. As such, the proposed project's impact based on project generated VMT is less than significant.

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 reviewed for compliance with these standards as part of the City's review process. As part of the

project's design features, the proposed project would install a stop control on the southbound approach of Driveway 1 at Summer Sage Way and accommodate a southbound shared left-right turn lane. No intersection control or lane geometric changes are recommended at the intersection of Monte Vista Drive and Summer Sage Way from existing conditions. Summer Sage Way is currently built to its ultimate cross-section along the project site's frontage. Moreover, a sight distance analysis was conducted as part of the TIA. The sight distance for Monte Vista Drive and Summer Sage Way identifies the limited use area along Monte Vista Drive, outside the project boundary, as shown in **Figure 6**, Sight Distance. It is recommended that any landscaping or hardscape within this area not exceed 3 feet which is consistent with Roadway Standard 821 as adopted by the City as the sight distance requirement for intersections. The limited use area should be kept clear of any landscaping or any other obstruction that may impede the visibility of the drive, including on-street parking. Following the adopted standard, impacts are less than significant.

d) Less Than Significant Impact. The proposed project would provide one vehicular access point to the site, which includes one driveway along Summer Sage Way. 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.

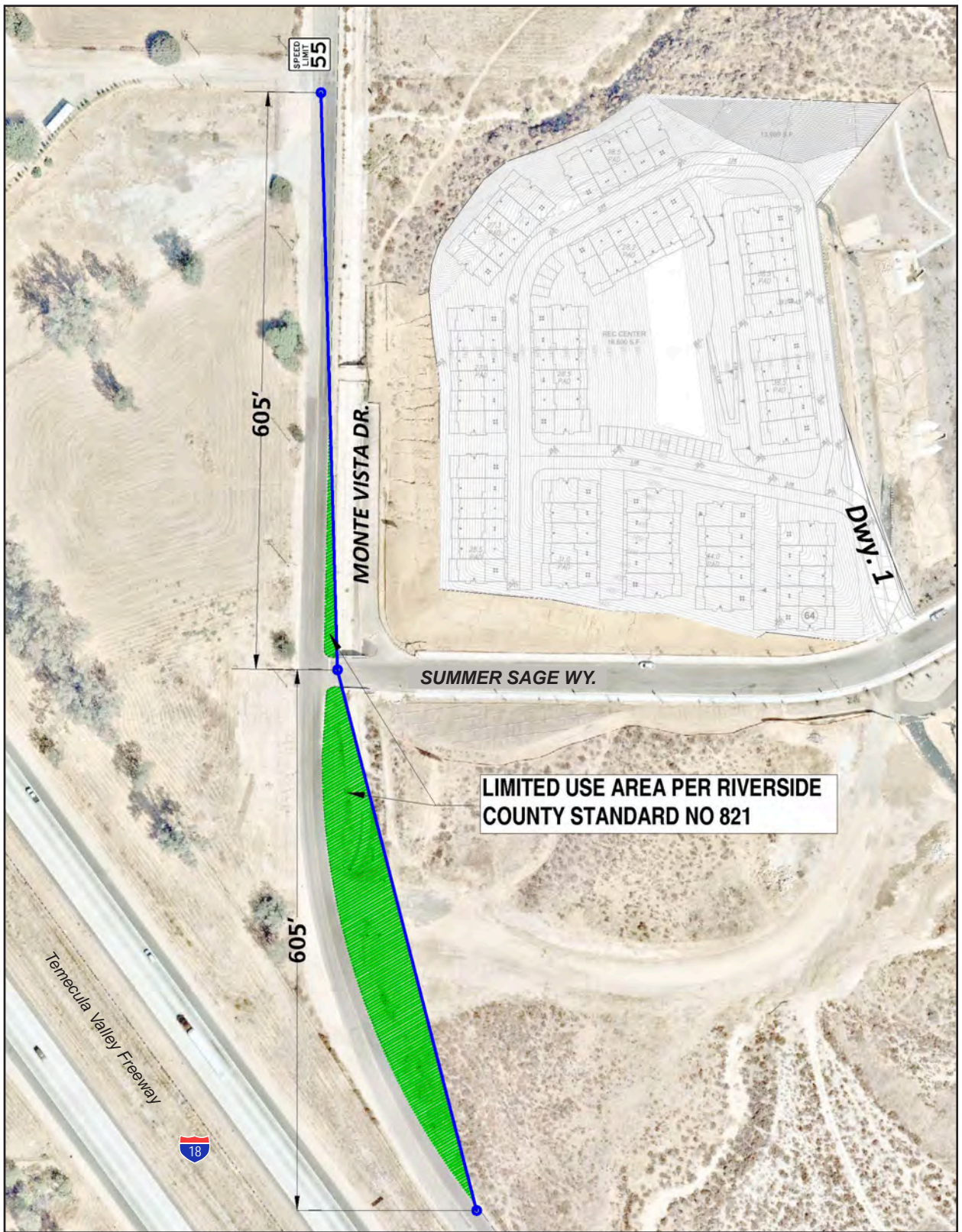
STANDARD CONDITIONS AND REQUIREMENTS

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 adequate emergency access.
4. All roadway improvements must be consistent with the Road Improvement Standards & Specifications No. 821, Intersection Site Distance, as adopted by the City of Wildomar.

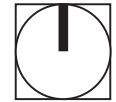
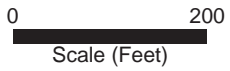
MITIGATION MEASURES

None required.

Figure 6 - Sight Distance



Source: Urban Crossroads, 2021



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 April 16, 2021, which included the Morongo Band of Mission Indians, Pechanga Band of Mission Indians, Rincon Band of Luiseño Indians, and Soboba Band of Mission Indians, and pursuant to SB 18, the City notified tribes on the list obtained from the Native American Heritage Commission on May 4,

2021. The Pechanga Band of Mission Indians, Quechan Tribe of Fort Yuma Reservation, Pala Band of Mission Indians, Rincon Band of Luiseno Indians, and Soboba Band of Luiseno Indians responded. The Quechan Tribe deferred to more local tribes, and the Pala Band of Mission Indians stated that the project site is not within the Pala Indian Reservation boundaries, but asked to be added to the project's notification list. The Rincon Band of Luiseno Indians stated that they do not have further questions but asked to be added to the project's notification list. The Pechanga Band of Mission Indians and Soboba Band of Luiseno Indians requested consultation. The City of Wildomar consulted with the Pechanga Band of Mission Indians on May 13, 2021 and consulted with the Soboba Band of Luiseno Indians on June 7, 2021. The Soboba Band of Luiseno Indians concluded consultation on June 28, 2021 and the Pechanga Band of Mission Indians concluded consultation on August 9, 2021.

The City works closely with the tribes and consults on all projects before the City. The Pechanga Band of Mission Indians provided updated cultural and tribal mitigation measure language which the Soboba Band of Mission Indians agreed upon. These mitigation measures have been incorporated into this IS/MND.

With the inclusion of mitigation measures **TRI-1** through **TRI-7** 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 Inadvertent Archeological Find. If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").

- a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.
- b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
- c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate

mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.

- d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7.
- e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.
- f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.

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

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

TRI-2

Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a. One or more of the following treatments, in order of preference, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Planning Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
 - ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not

occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

- iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Timing/Implementation: During grading activities

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

TRI-3 Archaeologist Retained. Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- a. Project grading and development scheduling;
- b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;
- c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Timing/Implementation: Prior to issuance of grading permit

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

TRI-4 Native American Monitoring (Pechanga). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: During ground-disturbing activities

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

- TRI-5 Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: During ground-disturbing activities

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

- TRI-6 Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

Timing/Implementation: Prior to final inspection

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

- TRI-7 Non-Disclosure of Reburial Locations.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Timing/Implementation: During discovery of Native American human remains

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

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 2021). 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 2021).

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 1,094 gallons per day (gpd)/acre for High Density Residential (12-24 du/acre) (EVMWD 2016). The project site is 6.47 acres, therefore, the proposed wastewater generation for the site would be 7,078 gpd.

The proposed project would connect to the gravity line on Summer Sage Road adjacent to the project site. The project site is located within the Regional Water Reclamation Facility (WRF) service area. 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 mgd (EVMWD 2016). 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 4 mgd (EVMWD 2021).

The proposed project would result in an increase of approximately 0.0028 percent³ 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 are 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) via Western Municipal Water District (western). The imported water is a blend of Colorado River water, State Project Water, and local Western supplies (EVMWD 2021).

The water treatment facilities, their capacities, and remaining available treatment capacities are shown in **Table 19-1**, EVMWD Water Treatment Facilities.

Table 19-1 EVMWD Water Treatment Facilities			
Treatment Plant	Capacity (mgd)	Maximum Flow (mgd)	Remaining Treatment Capacity (mgd)
Canyon Lake Water Treatment Plant	7	7	0
Skinner Filtration Plant (via the Auld Valley Pipeline)	20.2	14.5	5.7
Mills Filtration Plant (via the Temescal Valley Pipeline)	12.7	8.9	3.8
Total:	39.9	30.4	9.5
<i>Source: EVMWD 2021</i>			

As shown in **Table 19-1**, the EVMWD water treatment facilities have a remaining water treatment capacity of approximately 9.5 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 1,900 gpd/acre for High Density Residential (12-24 du/ac) (EVMWD 2016). The proposed water demand for the 6.47-acre site would be 12,293 gpd. This is approximately 0.14 percent⁴ 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

³ 7,078 gpd / 2,540,000 gpd = 0.002786 = 0.0028 percent.

⁴ 12,293 gpd / 8,800,000 gpd = 0.0013969318181818 = 0.13969318181818 percent.

accommodate the water demands generated from the proposed project. The proposed project impacts to water treatment is less than significant.

Stormwater Drainage

Stormwater drainage impacts are addressed in section VI.10.c.iii, above. The proposed project would include catch basins to capture runoff; the proposed project's drainage would match the existing conditions, and therefore, the proposed project would not exceed the capacity of the existing stormwater system.

Additionally, the BMP facilities implemented by the proposed project would improve water quality and reduce runoff. 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. Since the adoption of the 2005 Groundwater Management Plan, EVMWD has limited pumping to 5,500 acre-ft/year to be consistent with the safe yield of the Elsinore Groundwater Basin (EVMWD 2021). 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 2021).

As shown in the 2020 Urban Water Management Plan, the projected 2025 water demand and supply would be 38,932 acre-feet per year and 47,218 acre-feet per year (EVMWD 2021). Therefore, the supply would exceed the demand by 8,286 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 cy in 2051 (CalRecycle 2019a). The landfill covers approximately 1,322 acres and has a maximum permitted throughput of approximately 16,054 tons/day (CalRecycle 2019a). The El Sobrante Landfill has a remaining capacity of 143,977,170 tons (CalRecycle 2019a).

The California Department of Resources Recycling and Recovery's (CalRecycle) sample solid waste generation rates for residential uses is 12.23 pounds per household per day (CalRecycle 2019b) and 5 pounds per 1,000 square feet per day for the recreation center. Therefore, the proposed townhomes would generate 782.72 lb/day of solid waste (12.23 lb x 64 townhomes) and the recreation center would generate 94 lb/day of solid waste (0.005 x 18,800 square feet) for a total of 876.72 lb/day.

This increase would be 0.00027 percent⁵ of the landfill's daily maximum permitted throughput and could be accommodated. Therefore, the project impacts on landfill capacity are 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.

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.

⁵ 876.72 lb/day = 0.43836 ton/day

0.43836 tons/day / 16,054 tons/day = 0.000027305 or 0.00027 percent.

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 (VHFHSZ). The project site is within a VHFHSZ within the LRA (CALFIRE 2009). Development on the project site would be subject to compliance with the 2019 CBC. 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 the CBC. 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 CBC and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

b) Less Than Significant with Mitigation Incorporated. The project site is vacant and contains ruderal/weedy vegetation. The topography of the site is gently to moderately sloped from the north to the south. 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 2021).

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 CBC. 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 within a VHFHSZ, and as with all projects in the City of Wildomar, mitigation measures **HAZ-1** and **HAZ-2**, which require conformance with the CBC 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 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. 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 BMPs. BMPs 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 match existing conditions. 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. As discussed in section VI.5, Cultural Resources, with implementation of mitigation measures **CUL-1** and **TRI-1** through **TRI-7**, 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**, which requires the project to incorporate recommendations of the geotechnical report, and **GEO-2**, which requires a paleontological grading observation schedule during grading. Moreover, with implementation of mitigation measures **CUL-1** and **TRI-1** through **TRI-7**, 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. 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 proposed General Plan designation. While the proposed building may obscure views of surrounding ridgelines from the project site, the proposed project, in combination with other development in the vicinity would not significantly 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 South Coast AQMD 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 South Coast AQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed project would be consistent with the plan.

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. The project construction-related emissions by themselves would not have the potential to exceed the South Coast AQMD 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 South Coast AQMD 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 South Coast AQMD.

South Coast AQMD 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 South Coast AQMD 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 South Coast AQMD 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 South Coast AQMD 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 South Coast AQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. With the implementation of applicable South Coast AQMD rules and regulations, the proposed project's operational emissions would not exceed South Coast AQMD 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.

Biological Resources

The project site is vacant and undeveloped, and is not located within a Criteria Cell, but is located within the Stephens' Kangaroo Rat Fee Plan Area and MSHCP Fee Area. Given the site's close proximity to I-15, the site does not include suitable habitat for sensitive species. The proposed project will pay the MSHCP and Stephens' Kangaroo Rat Plan Area fees as required to ensure that there would be 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. Other projects in the region could demolish or otherwise alter cultural resources. However, mitigation measures **CUL-1** and **TRI-1** through **TRI-7** would reduce the potential impacts associated with development on the project site. Other projects in the region would be required to comply with CEQA Guidelines Section 15064.5, which requires the lead agency to determine if discovered resources are unique or historically significant, and if so, to avoid or mitigate impacts to such resources in accordance with the provisions of PRC Section 21083.2. 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 implementation of mitigation measure **GEO-2** would ensure impacts to paleontological resources are reduced to a less than significant level. 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.

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.

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 within a Very High Fire Hazard 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 and are intended to ensure impacts are not cumulatively considerable. 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

Implementation of the proposed project in conjunction with other cumulative development in accordance with the City's General Plan could cause citywide land use and general planning impacts. The proposed project would be consistent with the General Plan thereby reducing physical environmental impacts. Cumulative development projects in accordance with the General Plan would be subject to compliance with regional and local plans. Other cumulative development would be reviewed by the City to ensure general consistency with local land use plans. Therefore, the proposed project combined with related projects would not result in cumulatively considerable impacts 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. It is possible that other construction projects in the vicinity could overlap with activity on the proposed project site, but other such projects are 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

As the project site is currently vacant, no housing units or people would be displaced, and the construction of replacement housing is not required. The proposed project would increase the housing supply in the City. 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. 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

Cumulative traffic impacts are created because of a combination of the proposed project and other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations with or without the project. 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 enforced by City Municipal Code Chapter 3.40, the Western Riverside County Transportation Uniform Mitigation Fee, and the adopted City Traffic Signal Development Impact Fee (Article I, Development Impact Fees, of Municipal Code Chapter 3.44), the project applicant will be required to participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions. Specifically, this will be accomplished through the payment of the Western Riverside County Transportation Uniform Mitigation Fee, City of Wildomar development impact fees, and a fair-share contribution as directed by the City. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases. The project's impacts to cumulative traffic conditions would be less than cumulatively considerable.

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-7** would reduce the potential impacts to tribal cultural resources associated with development on the project site. As with the proposed project, each related cumulative project would be required to comply with AB 52 and PRC Section 21083.2(i), which addresses accidental discoveries of archaeological sites and resources, including tribal cultural resources; therefore, any discoveries of Tribal Cultural resources caused by the project or related projects would be mitigated to a less than significant level. Therefore, 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

The project site is located within a Very High Fire Hazard Severity Zone. Implementation of mitigation measures **HAZ-1** and **HAZ-2** and 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 measures **CUL-1** and **TRI-1** through **TRI-7** reduce impacts associated with cultural, archaeological, and tribal cultural resources; mitigation measure **GEO-1** reduces impacts associated with earthquake faults and soils hazards. 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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November 2021 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2021080301

MONTE VISTA RANCH II TOWNHOME PROJECT

City of Wildomar

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The City of Wildomar (City) is the lead agency for the proposed Monte Vista Ranch II Townhome project and has developed this Mitigation Monitoring and Reporting Program (MMRP) as a vehicle for monitoring mitigation measures outlined in the Monte Vista Ranch II Townhome Mitigated Negative Declaration (MND), State Clearinghouse No. 2021080301. As the lead agency, the City is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code, as follows:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, and/or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the MND and drafted to meet the requirements of Public Resources Code, Section 21081.6.

1. Introduction

1.2 PROJECT CHARACTERISTICS

1.2.1 Project Location

The vacant project site is at Monte Vista Drive and Summer Sage Way, Wildomar in Riverside County and compasses Assessor's Parcel Number (APN): 367-502-002. The project site is generally located northeast of Interstate 15 (I-15). Regional access is provided by I-15, approximately 400 feet to the southwest of the site.

1.2.2 Proposed Improvements

The proposed project would construct 64 two-story townhomes around the perimeter of the site, and an 18,800-square-foot recreation center in the center of the site. A full-access driveway into the site would be provided at the southeast corner of the site, from Summer Sage Way; an internal roadway loop would provide internal circulation.

The project would require the following entitlement approvals by the City of Wildomar:

- **General Plan Amendment (GPA):** The project requires a General Plan Amendment from Business Park (BP) to High Density (HDR, 8-14 units/acre).
- **Change of Zone (CZ):** The project requires a Change of Zone from C-O to R-3 to develop the townhomes.
- **Tentative Tract Map (TTM) No. 3815:** The project requires a Tentative Tract Map to subdivide the 6.47-acre site for condominium purposes.
- **Final Site Plan of Development (FSPOD):** The project requires a Final Site Plan of Development to construct a 64-unit townhome project and related amenities on a 6.47-acre site.

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The MND identified various thresholds from the California Environmental Quality Act (CEQA) Guidelines in a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the were found to be less than significant:

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

1. Introduction

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

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.

1. Introduction

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2. Mitigation Monitoring Process

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

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

2.2 CITY OF WILDOMAR

As the lead agency, the City is responsible for the review of all monitoring reports, enforcement actions and document disposition. The City will rely on information provided by individual monitors (e.g., CEQA consultant, etc.) as accurate and up to date, and will field check mitigation measure status, as required.

2.3 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the designated Project Manager (City Planning Director) and Technical Consultants (CEQA consultant, etc.) are responsible for monitoring implementation and compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work is in-field monitoring and compliance report preparation. Implementation disputes are brought to the Project Manager, and any appeals would go to the City Manager and ultimately the Planning Commission and City Council.

2.3.1 Monitoring Team

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

- **Project Manager:** Responsible for coordination of mitigation monitoring team, technical consultants, report preparation, and overall program administration and document/report clearinghouse.
- **Construction Contractor:** Responsible for coordination of mitigation monitoring team; technical consultants; report preparation; and implementation the monitoring program, including overall program administration, document/report clearinghouse, and first phase of dispute resolution.
- **Technical Consultants:** Responsible for monitoring in respective areas of expertise (CEQA consultant, project engineer, noise analyst/specialist). Report directly to the Project Manager.

2.3.2 Recognized Experts

The use of recognized experts on the monitoring team is required to ensure compliance with scientific and engineering mitigation measures. The mitigation monitoring team's recognized experts assess compliance with required mitigation measures, and recognized experts from responsible agencies consult with the Project Manager regarding disputes.

2. Mitigation Monitoring Process

2.4 DISPUTE RESOLUTION

If the mitigation monitor determines that a mitigation measure, in the opinion of the monitor, has not been implemented or has not been implemented correctly, the problem will be brought before the Project Manager for resolution. The decision of the Project Manager is final unless appealed to the City Manager. The Project Manager will have the authority to issue stop-work order until the dispute is resolved.

2.5 ENFORCEMENT

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

3. Mitigation Monitoring Requirements

3.1 PREMONITORING MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring committee responsibilities. Committee rules are established, the entire mitigation monitoring program is presented, and any misunderstandings are resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in Table 3-1, *Mitigation Monitoring Requirements for Monte Vista Ranch II Townhome Project*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures. These mitigation measures are also contained in the Conditions of Approval matrix for the Project.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (e.g. hard hat, glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

3.4 DATABASE MANAGEMENT

All mitigation monitoring reports, letters, and memos shall be prepared utilizing Microsoft Word software on IBM-compatible PCs.

3.5 COORDINATION WITH CONTRACTORS

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

3.6 LONG-TERM MONITORING

Long-term monitoring related to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the City of Wildomar 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)
CULTURAL RESOURCES					
CUL-1	Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	Professional archaeologist	During any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	
GEOLOGY AND SOILS					
GEO-1	The project applicant shall incorporate the recommendations of the Geotechnical Report prepared GeoTek, Inc. (Appendix 6) 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.	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	
GEO-2	A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the developer if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.	Project Applicant and professional paleontologist	During ground-disturbing construction activities	City of Wildomar Planning Department and Building and Safety 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 2019 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2019 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	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)
	to mitigate wildfire exposure as described in the 2019 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.				
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 and 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	

3. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRIBAL CULTURAL RESOURCES					
TRI-1	<p>Inadvertent Archeological Find. If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").</p> <ol style="list-style-type: none"> All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7. 	Professional archaeologist	During 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)
<p>e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.</p> <p>f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Planning Director for decision. The City's Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Planning Director shall be appealable to the City Planning Commission and/or City Council.</p>				
<p>TRI-2 Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <p>a. One or more of the following treatments, in order of preference, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Planning Department:</p> <p>i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of</p>	Professional archaeologist	During grading 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>the resources.</p> <p>ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.</p> <p>iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the</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)
<p>City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.</p>				
<p>TRI-3 Archaeologist Retained. Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.</p> <p>The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.</p> <p>In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural</p>	<p>Qualified archaeologist, tribal cultural monitor(s), and developer/permit holder</p>	<p>Prior to issuance of grading permit</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)
<p>activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> a. Project grading and development scheduling; b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis; c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. 				
<p>TRI-4 Native American Monitoring (Pechanga). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials,</p>	<p>Tribal cultural monitor(s)</p>	<p>During ground-disturbing activities</p>	<p>City of Wildomar Engineering Department and</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)
	engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.			Planning Department	
TRI-5	Native American Monitoring (Soboba). Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.	Tribal cultural monitor(s)	During ground-disturbing activities	City of Wildomar Engineering Department and Planning Department	
TRI-6	Archeology Report - Phase III and IV. Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	Developer/permit holder and qualified archaeologist	Prior to final inspection	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-7	Non-Disclosure of Reburial Locations. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	Professional archaeologist	During any ground-disturbing construction activities	City of Wildomar Engineering Department and Planning Department	
WILDFIRE					
See Mitigation Measures HAZ-1 and HAZ-2.					

4. Mitigation Monitoring Reports

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program and to resolve disputes. Specific reports include:

- Field Check Report
- Implementation Compliance Report
- Dispute/Enforcement Report

4.1 FIELD CHECK REPORT

Field check reports are required to record in-field compliance and conditions.

4.2 IMPLEMENTATION COMPLIANCE REPORT

The Implementation Compliance Report (ICR) is prepared to document the implementation of mitigation measures on a phased basis, based on the information in Table 3-1. The report summarizes implementation compliance, including mitigation measures, date completed, and monitor's signature.

4.3 DISPUTE/ENFORCEMENT REPORT

The Dispute/Enforcement Report (DER) is prepared to document the outcome of the Project Manager or City Manager and becomes a portion of the ICR.

4. Mitigation Monitoring Reports

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5. Community Involvement

Monitoring reports are public documents and are available for review by the general public. Discrepancies in monitoring reports can be taken to the Project Manager or City Manager 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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