CITY OF WILDOMAR
HOUSING ELEMENT UPDATE
2013–2021
FINAL ENVIRONMENTAL IMPACT REPORT

SCH No. 2013051001

Lead Agency:

CITY OF WILDOMAR
23873 CLINTON KEITH ROAD, SUITE 201
WILDOMAR, CA 92595

OCTOBER 2013

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1.0 Introduction to the Final EIR

This Final Environmental Impact Report (Final EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines (Section 15132). The City of Wildomar (City) is the lead agency for the environmental review of the proposed 2013–2021 Housing Element update (project; proposed project). The City has the principal responsibility for approving the project. This Final EIR assesses the expected environmental impacts resulting from approval and implementation of the proposed project, as well as responds to comments received on the Draft EIR.

1.1 BACKGROUND AND PURPOSE OF THE EIR

BACKGROUND OF ENVIRONMENTAL REVIEW PROCESS OF THE PROJECT

The following is an overview of the environmental review process for the proposed 2013–2021 Housing Element update that led to the preparation of this Final EIR.

Notice of Preparation

The Notice of Preparation (NOP) for the Draft EIR was distributed and advertised for agency and public review on Thursday, May 2, 2013, with the review period ending on Monday, June 3, 2013. A scoping meeting was held on Monday, May 20, 2013, to solicit input from interested agencies and the public. The City received several comment letters regarding the scope and content of the Draft EIR during the NOP comment period and at the public scoping meeting. These comments, provided in **Appendix A** of the DEIR, were carefully considered in crafting the analysis and findings of the Draft EIR.

Draft EIR

The Draft EIR was released for public and agency review on Thursday, August 15, 2013, with the 45-day review period ending on Monday, September 30, 2013. The Draft EIR contains a detailed description of the project, a description of the environmental setting, and identification of project impacts (direct, indirect, and cumulative) and mitigation measures for impacts found to be significant, as well as an analysis of a reasonable range of project alternatives. The Draft EIR was sent directly to responsible agencies and was made available for public review at Wildomar City Hall, Wildomar Mission Trail Library, and on the City's website.

Final EIR

The City received a total of three comment letters from agencies and individuals regarding the analysis and findings contained in the Draft EIR. Chapter 2.0 of this Final EIR, Responses to Comments on the Draft EIR, contains copies of the letters received, along with corresponding lead agency responses as required by CEQA Guidelines Section 15088. This document also contains minor edits to the Draft EIR, which are included in Chapter 3.0, Revisions to the Draft EIR. Together, these chapters constitute the Final EIR.

Certification of the Final EIR/Project Consideration

The City will review and consider the Final EIR. If the City finds that the Final EIR is "adequate and complete," the City may certify the Final EIR. The rule of adequacy generally holds that the EIR can be certified if it: (1) shows a good faith effort at full disclosure of environmental information; and (2) provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

Upon review and consideration of the Final EIR, the City may take action to adopt, revise, or reject the proposed project. A decision to approve the proposed project would be accompanied by written findings in accordance with CEQA Guidelines Sections 15091 and 15093. Public Resources Code Section 21081.6 also requires lead agencies to adopt a mitigation monitoring and reporting program to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.

1.2 INTENDED USES OF THE EIR

The EIR is intended to evaluate the environmental impacts of the project to the greatest extent possible. This EIR, in accordance with CEQA Guidelines Section 15126, should be used as the primary environmental document to evaluate all planning and permitting actions associated with the project. Please refer to Section 2.0, Project Description, of the Draft EIR for a detailed discussion of the proposed project.

1.3 ORGANIZATION AND SCOPE OF THE FINAL EIR

This document is organized in the following manner:

CHAPTER 1.0 – INTRODUCTION TO THE FINAL EIR

Chapter 1.0 provides an overview of the EIR process to date as well as an overview of the contents of the Final EIR.

CHAPTER 2.0 – RESPONSES TO COMMENTS ON THE DRAFT EIR

Chapter 2.0 provides a list of commenters, copies of written comments (coded for reference), and the lead agency responses to those comments made on the Draft EIR.

CHAPTER 3.0 – REVISIONS TO THE DRAFT EIR

Chapter 3.0 provides a list of revisions made to the Draft EIR as a result of comments received and other editorial changes.

2.0 Responses to Comments on the Draft EIR

2.1 LIST OF COMMENTERS

The following individuals and organizations submitted written comments on the Draft EIR:

Letter	Commenting Organization/Individuals	Date
1	AFM Daniel Wagner – Riverside County Fire Department	September 17, 2013
2	Anna M. Hoover – Pechanga Cultural Resources, Temecula Band of Luiseno Mission Indians	September 30, 2013
3	Gerard Ste. Marie, Martha Bridges, and John Burkett (identical letter submitted via separate e-mails from Gerard Ste. Marie and Martha Bridges on September 30, 2013)	September 30, 2013

2.2 COMMENTS AND RESPONSES

REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines Section 15088 requires that lead agencies evaluate all comments on environmental issues received on the Draft EIR and prepare a written response. The written response must address the significant environmental issue raised and must be detailed, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, there must be a good faith and reasoned analysis in the written response. However, lead agencies need only respond to significant environmental issues associated with the project and do not need to provide all the information requested by commenters, as long as a good faith effort at full disclosure is made in the EIR (CEQA Guidelines Section 15204).

CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. CEQA Guidelines Section 15204 also notes that commenters should provide an explanation and evidence supporting their comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence supporting such a conclusion.

CEQA Guidelines Section 15088 also recommends that where a response to comments results in revisions to the Draft EIR, those revisions be incorporated as a revision to the Draft EIR or as a separate section of the Final EIR.

RESPONSES TO COMMENT LETTERS

Written comments on the Draft EIR are reproduced on the following pages, along with the City of Wildomar's corresponding responses to those comments.

Where changes to the Draft EIR text result from responding to comments, those changes are included in the response and demarcated with revision marks (underline for new text, ~~strikeout~~ for deleted text). Revisions to the Draft EIR resulting from comments received are further discussed in Chapter 3.0, Revisions to the Draft EIR.

Letter 1

RIVERSIDE COUNTY FIRE DEPARTMENT
IN COOPERATION WITH
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

2300 Market St., Ste. 150 • Riverside, California 92501
(951) 955-4777 • Fax (951) 955-4886
77-933 Las Montañas, Palm Desert, CA 92211
(760) 863-8886 • Fax (760) 863-7072
Inspection Hotline (951) 955-5282
www.rvcfire.org

Request for Corrections

CASE NUMBER: **13-WILD-EIR-2021**

DESCRIPTION: EIR

To:MATTHEW BASSI

PH: **FAX:** **Email:**

Reviewed by: AFM DANIEL WAGNER ***Date: 9/17/13***

THE RIVERSIDE COUNTY FIRE DEPT. REQUESTS AN AMENDED MAP WITH THE FOLLOWING CHANGES PRIOR TO ISSUANCE OF LETTER OF CONDITIONS:

1. **3.9.1.1 Change 95 stations to 92,also change 6 to 8 subdivisions adding Temecula and West Desert.**
2. **3.9.1.2 Change 2007 CFC to 2010 CFC.**

1-1

If any of the requests are unclear, difficult to understand, or you would like to set-up a meeting please feel free to contact me at (951) 955-4777 so that I can better assist you in the approval of this project.

Letter 1 AFM Daniel Wagner, Riverside County Fire Department

Responses

1-1 The commenter requests the following changes be made to the DEIR:

- On page 3.9-1: Change 95 stations to 92 stations and change 6 subdivisions to 8 subdivisions, adding Temecula and West Desert to the list.

The RCFD currently operates ~~95~~ 92 fire stations in 17 battalions. These ~~95~~ 92 fire stations are divided into two operational divisions: East Operations and West Operations. Across both divisions there are ~~six~~ eight subdivisions: Bautista, Indio, Moreno, Northwest, Oak Glen, Temecula, West Desert, and Southwest. Wildomar is located within Battalion 2 of the Southwest Division, which includes eight fire stations. Fire Station 61 serves the City of Wildomar.

- On page 3.9-2: Change 2007 CFC to 2010 CFC.

California Fire Code

The ~~2007~~ 2010 California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard against the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout California (CBSC ~~2008~~ 2010). The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas.

As shown in Chapter 3.0, Revisions to the Draft EIR, the following changes have been made to pages 3.9-1 and 3.9-2 of the Draft EIR in response to these comments.

Letter 2

PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Scearce, III
Germaine Arenas

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

September 30, 2013

VIA E-Mail and USPS

Mr. Matthew Bassi
Planning Director
City of Wildomar Planning Dept
23873 Clinton Keith Road, Ste 201
Wildomar, CA 92595

Re: Pechanga Tribe Comments on the City of Wildomar 2013-2021 Housing Element Update and Draft Environmental Impact Report

Dear Mr. Bassi:

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to receipt of the Notice of Availability (NOA) for the 2013-2021 City of Wildomar Housing Element Draft Environmental Impact Report (DEIR).

The Tribe thanks the City of Wildomar for incorporating mitigation language to preserve and protect the sensitive Luiseño cultural resources and traditional landscapes found in the City and to require both archaeological and Pechanga tribal monitoring during earthmoving activities of the proposed areas affected by the Updated Housing Element. The State and Federal governments have mandated that cultural resources must be appropriately mitigated for within the confines of development projects. The Tribe appreciates the active role the City takes to maintain the significant history of the Tribe and California. **2-1**

The Tribe is in agreement with the proposed mitigation measures for cultural resources as presented in the revised document for this Project and copied below. Due to modern impacts to properties located within the City, the sensitivity of most projects lies with the potential to impact subsurface cultural resources. However, we would like to note that these mitigation measures do not substitute for a full archaeological survey and/or additional mitigation measures on these projects should they be warranted. Wildomar is a culturally significant area and the Tribe appreciates the opportunity to preserve and protect our sensitive cultural resources and to monitor earthmoving activities in the area. Please include the following mitigation measures into the final EIR and any other final environmental documents approved by the City.

MM 3.4.2a Prior to beginning construction of any project contemplated in the Housing Element, the project applicant shall retain an archaeologist listed on the Riverside County qualified consultant list to monitor all ground - disturbing

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Letter 2 Continued

Pechanga Comment Letter to the City of Wildomar
Re: Pechanga Tribe Comments on the DEIR for the Updated Housing Element
September 30, 2013
Page 2

activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation in consultation with the Pechanga Tribe.

MM 3.4.2b At least 30 days prior to beginning construction of any project contemplated in the Housing Element, the project applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation, and the monitoring program, and to coordinate with the City and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground - disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5.

MM 3.4.2c Prior to beginning construction of any project contemplated in the Housing Element, the project archaeologist shall file a pre-grading report with the City (if grading is to be done) to document the proposed methodology for grading activity observation, which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in mitigation measure MM 3.4.2b, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation, and groundbreaking activities and shall also have the authority to stop and redirect grading activities.

2-1 cont.

MM 3.4.2d If in advertent discoveries of subsurface archaeological resources are discovered during the grading for any project contemplated in the Housing Element, the developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code Section 21083.2(b), avoidance shall be the preferred method of preservation for archaeological resources, including but not limited to sacred sites.

If the parties above cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director for decision. The Planning Director shall make the determination based on the

Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592

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Letter 2 Continued

Pechanga Comment Letter to the City of Wildomar
Re: Pechanga Tribe Comments on the DEIR for the Updated Housing Element
September 30, 2013
Page 3

provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and the Planning Commission's decision shall be appealable to the City Council.

The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found in the project area, to the Pechanga Tribe for proper treatment and disposition, which may include curation at the Pechanga Cultural Resources Curation Facility, which meets the standards required by 36 CFR Part 79.

Measure 3.4.3 is not applicable to cultural resources.

2-1 cont.

MM 3.4.4 If human remains are encountered, no further ground disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin as required by California Health and Safety Code Section 7050.5. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. The decision as to the treatment and disposition of the remains shall be made consistent with the procedures and standards contained in Health and Safety Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) and the Treatment Agreement described in mitigation measure MM 3.4.2b.

The Pechanga Tribe looks forward to continuing to work together with the City of Wildomar in protecting the invaluable Pechanga cultural resources found in the City. Please contact me at 951-770-8104 if you have any questions or comments.

Sincerely,

Anna M. Hoover
Cultural Analyst

cc: Pechanga Office of the General Counsel

Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592

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Letter 2 Anna M. Hoover, Pechanga Cultural Resources, Temecula Band of Luiseno Mission Indians

Responses

2-1 The commenter agrees with the City of Wildomar regarding the proposed mitigation measures (MM 3.4.2a, MM 3.4.2b, MM 3.4.2c, MM 3.4.2d, and MM 3.4.4) identified in the Draft EIR and requests that those same mitigation measures be incorporated into the Final EIR.

The measures noted are included in the Final EIR and Mitigation Monitoring and Reporting Program (MMRP) with no changes.

Letter 3

September 30, 2013

From: Gerard Ste. Marie
P.O. Box 486
Wildomar, CA 92595

Martha Bridges
35465 Woshka Lane
Wildomar, CA 92595

John Burkett
32721 Mesa Drive
Lake Elsinore, CA 92530

To: City of Wildomar
Attn: Matthew Bassi, Planning Director (mbassi@cityofwildomar.org)
Debbie Lee, City Clerk (dlee@cityofwildomar.org)
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Re: **Written Comments to Draft Environmental Impact Report for the Wildomar Housing Element Update 2013-2021 (SCH No. 2013051001)**

To the Wildomar Planning Director: Please consider the following comments to the WIldomar Housing Element Draft Environmental Impact Report:

I. <u>The Draft EIR Issued on August 15, 2013 Fails to Account for Revisions to the Housing Element made on August 19, 20 and 21 as Detailed in the HCD Letter of 8/22/2013</u>

Whereas the DEIR for the Housing Element was circulated on 8/15/2013, a letter from the Department of Housing and Community Development ("HCD") dated 7 days later (See HCD Letter of 8/22/13 attached hereto as Exhibit 1) indicates that revisions were made to the Housing Element and submitted to HCD on August 19, 20 and 21, which revisions could not have been analyzed in the DEIR because they did not occur until 4-6 days after issuance of the DEIR. Please indicate exactly what changes were made to the Housing Element as a result of the August 19, 20 and 21 revisions and explain why environmental review was conducted prior to completion of the final version of the Housing Element approved by HCD. **3-1**

II. <u>While the Housing Element Details Provisions for Transitional and Supportive Housing and Homeless Shelters, No Discussion of These Types of Housing is Included in the DEIR</u> **3-2**

Whereas the Housing Element details provisions for transitional and supportive housing and homeless shelters, no discussion of the amount, location, zoning designations or analysis of the environmental effects associated with these

1

Comments by Gerard Ste. Marie, Martha Bridges and John Burkett to WIldomar Housing Element Draft Environmental Impact Report (SCH No. 2013051001)

Letter 3 Continued

forms of housing is included in the DEIR. Please discuss and analyze all environmental impacts associated with transitional and supportive housing and homeless shelters. **3-2 cont.**

III. <u>While the DEIR Makes Repeated Reference to the So-Called "2035 General Plan," Commentors are Unaware that any such Document Exists</u>

On page 3-10.28 of the DEIR, the following is stated:

> "The 2035 General Plan describes the City's long-term intentions for city development, which include all of the projects that are reasonably foreseeable by 2035." **3-3**

Multiple other references to this so-called "2035 General Plan" can be found throughout the DEIR.However, Commentors are unaware that any such document exists. Please indicate the date when this "2035 General Plan" was approved by the Wildomar City Council and where a copy of this document may be obtained.

DATED: September 30, 2013

By: Gerard Ste. Marie
P.O. Box 486
Wildomar, CA 92595

Martha Bridges
35465 Woshka Lane
Wildomar, CA 92595

John Burkett
32721 Mesa Drive
Lake Elsinore, CA 92530

2

Comments by Gerard Ste. Marie, Martha Bridges and John Burkett to WIldomar Housing Element Draft Environmental Impact Report (SCH No. 2013051001)

Exhibit “1” Separator

Exhibit “1” Separator

Exhibit “1” Separator

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

August 22, 2013

Mr. Matthew C. Bassi, Director
Community Development Department
City of Wildomar
23873 Clinton Keith Rd, Suite 201
Wildomar, CA 92595

Dear Mr. Bassi:

RE: City of Wildomar's 5th Cycle (2013-2021) Draft Housing Element Update

Thank you for submitting the City of Wildomar's draft housing element received for review on June 27, 2013, along with additional revisions received August 19, 20 and 21, 2013. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Various communications, with Ms. Jennifer Gastelum of PMC, the City's consultant, facilitated the review.

The draft element addresses statutory requirements and will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for Southern California Association of Governments (SCAG) localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (GC Section 65588(e)(4)). For information on housing element adoption requirements, visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication provided by the City's consultants in updating the housing element and looks forward to receiving Wildomar's adopted housing element. If you have any questions or need additional technical assistance, please contact Mario Angel, of our staff, at (916) 263-7442.

Sincerely,

Glen A. Campora

Glen A. Campora
Assistant Deputy Director

Letter 3 Martha Bridges, John Burkett, and Gerard Saint Marie

Responses

3-1 The commenters note that revisions were made to the Housing Element after the Draft EIR was circulated for public review and request details on the nature of the changes and rationale for circulating the Draft EIR prior to the Housing Element being finalized.

The changes to the Housing Element made after the Draft EIR was circulated were requested by the California Department of Housing and Community Development. The changes were editorial in nature and did not result in substantive changes to the Housing Element. Therefore, the changes to the Housing Element do not affect the environmental analysis. The exact changes made to the Housing Element are listed in the table below:

Housing Element Page	Revisions
HE-4	**Program H-1.1 General Plan Land Use Change to Provide for Additional Sites.** To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22, 23, 24, and 25 (see **Table HNA-25** in the Housing Needs Assessment), a total of 25.96 acres to the Highest Density Residential (HHDR) land use designation and with R-4 zoning to allow for at least 30 units to the acre by right. Additionally, to comply with state law, the City has identified and will re-zone sites to accommodate the City's housing needs, with at least 50% of the 4th cycle unmet need coming from sites that are zoned for residential uses only. The City had an unaccommodated need of 538 units and has re-zoned 25.96 acres to HHDR to accommodate 623 units at 20 to 40 dwelling unit per acre. All sites will accommodate a minimum of 20 units per acre, allow up to 30 units per acre and at least 16 units per site, per state law requirements. All rezoned sites will permit owner-occupied and rental multi-family developments by right with a minor plot plan to verify development standards (i.e. setbacks) and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. ~~All sites will accommodate a minimum of 20 units per acre, allow up to 30 units per acre and at least 16 units per site, per state law requirements.~~ In addition, the City is creating a mixed-use overlay zone to apply to 21 sites, totaling 122 acres within the inventory. The mixed-use overlay will have a 30% residential requirement.
HE-5	**PROGRAM H-2.1: Assistance with Affordable Projects.** Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for developers, (for and non-profit)~~s~~ for projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period. **Responsible Agency:** Planning Department **Time Frame:** Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, and regulatory assistance or other appropriate actions ~~Ongoing~~**,** as projects are processed through the Planning Department.

Housing Element Page	Revisions
HE-6	**PROGRAM H-4.1: Funding Opportunities.** Use, to the greatest extent possible, a portion of available funds for the production and subsidization of low- and moderate-income housing including persons with special needs and developmental disabilities. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate. These actions are not limited to density bonus, but are offered above and beyond.
HE-9	**PROGRAM H-8.1: Incentives for Development of Housing.** The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups including persons with physical and developmental disabilities.
HE-10	**PROGRAM H-11.1: Priority for Affordable Projects.** Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups including persons with physical and developmental disabilities.
HE-11	**PROGRAM H-12.1: Special Needs Housing.** Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs including persons with physical and developmental disabilities, and take all actions necessary to expedite processing of such projects.
HE-12 through HE-13	**PROGRAM H-13.3: Reasonable Accommodation.** Develop and formalize a general process for reasonable accommodation requests in order to accommodate the needs of persons with physical as well as development disabilities and streamline the permit review process (Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations). The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website. In addition, the City will encourage housing developers to include mobility-impaired accessibility in their project designs. The City will include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical and developmental disabilities. The City will provide exceptions in zoning and land use for housing for persons with physical and developmental disabilities. This procedure will be ministerial process, with minimal or no processing fee, subject to approval by the Planning Director by applying the following criteria: 1. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws. 2. The requested accommodation is necessary to make housing accessible

Housing Element Page	Revisions
	and suitable to an individual with a physical or developmental disability protected under fair housing laws. 3. The requested accommodation would not impose an undue financial or administrative burden on the City. 4. The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.
HE-14	**PROGRAM H-16.2: Transitional and Supportive Housing.** Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all ~~residential~~ zones allowing residential uses exclusively. The City shall amend the Zoning Ordinance to provide separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.
HE-17	**Fair Housing Education.** The City will ~~provide a~~ make fair housing educational brochures available at City Hall, the City library, and will post a link on its website referring interested persons to the Fair Housing Council's website as well as to the Fair Housing Council, which provides education and outreach services to the public in both Spanish and English. **Responsible Agency:** Fair Housing Council of Riverside County, Planning Department **Time Frame:** Ongoing; prepare brochures and post a link to the website by December 2013 **Funding Source:** General Fund

Additionally, changes to **Tables HNA-9** (Total Households Overpaying by Income, 2005-2009) and **Table HNA-25** (Land Inventory) were made to the Housing Needs Assessment, subsequent to the circulation of the Draft EIR. The information contained in **Table HNA-9** relates to household income and housing prices, not the number or types of housing units analyzed in the EIR. Therefore, changes to the numerical values contained in the table do not affect the analyses or conclusion contained in the EIR. The revised **Table HNA-9** is shown below.

Finally, revisions to **Table HNA-25** include changes to the text in the last column of the table to the title (revised from "Constraints" to "Site Conditions") and the site condition descriptions in the column. However, no changes were made to the actual site conditions originally identified in **Table HNA-25** for Sites 1-25. Therefore, the changes made to **Table HNA-25** do not affect the analyses or conclusions contained in the EIR. **Table HNA-25** is also shown below.

TABLE HNA-9: TOTAL HOUSEHOLDS OVERPAYING BY INCOME, 2005-2009

Income Range	Owner-Occupied Housing	Renter-Occupied Housing	Total Occupied Housing
Less than $19,999	**300**	**190**	**490**
~~**30% or more**~~	78%	68%	~~7.1~~ 74%
$20,000 to $34,999	**295**	**220**	~~**21.0%**~~**515**
~~**30% or more**~~	54%	68%	~~15.8%~~59%
$35,000 to $49,999	**625**	**330**	~~**9.9%**~~**955**
~~**30% or more**~~	56%	17.5%	~~7.6%~~32%
$50,000 to $74,999	**315**	**85**	~~**18.8%**~~**400**
~~**30% or more**~~	38%	23%	~~11.4%~~33%
$75,000 or more	**1,645**	**95**	~~**40.4%**~~**1,740**
~~**30% or more**~~	37%%	15%	~~12.6%~~ 34%

Source: 2005–2009 Comprehensive Housing Affordability Survey

TABLE HNA-25: LAND INVENTORY

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential1	Constraints2 Site Conditions 2
Mixed Use Planning Area (mixed use 30 du/acre)							
1	376190001	R-R	MUPA	2.99	30	27	~~none~~ no constraints
2	380160005	C-1/C-P	MUPA	1.74	30	16	Flood zone (self mitigated by development)
3	380160009	C-1/C-P	MUPA	3.48	30	31	Flood zone (self mitigated by development)
4	376410021	C-P-S	MUPA	1.60	30	14	~~none~~ no constraints
5	380160006	C-1/C-P	MUPA	1.54	30	14	Flood zone (self mitigated by development)
6	362250027	C-P-S	MUPA	4.98	30	45	~~none~~ no constraints
7	380160004	C-1/C-P	MUPA	3.73	30	34	Flood zone (self mitigated by development)
8	376410017	C-P-S	MUPA	2.40	30	22	~~none~~ no constraints
9	362250001	R-R	MUPA	5.84	30	53	~~none~~ no constraints
10	376190002	C-P-S	MUPA	23.92	30	215	~~none~~ no constraints

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Unit Potential1	Constraints2 Site Conditions 2
11	380160007	C-1/C-P	MUPA	4.46	30	40	Flood zone (self mitigated by development)
12	376180006	C-P-S	MUPA	1.36	30	12	~~none~~ no constraints
13	367050068	R-R	MUPA	6.48	30	58	~~none~~ no constraints
14	380160003	C-1/C-P	MUPA	4.83	30	44	Flood zone (self mitigated by development)
15	367180015	C-P-S	MUPA	19.40	30	175	~~none~~ no constraints
16	367180043	C-P-S	MUPA	16.14	30	145	~~none~~ no constraints
17	376410016	C-P-S	MUPA	2.51	30	23	~~none~~ no constraints
18	362250029	R-R	MUPA	2.63	30	24	~~none~~ no constraints
19	380160008	C-1/C-P	MUPA	3.65	30	33	Flood zone (self mitigated by development)
20	367050064	R-R	MUPA	5.84	30	53	~~none~~ no constraints
21	376410015	C-P-S	MUPA	2.46	30	22	~~none~~ no constraints
				122		**1,098**	
Highest Density Residential (20–40 du/acre) [3]							
22	380220002	R-4	HHDR	5.06	30	121	~~none~~ no constraints
23	370400009	R-4	HHDR	4.99	30	120	~~none~~ no constraints
24	380270013	R-4	HHDR	5.91	30	142	~~none~~ no constraints
25	380250003	R-4	HHDR	10.00	30	240	~~none~~ no constraints
				25.96		**623**	

Source: City of Wildomar 2013
[1] 80% capacity is assumed for residential sites; 30% capacity is assumed for mixed-use sites.
[2.] All sites included in the land inventory have water and sewer available and unless a site constraint is listed, all sites are vacant with no ~~minimum~~ existing constraints that won't be mitigated with development.
[3] Sites have been included in this table as their proposed zoning, as noted in Table HNA-23 and Program H-1.1.

3-2 The commenters state that the Draft EIR does not contain a discussion of the amount, location, zoning designations, or environmental analysis of supportive housing and homeless shelters.

While the Housing Element contains provisions for these housing types, it does not dictate the amount or specific location of these housing types. The Housing Element provides

that emergency shelters shall be allowed in the I-P zone, and transitional and supportive housing shall be allowed in residential zones (subject to the same development standards as apply to residences in those zones). At the programmatic level, these housing types present no unique physical or operational characteristics that would result in physical environmental impacts different from those disclosed in the Draft EIR pertaining to the total amount of housing to be provided in the city. Therefore, there was no basis for a discussion of impacts associated with emergency shelters and supportive housing separate from the discussion of the impacts associated with housing generally. The 2013–2021 Housing Element does not propose any specific housing developments, and any future proposals for site-specific supportive housing or homeless shelter projects would be subject to subsequent City review and environmental evaluation under the mandates of the California Environmental Quality Act (CEQA).

3-3 The commenters point out that the Draft EIR references the "2035 General Plan" in several instances. The reference is incorrect and should have read "Wildomar General Plan." The references were primarily in Section 3.10, Transportation and Circulation, and the year 2035 refers to the future buildout reference year used in the traffic analysis, consistent with the Riverside County regional traffic model RIVTAM. As noted in Chapter 3.0 of this Final EIR, all references to "2035 General Plan" have been changed to "Wildomar General Plan."

3.0 Revisions to the Draft EIR

3.0 Revisions to the Draft EIR

3.1 INTRODUCTION

This section includes text revisions and other edits to the DEIR. These modifications resulted from comments received during the DEIR public review period.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, nor do they alter the conclusions of the environmental analysis. Changes are provided in revision marks (underline for new text and ~~strikeout~~ for deleted text) and are organized by section of the DEIR.

3.2 REVISIONS TO THE DEIR

The following changes are made to the Draft EIR based on comments received on the project and review of those comments by the City and by the technical experts responsible for the supporting studies.

ES EXECUTIVE SUMMARY

The following text has been revised in the DEIR Executive Summary, page ES-27:

Impact 3.8.3 Buildout of the ~~2035~~ Wildomar General Plan plus implementation of the proposed project would not result in a population and housing growth in such substantial amounts or concentrations so as to result in significant cumulative impacts on population and housing. Cumulative population and housing impacts would be less than cumulatively considerable.

The following text has been revised in the DEIR Executive Summary, page ES-32:

Impact 3.10.7 Buildout of the ~~2035~~ Wildomar General Plan plus implementation of the proposed project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

The following text has been revised in the DEIR Executive Summary, page ES-32:

Impact 3.10.8 Buildout of the ~~2035~~ Wildomar General Plan plus implementation of the proposed project would not result in a cumulative adverse impact that would conflict with alternative transportation plans and policies.

1.0 INTRODUCTION

No revisions.

2.0 PROJECT DESCRIPTION

The text and Table 2.0-3 on page 2.0-7 of the Draft EIR, shall be amended as follows:

The City of Wildomar drafted a new 4th round Housing Element, but the document was never adopted. In that draft document, the City completed a vacant land survey/analysis and determined that there is sufficient vacant land to satisfy the City's RHNA for moderate-income and above moderate-income households, but the City needed to change the General Plan land use designation and zoning for approximately 16 acres of land from Medium High Density Residential (MHDR) to Highest Density Residential (HHDR) to meet the City's RHNA for extremely low-, very low-, and low-income households. Because the redesignation and rezoning did not occur, the City has an unaccommodated need of ~~364~~ ***538*** units for extremely low-, very low-, and low-income households from the 2006–2013 RHNA that is now added to the 2013–2021 RHNA.

TABLE 2.0-3
2013–2021 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Income Category	Income Range*	2013–2021 RHNA
Extremely Low	$0–$20,100	310
Very Low	$20,101–$33,500	311
Low	$33,501–$53,600	415
Unaccommodated Need from 2006–2014 Housing Element		~~364~~ ***538***
Subtotal Extremely Low, Very Low-, and Low-Income Units		~~1,400~~ ***1,574***
Moderate	$53,601–$78,000	461
Above Moderate	$78,001 or more	1,038
Total		~~2,899~~ ***3,073***

Source: SCAG 2012, *Based on a four-person household

To demonstrate housing resources for the extremely low-income, very low-income, and low-income housing categories, HCD requires that the City provide enough vacant land to accommodate at least ~~1,400~~ ***1,574*** units. Further, the vacant land must have a permitted use at a density of at least 30 dwellings/housing units per acre. Currently, the City of Wildomar does not have sufficient vacant land zoned to meet the need for ~~1,400~~ ***1,574*** housing units in the extremely low-income, very low-income, and low-income categories as shown in **Table 2.0-3**.

The last paragraph on page 2.0-9 should be amended to read as follows:

The proposed MU overlay zone district would allow for development of the 21 MUPA sites with a density of at least 30 units per acre and would also require that at least 30 percent of the total MUPA land designated in the General Plan be developed with high-density housing. For purposes of the Housing Element and this EIR, the City assumes that a maximum of 30 percent of the MUPA designated areas will be developed with 30 units per acre for a total of 1,085 units (**Table 2.0-4**). This assumption results in a shortfall of 489 units necessary to meet the RHNA allocation of ~~1,400~~ ***1,574*** units. To address this deficiency, land use designations and zoning would be changed for the four additional parcels in the city (see discussion below and accompanying **Table 2.0-5**).

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS

No revisions.

3.1 AIR QUALITY

No revisions.

3.2 BIOLOGICAL AND NATURAL RESOURCES

No revisions.

3.3 CLIMATE CHANGE AND GREENHOUSE GASES

No revisions.

3.4 CULTURAL AND PALEONTOLOGICAL RESOURCES

No revisions.

3.5 GEOLOGY, SOILS, AND MINERAL RESOURCES

No revisions.

3.6 HYDROLOGY AND WATER QUALITY

No revisions.

3.7 LAND USE

No revisions.

3.8 POPULATION AND HOUSING

The following text has been revised in DEIR Section 3.8, page 3.8-8:

CUMULATIVE SETTING

The CEQA Guidelines require that other reasonably foreseeable development projects that are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. The cumulative setting with regard to population and housing growth is the total amount of population and housing expected to occur over the long term in the city and, to some extent, the region. The best measure of this is the City's ~~2035~~ General Plan that identifies long-term development expectations, patterns, and policies.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Impact 3.8.3 Buildout of the ~~2035~~ General Plan plus implementation of the proposed project would not result in population and housing growth in such

substantial amounts or concentrations so as to result in significant cumulative impacts on population and housing. Cumulative population and housing impacts would be **less than cumulatively considerable**.

3.9 PUBLIC SERVICES, RECREATION, AND UTILITIES

The following text has been revised in DEIR Section 3.9, page 3.9-1:

The RCFD currently operates ~~95~~ 92 fire stations in 17 battalions. These ~~95~~ 92 fire stations are divided into two operational divisions: East Operations and West Operations. Across both divisions there are ~~six~~ eight subdivisions: Bautista, Indio, Moreno, Northwest, Oak Glen, Temecula, West Desert, and Southwest. Wildomar is located within Battalion 2 of the Southwest Division, which includes eight fire stations. Fire Station 61 serves the City of Wildomar.

California Fire Code

The ~~2007~~ 2010 California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard against the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout California (CBSC ~~2008~~2010). The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas.

The following text has been revised in DEIR Section 3.9, page 3.9-28:

CBSC (California Building Standards Commission). ~~2008~~ 2010. ~~2007~~ 2010 California Building Code.

3.10 TRANSPORTATION AND CIRCULATION

The following text has been revised in DEIR Section 3.10, page 3.10-28:

Impact 3.10.7 Buildout of the ~~2035~~ Wildomar General Plan plus implementation of the proposed project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The proposed project, in combination with buildout of the General Plan and the uncertainty of future transportation system improvement projects, would result in a **cumulatively considerable and unavoidable** impact.

The following text has been revised in DEIR Section 3.10, page 3.10-29:

Impact 3.10.8 Buildout of the ~~2035~~ Wildomar General Plan plus implementation of the proposed project would not result in a cumulative adverse impact that would conflict with alternative transportation plans and policies. There would be **no cumulative impact.**

3.11 EFFECTS FOUND NOT TO BE SIGNIFICANT

No revisions.

4. 0 ALTERNATIVES

No revisions.

5.0 OTHER CEQA ANALYSIS

No revisions.

6.0 ACRONYMS AND ABBREVIATIONS

No revisions.