

BUNDY CANYON RESORT APARTMENT PROJECT

Initial Study

Prepared for
The City of Wildomar

April 2016



INITIAL STUDY

for the

Bundy Canyon Resort Apartment Project

Prepared for:

City of Wildomar
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April 2016

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1.0 INTRODUCTION

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1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study (IS) addresses the potential environmental impacts associated with construction and operation of the proposed Bundy Canyon Resort Apartment Project (Project). The Project proposes the construction of approximately 140 residential units within an approximately 28-acre site, located within the City of Wildomar, in Riverside County. Specifically, the site is a rectangular-shaped parcel located along Bundy Canyon Road, approximately one mile easterly of Interstate 15.

This IS was prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Although this IS was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the IS fully represent the independent judgment and position of the City of Wildomar, acting as Lead Agency under CEQA. In accordance with the provisions of CEQA and the State and local CEQA Guidelines, as the Lead Agency, the City of Wildomar is solely responsible for approval of the Project. As part of the decision-making process, the City is required to review and consider the Project's potential environmental effects.

This Initial Study is an informational document, providing the City of Wildomar decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from the Project.

1.2 DISPOSITION OF THIS DOCUMENT

This IS has been prepared to determine the appropriate scope and focus of environmental analysis for the Project. Based on the findings and conclusions of this IS,

potential environmental impacts of the Project will be evaluated within an Environmental Impact Report (EIR). The IS and accompanying Notice of Preparation (NOP) for the EIR will be available for review at the City of Wildomar Planning Department, located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. The IS and accompanying NOP will also be available for review on the City's website at <http://www.cityofwildomar.org/environmental-documents.asp>. The 30-day public comment period will commence on Thursday, April 21, 2016 and conclude on Friday, May 20, 2016. Comments on this IS and the accompanying NOP should be submitted to Matthew Bassi, the Planning Director, at the address above, or by email at mbassi@cityofwildomar.org, no later than 5:00 p.m. on May 20, 2016.

The public is encouraged to contact the City of Wildomar Planning Department for information regarding the proposed Project and related CEQA processes.

1.3 DOCUMENT ORGANIZATION

This IS includes the following sections:

Introduction: This Section (1.0) describes the CEQA context and IS format for the Project, and provides a summary of the findings of the IS.

Project Description: This Section (2.0) describes the Project and its objectives.

Environmental Evaluation: This Section (3.0) provides background information regarding the Project and Lead Agency, and presents responses to each question on the CEQA Initial Study Checklist regarding the possible environmental impacts of the Project. The potential environmental impacts are derived from Appendix G of the State CEQA Guidelines. Answers provided in the checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate.

Determination: This Section (4.0) summarizes the results of the Initial Study, and presents the determination regarding the appropriate environmental document for the Project.

Source information cited within this Initial Study is available through, or by contacting, the City of Wildomar Planning Department.

1.4 POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the Project may result in or cause potentially significant effects related to:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Geology and Soils;
- Greenhouse Gas (GHG) Emissions;
- Hydrology/Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services and Utilities; and
- Transportation/Traffic.

Consistent with the conclusion and findings of this IS, an EIR will be prepared for the Project. At a minimum, the EIR will evaluate the Project's potential environmental impacts under the topical areas identified above. Additional issues or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR.

1.5 EFFECTS NOT FOUND TO BE POTENTIALLY SIGNIFICANT

While it has been determined that an EIR will be required, one of the additional purposes of an IS is to focus an “EIR on the effects determined to be significant, identifying the effects determined not to be significant, (and) explaining the reasons for determining that potentially significant effects would not be significant.” (State CEQA Guidelines, Section 15063(c)). Therefore, one of the key purposes of this IS is to focus the EIR’s analysis on impacts that are potentially significant as part of the Project, while eliminating potential impacts that are clearly less-than-significant. The following list identifies the environmental issues that, pursuant to the findings of this IS, have been determined to pose no potentially significant environmental impacts.

- Agriculture and Forest Resources;
- Hazards and Hazardous Materials;
- Mineral Resources; and
- Recreation.

These topics are not expected to be carried forward for further evaluation within the Draft EIR. However, as noted in the preceding Section 1.4, based on additional information or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project, additional issues may be evaluated and addressed in the EIR.

2.0 PROJECT DESCRIPTION

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2.1 OVERVIEW

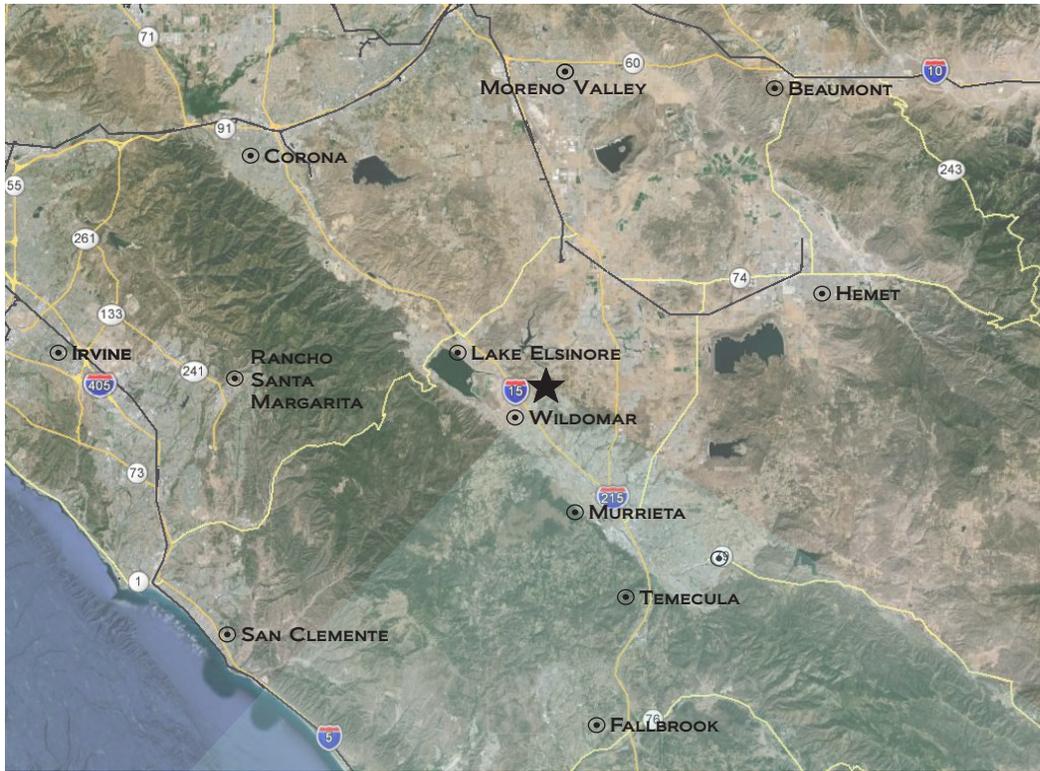
The Project considered in this IS includes the proposed Bundy Canyon Resort Apartment Project, any on- and off-site supporting improvements, and associated discretionary actions necessary to realize the development (Planning Application No. 16-0006). In summary, approval of the Project would result in up to 140 residential units on an approximately 28-acre site. Of the total acreage, approximately 10.5 acres will be developed, and approximately 17.5 acres will remain as open space, roadway dedications, and exactions.

2.2 PROJECT LOCATION

The Project site is located along Bundy Canyon Road, approximately one mile easterly of Interstate 15, in the City of Wildomar. Figure 2.2-1, *Project Location*, provides an illustrated view of the site's context within the surrounding area.

2.3 EXISTING LAND USES

The Project site is currently vacant and undisturbed. Bundy Canyon Road forms the site's northerly border. Vacant land exists to the north (across Bundy Canyon Road) and east. Rural residential uses exist to the south of the site. Single-family residential uses and a pocket of vacant land are located to the west.



NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 2.2-1
Project Location

2.4 PROJECT ELEMENTS

2.4.1 Development Concept

The Project proposes the development of 140 residential units, including 50 townhomes and 90 apartments. The units will be apportioned into six buildings, two and three stories high. Preliminary plans depict the residential buildings encircling a common area containing community amenities, such as a clubhouse, swimming pool, basketball court, playground, dog run, and a picnic area. A water quality basin would be located in the southwestern portion of the site. Tables 2.4-1 and 2.4-2 present the specific mix of residential products proposed and the configuration of uses within the site. Figure 2.4-1 illustrates the Project Site Plan. Figure 2.4-2 presents various conceptual elevations.

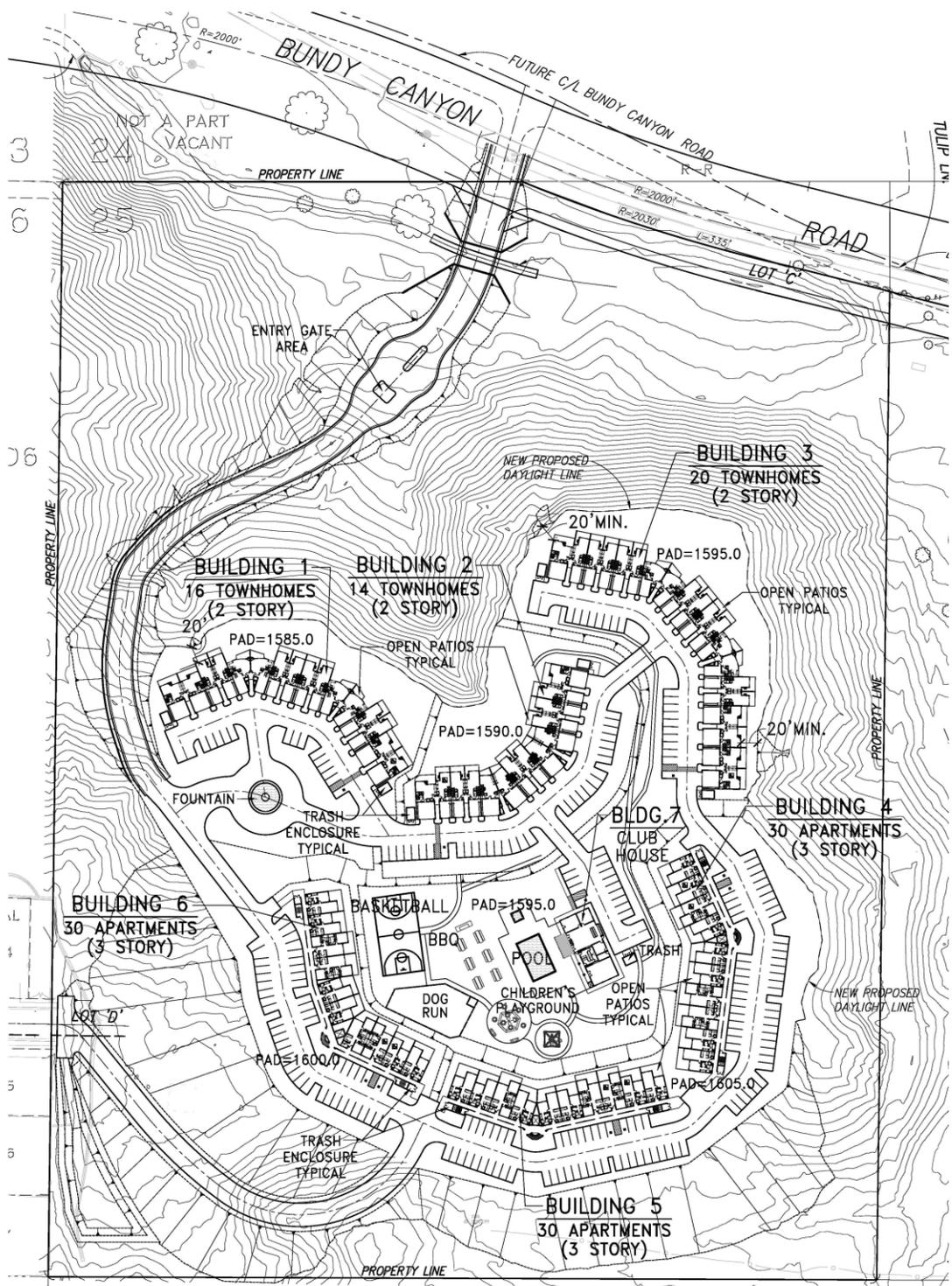
**Table 2.4-1
Proposed Residential Types**

Type	Number of Units
1 Bedroom/1.5 Bath Apartment	60
2 Bedroom/2 Bath Apartment	30
2 Bedroom/2.5 Bath Townhome	35
3 Bedroom/2.5 Bath Townhome	15
Total Units	140

**Table 2.4-2
Configuration of Residential Types**

Building	Levels	Units/Type	Size
1	2	16 Townhomes	21,337 sq. ft.
2	2	14 Townhomes	18,737 sq. ft.
3	2	20 Townhomes	26,640 sq. ft.
4	3	30 Apartments	27,018 sq. ft.
5	3	30 Apartments	27,018 sq. ft.
6	3	30 Apartments	27,717 sq. ft.
Attached	-	65 Garages	16,250 sq. ft.
7	1	Clubhouse	3,178 sq. ft.
Total		140 units	167,895 sq. ft.¹

¹ Building footprint of all structures is 83,064 sq. ft.



NOT TO SCALE
Source: Grant Becklund

Figure 2.4-1
Conceptual Site Plan



Townhome Building, Front Elevation, Typical



Apartment Building, Front Elevation, Typical



Clubhouse, Front Elevation



NOT TO SCALE
Source: Giorgio Dazzan & Associates

2.4.2 Site Preparation

The Project site will be graded in preparation for building construction. It is estimated that site preparation activities will be completed within 30 days of commencement. According to the preliminary Grading Plan, the project will be a “balanced earthwork” design, with no import or export of grading material required.

2.4.3 Access and Circulation

Primary access to the Project will be provided via a signalized driveway off Bundy Canyon Road. Access to the Project will be controlled by an automatic gate system. Secondary, emergency-only access will be provided from the southwest via an extension of Windwood Drive. Normal resident and/or visitor access would not be permitted via the Windwood Drive access point, which would remain closed under normal circumstances. Final designs and specifications for driveways, traffic controls, and internal circulation improvements will be incorporated into the Project, consistent with the requirements of the City’s Engineering Department.

2.4.4 Parking

Based on the proposed land uses, the City of Wildomar Municipal Code indicates that 263 parking spaces are required of the Project. Preliminary plans indicate that 294 spaces will be provided by the Project. Unless otherwise specified by the City, all parking areas, to include parking stalls, drive aisles, and hardscaping will be designed and constructed pursuant to City requirements as outlined in the City of Wildomar Municipal Code.

2.4.5 Amenities

The proposed residential community will provide a number of recreational amenities for residents. Specifically, a pool and clubhouse will be located in the central portion of the site. Adjacent to the pool is an open space and picnic area, including a covered shelter, barbeques, and a tot lot. A basketball court and dog park are also planned near the open space area.

2.4.6 Other Site Improvements

Supporting site improvements to be implemented by the Project are described below.

2.4.6.1 Landscaping and Screening

Landscaping of the site has been designed with the site's existing vegetation and topography in mind. As shown at Figure 2.4-3, the perimeter of the site will remain in its native planted state. To provide a transition from the existing native plantings to the proposed structures, and to reduce any potential fire hazard, two fuel modification zones have been designed. Zone 1 is located closest to the proposed structures and will consist of a 30-foot irrigated buffer between the structures and Zone 2. Zone 2 will contain a mix of existing native plants and a hydroseed mixture of appropriate groundcovers. Zone 2 will be 100 feet wide and will not be irrigated. The interior of the site will feature typical drought tolerant urban plantings, including trees, shrubs, vines and groundcover. A drip irrigation system will be utilized. Some of the existing oak trees along Bundy Canyon Road will be protected in place, and have been integrated into the design of the Project. The landscaping concept will comply with the City's Water Efficient Landscapes Ordinance as outlined in Chapter 17.276 of the Wildomar Municipal Code.

2.4.6.2 Lighting

The Project will include building-mounted, wall-mounted, and pole-mounted fixtures to properly illuminate Project entrances, walkways, and parking areas. All lighting will be provided consistent with Chapter 8.64 of the Wildomar Municipal Code that regulates light pollution. The ordinance is intended to protect the night sky in the vicinity of Mt. Palomar Observatory.

2.4.7 Infrastructure, Utilities, and Public Services

All public services, infrastructure systems, and utilities are currently available to service the Project site. No major new infrastructure or utilities improvements are proposed by the Project, nor are any required. The Project will implement necessary utilities improvements to include connections to existing services, and/or necessary realignment or modification of existing service lines. All connections to, and modification of, utilities necessary to serve the Project will be accomplished consistent with City and purveyor requirements.

2.4.7.1 Public Services

The following public services are available to the Project:

- Fire Protection Services (Riverside County Fire Department/Cal Fire);
- Police Protection Services (Riverside County Sheriff's Department);
- Schools (Lake Elsinore Unified School District, K-12);
- Libraries (Mission Trail Community Library); and
- Parks (City of Wildomar).

2.4.7.2 Utilities/Infrastructure

The following utilities/infrastructure systems and services are available to the Project:

- Water/Sewer (Elsinore Valley Municipal Water District);
- Storm Drain/Storm Water Management (City of Wildomar);
- Electricity (Southern California Edison);
- Natural Gas (The Gas Company); and
- Telephone/Communications (Verizon, Time Warner, or other contract services);
- Solid Waste (Waste Management).

2.4.7.3 Energy Efficiency/Sustainability

Energy-saving and sustainable design features of the Project shall be in conformance with applicable City regulations and the California Green Building Standards Code.

2.5 DISCRETIONARY APPROVALS AND PERMITS

The City is requested to consider several discretionary actions for approval of the Project, including the following.

- Certification of the EIR;
- Approval of a zone change from R-R (Rural Residential) to R-3 (General Residential); and
- Plot Plan approval for Project design and architectural details.

Additionally, the Project will require a number of non-discretionary construction, grading, drainage and encroachment permits from the City to allow implementation of the Project facilities.

2.5.1 Other Permits and Approvals

CEQA Section 15124 also provides that requirements or potential requirements for “Other Permits and Approvals” should, to the extent known, be identified. Based on the current Project design concept, other permits necessary to realize the proposal will likely include the following.

- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD).
- Permitting may be required by/through the Santa Ana Regional Water Quality Control Board and/or the San Diego Regional Water Quality Control Board.
- Permitting (i.e., utility connection permits) may be required from utility providers.
- Other ministerial permits necessary to realize all on and offsite improvements related to the development of the site.

3.0 ENVIRONMENTAL EVALUATION

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3.1 PROJECT TITLE

Bundy Canyon Resort Apartment Project (PA No. 16-0006)

3.2 LEAD AGENCY NAME AND ADDRESS

The City of Wildomar

23873 Clinton Keith Road, Suite 201

Wildomar, CA 92595

Contact Person: Mr. Matthew Bassi, Planning Director

3.3 PROJECT APPLICANT

Hufsdar Investors, LLC.

361 North Canon Drive

Beverly Hills, CA 90210

Contact Person: Mr. Richard L. Darling, Manager

3.4 PROJECT LOCATION

The Project site is located along Bundy Canyon Road, approximately one mile easterly of Interstate 15, in the City of Wildomar. Figure 2.2-1, *Project Location*, (presented previously) provides an illustrated view of the site's context within the surrounding area.

3.5 GENERAL PLAN AND ZONING DESIGNATIONS

The City of Wildomar General Plan Land Use designation of the Project site is "Medium Density Residential (MDR)." Zoning for the site is "R-R (Rural Residential)." The Project requires a zone change to "R-3 (General Residential)," which is considered

“conditionally consistent” with the site’s existing MDR General Plan Land Use designation.

3.6 EXPLANATION OF CHECKLIST CATEGORIES

CEQA suggests the format and content for environmental analyses, including topical checklists to assist in evaluation of a project’s potential environmental effects. The Checklist presented in this Section follows the Checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G.

Potential environmental effects of the Project are classified and described within the Checklist under the following general headings:

“No Impact” applies where the impact simply does not apply to projects such as the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as “No Impact.”

“Less-Than-Significant Impact” applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development that would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.

“Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” Incorporated mitigation measures should be outlined within the checklist and a discussion should be provided that explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where all potentially significant issues have been analyzed and mitigation measures have been recommended that reduces all impacts to levels that are less-than-significant.

“Potentially Significant Impact” applies where the project has the potential to cause a significant and unmitigable environmental impact. If there are one or more items marked as “Potentially Significant Impact,” an environmental impact report (EIR) is required.

3.7 INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-b) *Less-Than-Significant Impact.* There are no State designated scenic highways in close proximity to the Project site. However, I-15, located approximately 0.75 miles to the west, is considered a State eligible scenic highway. The General Plan contains policies that regulate development near designated and eligible scenic highways. These policies act to maintain the scenic quality of the corridor through the use of setbacks, and the regulation of landscaping, signage, and power lines. Compliance with these existing City regulations will ensure development of the site will not

impact any surrounding views of any scenic resources or vistas. Based on the preceding discussion, the Project’s potential to result in impacts on scenic vistas or scenic resources, including historic buildings, is considered less-than-significant.

- c) *Potentially Significant Impact.* The proposed Project would result in the construction of residential uses on property that is currently undeveloped. This transition will be a notable aesthetic change in views from the surrounding area. Impacts to the existing visual character of the site and its surroundings will be addressed further in the EIR.
- d) *Potentially Significant Impact.* The Project will create new sources of lighting, which may include building-mounted, wall-mounted, and pole-mounted fixtures to properly illuminate Project entrances, walkways, internal streets, and parking areas. Site illumination proposed by the Project may result in or cause substantial light or glare, with potentially adverse impacts.

Impacts in this regard will be evaluated by the Project EIR. Mitigation will be proposed for any light/glare impacts determined to be potentially significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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II. AGRICULTURE AND FOREST 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 Department 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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a,b) *No Impact.* The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The City General Plan currently designates the subject site for residential uses. No Williamson Act contracts are in place for the site. Accordingly, the Project will not convert Prime Farmland, Unique

Farmland, or Farmland of Statewide Importance to non-agricultural use, conflict with any existing agricultural zoning designations, nor affect any existing Williamson Act contract(s).

- c,d) *No Impact.* There are no lands within the City of Wildomar that qualify, or are zoned as, forest land or timberland. The Project will have no impact in this regard.
- e) *No Impact.* There are no forestlands or farm land on the site. The Project does not involve other changes to the environment which could result in the conversion of farm land or forest land to other uses. Therefore, there is no potential for conversion of forest land to a non-forest use or conversion of farm land to a non-agricultural use.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* The Project is located within the South Coast Air Basin (Basin) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is locally responsible for administration and implementation of the Air Quality Management Plan (AQMP). Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, the SCAQMD’s implementation of the AQMP. These potential impacts will be addressed in the EIR, and mitigation measures will be developed to address any potentially significant impacts.
- b-d) *Potentially Significant Impact.* Construction activities associated with the Project implementation are temporary sources of fugitive dust and construction vehicle emissions. Additionally, implementation of the Project would result in development that will generate vehicular trips and associated vehicular-source air pollutant emissions. Ongoing occupation and use of Project facilities would also result in energy consumption, primarily associated with heating and air conditioning, which will also generate air pollutant emissions. Construction-source and operational-source emissions resulting from the Project may contribute to existing and projected exceedances of criteria pollutants within the Basin, and could exceed the air quality standards and thresholds of significance established by the SCAQMD, as identified in the *CEQA Air Quality Handbook*. Air quality impacts of the Project, and mitigation measures addressing those impacts will be discussed in the EIR. The EIR will also evaluate potential impacts of

increased air pollution levels on sensitive receptors. Mitigation measures, or alternatives to the Project that will reduce or avoid any potentially significant impacts will be provided in the EIR.

- e) *Less-Than-Significant Impact*. Temporary, short-term odor releases are potentially associated with Project construction activities. Potential sources of odors include but are not limited to: diesel exhaust, asphalt/paving materials, glues, paint, and other architectural coatings. Construction-related odor impacts are mitigated by established requirements for a material handling and procedure plan, which identifies odor sources, odor-generating materials and quantities permitted on site, and isolation/containment devices or mechanisms to prevent significant release of odors. Operations of residential uses are not anticipated to result in objectionable odors; impacts in this regard are considered less-than-significant.

Source: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the Project:				
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 Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-d) *Potentially Significant Impact.* The Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) area. More specifically, the site is located within the MSHCP burrowing owl survey area. A biological resources assessment will be prepared as an element of the Project EIR to identify and address potential impacts to species identified as a candidate, sensitive, or special status species. If necessary, mitigation will be presented to reduce significant impacts.

Additionally, Bundy Canyon Wash parallels Bundy Canyon Road in the northern portion of the site. Due to the vacant, undeveloped nature of the site, the Project’s potential to adversely affect any riparian habitat, other sensitive natural community, or interfere substantially with the movement of any resident or

migratory species will be evaluated as part of the biological resources assessment and summarized within the forthcoming EIR.

e,f) *Less-Than-Significant Impact*. There are no local ordinances protecting biological resources within the City. The Project will adhere to all applicable General Plan policies, specifically compliance with the MSHCP. The Project’s potential to conflict with any local policies or ordinances protecting biological resources is considered less-than-significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-c) *Potentially Significant Impact*. The Project EIR will present the results of the Cultural Resources Investigation to be performed for the Project site, which will include a reconnaissance survey by a qualified archaeologist and associated

historic records searches, which address the potential for the Project to result in impacts to historic, archaeological, prehistoric and paleontological (fossil) resources, including those that may be present onsite within a buried context.

- d) *Less-Than-Significant Impact.* The likelihood of encountering human remains in the course of Project development is minimal. However, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law, following the provisions of State *CEQA Guidelines* Section 15064.5. Based on compliance with these existing regulations, the Project’s potential to disturb human remains is considered less-than-significant.

Source: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. TRIBAL CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* The Project Cultural Resources Investigation will encompass potential effects of the Project on Tribal Cultural Resources. There are

no known Tribal Cultural Resources within the Project site. Nor is it anticipated that the Project would adversely affect off-site Tribal Cultural Resources. Notwithstanding, Tribal Resources consultation with requesting Tribes will be accomplished as provided for under AB 52, Gatto. *Native Americans: California Environmental Quality Act*. Pending completion of any requested Tribal Consultation(s), the potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 is considered potentially significant and will be addressed in the Project EIR. Mitigation measures will be proposed if/as required.

Source: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the Project:				
a) Expose people or structures to 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

- a, i) *Less-Than-Significant Impact.* There are no known active or potentially active faults traversing the Project site. The site is not located within an Alquist-Priolo Zone or an earthquake hazard zone, as mapped by the City. On this basis, the potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault is considered less-than-significant.

- a, ii) *Less-Than-Significant Impact.* The Project site is located in a region known to be seismically active and strong seismic ground-shaking is anticipated during an earthquake. The nearest known fault is the Elsinore fault, located over two miles from the Project site. This fault could generate an earthquake of a magnitude that could damage the improvements that are developed within the site. The probability of an earthquake affecting the area depends on the magnitude of the earthquake and the distance from the site to the epicenter. The California Building Code requires construction methods that minimize the effects of earthquakes on structures. As part of the City’s standard review and approval of development projects, any new development must provide a geotechnical study for review and approval by the Building & Safety Official; and comply with the

requirements of the approved geotechnical report, and applicable provisions of the Uniform Building Code (UBC) and California Building Code (CBC). Compliance with these requirements reduces potential strong seismic ground-shaking impacts to levels that are less-than-significant.

- a, iii) *Potentially Significant Impact.* Liquefaction and seismically-induced settlement or ground failure are generally associated with strong seismic shaking in areas where groundwater tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. During a strong groundshaking event, saturated, cohesionless soils may acquire a degree of mobility to the extent that the overlying ground surface distorts. In extreme cases, saturated soils become suspended in groundwater and become fluid-like. Should such conditions, or other adverse/unstable soils or subsurface conditions exist at the Project site, they would be considered potentially significant impacts. On this basis, potential liquefaction hazards, or other potentially unstable or adverse soils or subsurface conditions are preliminarily identified as potentially significant, and will be further addressed in the Project EIR. Mitigation measures will be proposed for those impacts determined to be potentially significant.

- a, iv) *Less-Than-Significant Impact.* The site will be developed consistent with all applicable City regulations regarding hillside developments. Dangerous conditions related to cut/fill slopes will be avoided, thus reducing the potential for landslides.

- b) *Less-Than-Significant Impact.* Construction activities associated with the proposed Project will temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. Potential erosion impacts incurred during construction activities are mitigated below the level of significance through the Project's mandated compliance with a City-approved Storm Water Pollution Prevention Plan (SWPPP) in compliance with the NPDES

General Permit for stormwater discharges from construction activities. The Project has been designed to be sensitive to the existing topography of the site. No export or import of soils will occur during Project construction. Based on the preceding, potential impacts associated with erosion or changes in topography, including loss of topsoil are considered less-than-significant.

- c-d) *Potentially Significant Impact.* Should adverse/unstable soils or subsurface conditions exist at the Project site, they would be considered potentially significant impacts. On this basis, and pending review and analysis of the Project preliminary geotechnical assessment, potential liquefaction hazards, or other potentially unstable or adverse soils or subsurface conditions are preliminarily identified as potentially significant, and will be further addressed in the Project EIR. Mitigation measures will be proposed for those impacts determined to be potentially significant.

- e) *No Impact.* The proposed development will connect to adjacent sewer services. No septic tanks or other alternative wastewater disposal systems are proposed. Thus, there is no potential for adverse impacts due to soils limitations relative to septic tanks or alternative waste water disposal systems.

Source: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a,b) *Potentially Significant Impact.* The Project’s contribution to greenhouse gases emissions may be potentially significant, and therefore will be evaluated as part of the EIR Greenhouse Gas Analysis. Potential impacts, together with any necessary mitigation measures, will be presented in the Project EIR.

Source: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 for the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a,b) *Less-Than-Significant Impact.* During the normal course of construction activities, there will be limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the Project site. The Project is required to meet all City and County regulations addressing transport, use, storage and disposal of these materials.

The Project does not propose uses or activities that would require atypical transportation, use, storage, or disposal of hazardous or potentially hazardous materials not addressed under current regulations and policies. Mandated

compliance with existing regulations, as identified above, also reduces the potential for risk of accidental explosion or release of hazardous substances. Impacts in this regard are considered less-than-significant.

- c) *Less-Than-Significant Impact.* The site is located within one-quarter mile of Bundy Canyon Christian School. Other schools near the site include Cornerstone Christian School, located approximately one-half mile to the southwest, and Elsinore High School, located approximately 1.2 miles to the west of the site. The Project proposes conventional residential uses, and does not include elements or aspects that will create or otherwise result in hazardous emissions, and does not propose or require substantive handling of hazardous or acutely hazardous materials, substances, or waste. Pre-packaged materials such as paint, solvents, glues, fertilizers, used during construction and maintenance are subject to extensive local, State, and federal regulations, and are not considered sources of potentially significant hazardous materials or hazardous emissions.

- d) *Less-Than-Significant Impact.* The Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The site is not considered a hazardous materials site; nor would development of the site create a significant hazard to the public or environment in this regard.

- e,f) *Less-Than-Significant Impact.* The Project site is located over two miles easterly of Skylark Field, a private airport in the City of Lake Elsinore. The Project site is located outside of the Influence Area of this airport, as shown at Figure C-6, *Airport Influence Areas*, of the Wildomar General Plan. No other private or public airports are located in the immediate Project vicinity.

Additionally, the proposed residential uses are in compliance with all Federal Aviation Administration (FAA) regulations for land uses in the vicinity of an airport, such as height restrictions, noise abatement, and lighting restrictions. As such, the Project's potential to result in aircraft-related safety hazards for future

occupants of the site is considered less-than-significant. Moreover, it is noted that the Project does not propose activities or uses that would otherwise affect airports or airport operations.

- g) *Less-Than-Significant Impact.* The Project does not propose or require designs or activities that would interfere with any identified emergency response or emergency evacuation plan. Emergency procedures or design features required by County, State and Federal guidelines will be implemented during construction and operation of the Project. Temporary alterations to vehicle circulation routes associated with Project construction are addressed through City-mandated construction traffic management plans. Ongoing coordination with the local fire and police departments during construction will ensure that potential interference with emergency response and evacuation efforts are avoided. The potential for the Project to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan is therefore considered less-than-significant.
- h) *Less-Than-Significant Impact.* The Project site is located on property that is designated for urban development. All structures will be constructed consistent with California Fire Code requirements. Additionally, as previously detailed at Section 2.4.6.1, *Landscaping and Screening*, two fuel modification zones will be planted along the perimeter of the structures. On this basis, the potential for the Project to expose people or structures to a significant risk of loss, injury or death involving wildland fires is considered less-than-significant. It may be noted that the Project site and surrounding areas are currently provided fire protection and emergency response services by the Riverside County Fire Department/Cal Fire. Development fees and taxes paid by the Project act to offset its incremental demands for fire protection services.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of the existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a, c-f) *Potentially Significant Impact.* Impervious surfaces created by the development proposed by the Project will result in decreased natural absorption rates and a potentially increased volume of surface runoff. Additionally, runoff from the Project area may include oils from paved areas and other chemicals which may contribute to degradation of offsite surface waters. Although the Project will be developed and operated in compliance with all applicable City and Regional Water Quality Control Board regulations and water quality standards, an analysis of potential impacts in regard to stormwater management and stormwater discharge quality will be included in the Project EIR. Mitigation measures will be incorporated to address any potentially significant impacts.

b) *Less-Than-Significant Impact.* The Project would not contribute to groundwater depletion, nor discernibly interfere with groundwater recharge. Water is provided throughout the City by the Elsinore Valley Municipal Water District (EVMWD). Groundwater which may be consumed by the Project and the City as a whole is recharged pursuant to the District’s policies and programs. The Project will not affect designated recharge areas.

Direct additions or withdrawals of groundwater are not proposed by the Project. Further, construction proposed by the Project will not involve massive substructures at depths that would significantly impair or alter the direction or rate of flow of groundwater. Based on the preceding discussions, the Project’s

potential impacts to groundwater availability, quality, or recharge capabilities, are considered less-than-significant.

- g,h) *No Impact*. As shown at Figure S-9, *100- and 500-Year Flood Hazard Zones*, of the Wildomar General Plan Safety Element, the site is not located within a 100-year flood hazard zone. As such, no placement of structures in a 100-year flood hazard zone would occur as a result of Project implementation and no impact would occur relative to the placement housing or other structures within a mapped 100-year flood hazard area.
- i) *Less-Than-Significant Impact*. As shown at Figure S-10, *Dam Failure Inundation Zones*, of the Wildomar General Plan Safety Element, the site is located outside any identified potential inundation areas. As such, the potential for people or structures to be subjected to substantial risk of loss, injury or death involving flooding as a result of the failure of a levee or dam is considered less-than-significant.
- j) *No Impact*. The nearest body of water to the Project site is Lake Elsinore, located over 4 miles northwesterly of the site. At this distance, the site is not considered susceptible to seiche-related hazards. The Project site is located approximately 25 miles inland of coastal waters. As such, the site is not subject to tsunami hazards. No slopes of significance have been identified on or near the Project site, and the Project site has not historically been affected by mudflows. Impacts related to tsunami, seiche, or mudflow will not affect the Project.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* The Project may result in off-site impacts (e.g., air quality, noise, traffic) that could disrupt or otherwise adversely affect neighboring land uses. These potential off-site impacts will be addressed under their respective topical headings within the EIR.
- b) *Potentially Significant Impact.* The City of Wildomar General Plan Land Use designation of the Project site is “Medium Density Residential.” Zoning for the site is “Rural Residential (R-R).” The Project will require a zone change from Rural Residential to General Residential (R-3), which is considered “conditionally consistent” with the site’s existing General Plan designation. In order to provide context for the Project under existing and proposed conditions, the EIR will include a detailed analysis of the Projects’ potential impacts in this regard.
- c) *Less-Than-Significant Impact.* As previously noted, the Project will be implemented consistent with the requirements of the MSHCP. The Project’s potential to conflict

with any applicable habitat or natural communities conservation plan is considered less-than-significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a,b) *No Impact.* No known mineral resources that would be of value to the region or State exist on the Project site; nor would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The Project will have no impact in this regard.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-d) *Potentially Significant Impact.* Construction of the Project will temporarily increase localized noise levels, and occupation of Project facilities will establish long-term stationary operational noise sources. These noise sources could adversely affect any nearby sensitive receptors. Further, Project traffic may increase noise levels along affected roadways, with potentially adverse effects at receiving land uses. A Project-specific Noise Impact Study will be prepared to examine noise associated with implementation and operations of the Project. Project-related noise impacts

will be discussed in the EIR. Mitigation measures will be proposed for impacts determined to be potentially significant.

- e,f) *Less-Than-Significant Impact.* As noted previously, the Project site is located over two miles easterly of Skylark Field, a small private airport in the City of Lake Elsinore. The Wildomar General Plan does not present noise contours for this facility; however, the Project site is located outside of the Influence Area of this airport, as shown at Figure C-6, *Airport Influence Areas*. No other private or public airports are located in the immediate Project vicinity. Given the distance to the airport, intervening land uses, and relatively small scale of aviation operations of Skylark Field, the Project’s potential to expose future occupants of the Project site to excessive aircraft-related noise is considered less-than-significant. Moreover, it is noted that the Project does not propose activities or uses that would otherwise affect airports or airport operations.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a) *Potentially Significant Impact.* The Project proposes new residential development that may directly contribute to population growth within the City. Although the site is currently zoned for residential uses, the density proposed by the Project is greater than that anticipated by the site’s current zoning. The EIR will address the Project’s potential to induce substantial population growth.

b,c) *No Impact.* The Project does not involve or propose the displacement of any onsite or offsite housing stock. No impacts relating to displacement of housing will result from the Project.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of the new or physically altered governmental facilities, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a,b) *Potentially Significant Impact.* New development proposed by the Project would result in increased demands for fire and police protection services. Fire suppression and emergency response services are provided by the Riverside County Fire Department/Cal Fire. The Riverside County Sheriff's Department currently provides police protection services to the Project site. The EIR will address the Project's potential incremental demands on fire and police protection services, and evaluate whether those demands would 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. Mitigation measures will be proposed for impacts determined to be potentially significant.
- c) *Potentially Significant Impact.* Implementation of the Project's residential uses is expected to result in increased student demands on existing school facilities. The Lake Elsinore Unified School District currently provides public school services to the Project area. The EIR will address the Project's potential to result in substantial physical impacts to school facilities.
- d) *Less-Than-Significant Impact.* As discussed in the following Section XVI., *Recreation*, the Project will be required to pay all applicable park development impact fees required of new development for the provision of Citywide parkland and park development. Further, residential uses developed pursuant to the Project will incorporate onsite recreational facilities to serve future residents. On this basis, the potential for the Project to adversely affect parks or recreational facilities based on increased demands for services is considered less-than-significant.
- e) *Less-Than-Significant Impact.* Development of the Project would require established public agency oversight including, but not limited to, plan check and permitting

actions by the City Planning and Public Works Departments, and Police and Fire Departments. These actions typically fall within routine tasks of these agencies and are paid for via plan check and inspection fees. The potential for the Project to result in substantial adverse physical impacts associated with new or physically altered governmental facilities, or the need for new or physically altered governmental facilities is considered less-than-significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Less-Than-Significant Impact.* Buildout of the City, including the provision of recreational facilities, is based on the City’s General Plan. Since the Project is considered “conditionally consistent” with the site’s existing General Plan land use designation of Medium Density Residential, any potential increase in use of recreational facilities has been anticipated by the General Plan. The Project will be required to pay all applicable park development impact fees required of new

development for the provision of Citywide parkland and park development. Further, residential uses developed pursuant to the Project will incorporate onsite recreational facilities (including a pool, clubhouse, picnic areas with barbeques, tot lot, dog park, and basketball court) to serve future residents. The Project's potential to result in increased demands on neighborhood or regional parks or other recreational facilities is considered less-than-significant.

- b) *Less-Than-Significant Impact.* Potential environmental impacts relative to the development of the Project's onsite recreational facilities are considered along with the potential impacts of the Project as a whole. The Project would not affect any park or recreational facilities not included within the Project site. As such, the Project's potential impact is less-than-significant.

Sources: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC. Would the project:				
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a,b,d) *Potentially Significant Impact.* The Project has the potential to increase vehicular traffic along area roads. A comprehensive Traffic Impact Analysis (TIA) will be prepared to examine trip generation and distribution associated with the Project’s construction and operations. Mitigation measures addressing any potentially significant Project-related traffic impacts will be identified in the EIR.

c) *Less-Than-Significant Impact.* The Project does not propose elements or aspects that would affect air traffic patterns. As noted previously within discussions of safety hazards and noise, the Project is located outside any identified airport influence areas. Additionally, the proposed uses are in compliance with all Federal Aviation Administration (FAA) regulations for land uses in the vicinity of an airport, such as height restrictions, noise abatement, and lighting restrictions. As such, the potential for the Project to result in a change in air traffic patterns that could result in substantial safety risks is considered less-than-significant.

- e) *Potentially Significant Impact.* The Project does not propose elements or aspects that would obstruct or restrict emergency access to or through the area. Notwithstanding, emergency access will be evaluated as part of the TIA to be prepared for the Project. Any potentially significant impacts will be discussed further in the Project EIR. In conjunction with the review and approval of building permits, the City will review all plans to assure compliance with all applicable emergency access and safety requirements.

- f) *Less-Than-Significant Impact.* The Project does not present elements or aspects that would conflict with adopted alternative transportation policies. On a long-term basis, the Project may result in increased demand for public transportation; however, existing transit service is available within the City. Affected transit agencies routinely review and adjust their ridership schedules to accommodate public demand. The need for transit-related facilities, including but not limited to bus shelters and bicycle parking, will be coordinated between the City and the Project Applicant, with input from transit providers as applicable, as part of the City’s standard development review process. Based on the preceding discussions, the potential for the Project to conflict with adopted policies supporting alternative transportation is considered less-than-significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS.				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Less-Than-Significant Impact.* Wastewater generated by the Project will be collected for treatment by the Elsinore Valley Municipal Water District (EVMWD), a permittee of the Santa Ana and San Diego Regional Water Quality Control Boards (SARWQCB/SDRWQCB).

Project-generated wastewater would be typical of residential sources, and would not require treatment beyond that provided by existing and programmed EVMWD facilities. Moreover, the Project will be developed and operated in compliance with the City regulations and standards of the SARWQCB/SDRWQCB.

Based on the preceding, the potential for the Project to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board is considered less-than-significant.

- b) *Potentially Significant Impact.* Because the Project is more intensive than the development intensity anticipated by the City, the EIR will examine the potential for the Project to require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

- c) *Potentially Significant Impact.* Project construction activities have the potential to result in short-term impacts to the area drainage system. In order to minimize potential impacts of construction stormwater discharges and to existing facilities, and reduce the potential for these discharges to require substantive new drainage facilities, the Project is required to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activity. Pursuant to these regulations, the developer is required to file a Notice of Intent (NOI) with the Regional Water Quality Control Board (RWQCB), and to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for Project construction activities. The SWPPP incorporates design and operational Best Management Practices (BMPs) addressing erosion control, sediment control, tracking control, and other stormwater pollution control measures.

Operations of the Project also have the potential to result in long-term impacts to the area drainage system. Project-related stormwater pollutant sources would include vehicles, landscape areas and landscape maintenance, temporary waste and debris, maintenance activities, and other miscellaneous activities that could potentially result in stormwater pollutant discharges. Typical stormwater pollutant constituents include oil, grease, vehicle fluids and other pollutants coming from parked vehicles; soil, mulch, plant materials, fertilizers, and pesticides from landscaped areas; and other debris and trash. The Project would be

mandated to develop and implement a Water Quality Management Plan (WQMP) addressing potential operational pollutant sources, their control, and measures to prevent their entrance to the municipal stormwater management system.

The Draft EIR will evaluate the potential for Project to require or result in the construction of new stormwater drainage facilities or expansion of existing facilities. Mitigation will be developed to address any potentially significant impacts.

- d) *Potentially Significant Impact.* As previously stated, domestic water is provided to the Project site by the EVMWD. EVMWD's water supply is a blend of local groundwater, surface water from Railroad Canyon Reservoir (Canyon Lake), and imported water. Approximately one-half of the District's water supply is imported. Water supply and availability are recognized as general issues of concern. On this basis, the Project's potential impacts to water supplies and potential effects on the availability of water are initially identified as potentially significant, and will be further addressed in the Project EIR. Mitigation measures will be proposed for those impacts determined to be potentially significant.

- e) *Potentially Significant Impact.* Wastewater service will be provided to the Project site by EVMWD. The District currently has 310 miles of sewer pipeline, which collects and conveys wastewater generated within its service area to one of three tertiary level treatment facilities. As previously noted, the Project will pay applicable sewer connection and service fees, which act to fund City and EVMWD improvement plans, operations, and maintenance. Notwithstanding, the EIR will determine the Project's wastewater generation, and evaluate the Project's potential to exceed current or anticipated wastewater treatment capacities or require the construction of new water or wastewater treatment facilities or expansion of existing facilities.

- f,g) *Potentially Significant Impact.* Solid waste collection services are currently provided to the site by Waste Management. Three (3) landfills serve most of western

Riverside County: El Sobrante, Badlands, and Lamb Canyon. The Draft EIR will evaluate the potential for Project uses to generate waste exceeding the capacity of existing landfills; or to conflict with federal, state, and local statutes and regulations related to solid waste; or to conflict with federal, state, and local statutes and regulations related to solid waste.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* As discussed at Checklist Items IV. and V., respectively, certain biological resources may be adversely affected by the Project. Additionally, as yet unknown cultural resources may exist within the Project area. The EIR will propose mitigation to reduce or avoid any potentially significant impacts to any identified biological and/or cultural resources.
- b) *Potentially Significant Impact.* The Project has the potential to result in cumulatively considerable impacts. As discussed in the previous environmental evaluation, implementation of the Project may result in potentially significant impacts under the environmental topics of:
- Aesthetics;
 - Air Quality;
 - Biological Resources;
 - Cultural Resources/Tribal Cultural Resources;
 - Geology and Soils;
 - Greenhouse Gas (GHG) Emissions;
 - Hydrology/Water Quality;
 - Land Use and Planning;
 - Noise;
 - Population and Housing;
 - Public Services and Utilities; and
 - Transportation/Traffic.

To a certain extent, impacts of the Project, together with other known or anticipated projects in the area, may have a cumulative effect under all of the aforementioned environmental considerations. The Project EIR will identify the Project's contribution to, and context within, potentially significant cumulative environmental effects influencing the vicinity and region.

- c) *Potentially Significant Impact.* As indicated by this IS evaluation, the Project may cause or result in certain potentially significant environmental effects, resulting in potentially adverse effects to human beings. While adverse environmental

effects that could affect human beings could, to some degree, be substantiated under all CEQA issue areas, Project impacts that could directly affect human beings include:

- Aesthetics;
- Air Quality;
- Greenhouse Gas (GHG) Emissions;
- Hydrology/Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services and Utilities; and
- Transportation/Traffic.

The Project EIR will address these environmental topics and present mitigation measures for any potentially significant impacts.

4.0 DETERMINATION

4.0 DETERMINATION

On the basis of this initial evaluation:

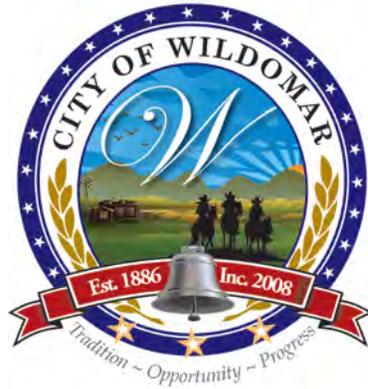
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the project MAY have a significant effect(s) 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 an earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	<input type="checkbox"/>
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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	<input type="checkbox"/>

City of Wildomar:

Signature   Date April 21, 2016

Printed Signature: Ross S. Geller, Applied Planning, Inc. and Matthew Bassi, City of Wildomar

Bridgette Moore, Mayor
Timothy Walker, Mayor Pro Tem
Bob Cashman, Council Member
Marsha Swanson, Council Member
Ben J. Benoit Council Member



23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595
951/677-7751 Phone
951/698-1463 Fax
www.CityofWildomar.org

DATE: April 20, 2016
TO: Reviewing Agencies / Interested Parties
FROM: Matthew C. Bassi, Planning Director
SUBJECT: **City of Wildomar Notice of Preparation (NOP) for the Bundy Canyon Apartment Project (Planning Application No. 16-0006) Draft Environmental Impact Report (EIR).**

The City of Wildomar ("City") is the Lead Agency for the preparation an Environmental Impact Report (EIR) for the Bundy Canyon Apartment Project (Planning Application No. 16-0006). The project is located on the south side of Bundy Canyon Road about 800 feet east of Oak Canyon Drive (APN: 367-250-008). The applicant is requesting approval to develop a 140-unit apartment project on 28.8 acres which requires approval of a Change of Zone to amend the zoning map from the existing zoning designation of R-R (Rural Residential) to R-3 (General Residential), and a Plot Plan to develop the site with a 140-unit apartment project with related on-site & off-site improvements, including review of the site development, architecture and landscaping, etc. It has been determined that the project will require an EIR to comply with CEQA Guidelines.

The City is requesting comments on the proposed scope of the EIR as part of its NOP process. This notice is being sent to responsible agencies, trustee agencies, and other interested parties along with a copy of the Notice of Preparation document (refer to attached CD). The public comment/response period for the NOP will begin on **Thursday, April 21, 2016 and conclude on Friday, May 20, 2016**. Written comments can be provided to Matthew C. Bassi, Planning Director, City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. Comments can also be emailed (preferred) to mbassi@cityofwildomar.org.

A public scoping meeting will be conducted on **Monday, May 9, 2016 from 6:00 pm to 7:00 pm** in the Wildomar City Council Chambers located at 23873 Clinton Keith Road, Suite 106, Wildomar, CA 92595. The scoping meeting will provide the public with the opportunity to learn more about the proposed project and also provide an opportunity for a full discussion of the environmental issues that are important to the community.

Should you have any questions or require additional information, please contact me at the above address, or by telephone at 951-677-7751(extension 213), or via email at mbassi@cityofwildomar.org.

Sincerely,

Matthew C. Bassi
Planning Director

Enclosure – Bundy Canyon Apartment Project IS/NOP (CD)

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # TBD

Project Title: Bundy Canyon Resort Apartment Project (PA 16-0006)

Lead Agency: City of Wildomar Contact Person: Matthew Bassi
Mailing Address: 23873 Clinton Keith Road, Suite 201 Phone: 951-677-7751, Ext. 213
City: Wildomar Zip: 92595 County: Riverside

Project Location: County: Riverside City/Nearest Community: Wildomar

Cross Streets: Bundy Canyon Road, Tulip Lane Zip Code: 92592

Longitude/Latitude (degrees, minutes and seconds): Total Acres: 28.0

Assessor's Parcel No.: 367-250-008 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: I-15 Waterways: none

Airports: none Railways: Metrolink Schools: 5 ELEM, 2 HS, 3 PRIV.

Document Type:

- CEQA: [X] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 140 Acres 28.0
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant, Undeveloped // Zoning: Rural Residential (RR) // General Plan: Medium Density Residential (MDR)

Project Description: (please use a separate page if necessary)

The Project includes the proposed Bundy Canyon Resort Apartment Project, any on- and off-site supporting improvements, and associated discretionary actions necessary to realize the development (Planning Application No. 16-0006). The Project would result in up to 140 residential units on an approximately 28-acre site. Of the total acreage, approximately 10.5 acres will be developed, and approximately 17.5 acres will remain as open space, roadway dedications and exactions. Project includes a zone change from R-R (Rural Residential) to R-3 (General Residential).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #8 & 9 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>U.S. Army Corp of Engineers, San Diego Dist.</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 21, 2016 Ending Date May 20, 2016

Lead Agency (Complete if applicable):

Consulting Firm: <u>Applied Planning, Inc.</u>	Applicant: <u>Hufsdar Investors, LLC.</u>
Address: <u>5817 Pine Avenue, Suite A</u>	Address: <u>361 North Canon Drive</u>
City/State/Zip: <u>Chino Hills, CA 91709</u>	City/State/Zip: <u>Beverly Hills, CA 90210</u>
Contact: <u>Ross Geller</u>	Phone: <u>805-241-5007</u>
Phone: <u>909-937-0333</u>	

Signature of Lead Agency Representative:  Date: 4/19/16

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Bundy Canyon Resort Apartment Project

Distribution List

State Agencies

State Clearinghouse, Office of Planning and Research
California Department of Fish and Wildlife
California Department of Transportation
U.S. Army Corps of Engineers
U.S. Fish & Wildlife Service

Regional Agencies

San Diego Regional Water Quality Control Board
Santa Ana Regional Water Quality Control Board
South Coast Air Quality Management District
Southern California Association of Governments

County Agencies

Riverside County Environmental Health Department
Riverside County Fire Department
Riverside County Flood Control District
Riverside County Transportation Department
Western Riverside Council of Governments
Western Riverside County Regional Conservation Authority

City Agencies

City of Lake Elsinore, Planning Department
City of Menifee, Planning Department

School Districts

Lake Elsinore Unified School District

Utilities

Elsinore Valley Municipal Water District
Southern California Edison

Local Organizations

Cal-Tech/Mount Palomar Observatory
Agua Caliente Band of Cahuilla Indians
Morongo Band of Mission Indians
Pechanga Band of Luiseño Indians
Rincon Band of Luiseño Indians
Soboba Band of Luiseño Indians

BUNDY CANYON RESORT APARTMENT PROJECT

Initial Study

Prepared for
The City of Wildomar

April 2016



INITIAL STUDY

for the

Bundy Canyon Resort Apartment Project

Prepared for:

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

Prepared by:

Applied Planning, Inc.
5817 Pine Avenue, Suite A
Chino Hills, CA 91709

April 2016

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study (IS) addresses the potential environmental impacts associated with construction and operation of the proposed Bundy Canyon Resort Apartment Project (Project). The Project proposes the construction of approximately 140 residential units within an approximately 28-acre site, located within the City of Wildomar, in Riverside County. Specifically, the site is a rectangular-shaped parcel located along Bundy Canyon Road, approximately one mile easterly of Interstate 15.

This IS was prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Although this IS was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the IS fully represent the independent judgment and position of the City of Wildomar, acting as Lead Agency under CEQA. In accordance with the provisions of CEQA and the State and local CEQA Guidelines, as the Lead Agency, the City of Wildomar is solely responsible for approval of the Project. As part of the decision-making process, the City is required to review and consider the Project's potential environmental effects.

This Initial Study is an informational document, providing the City of Wildomar decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from the Project.

1.2 DISPOSITION OF THIS DOCUMENT

This IS has been prepared to determine the appropriate scope and focus of environmental analysis for the Project. Based on the findings and conclusions of this IS,

potential environmental impacts of the Project will be evaluated within an Environmental Impact Report (EIR). The IS and accompanying Notice of Preparation (NOP) for the EIR will be available for review at the City of Wildomar Planning Department, located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595. The IS and accompanying NOP will also be available for review on the City's website at <http://www.cityofwildomar.org/environmental-documents.asp>. The 30-day public comment period will commence on Thursday, April 21, 2016 and conclude on Friday, May 20, 2016. Comments on this IS and the accompanying NOP should be submitted to Matthew Bassi, the Planning Director, at the address above, or by email at mbassi@cityofwildomar.org, no later than 5:00 p.m. on May 20, 2016.

The public is encouraged to contact the City of Wildomar Planning Department for information regarding the proposed Project and related CEQA processes.

1.3 DOCUMENT ORGANIZATION

This IS includes the following sections:

Introduction: This Section (1.0) describes the CEQA context and IS format for the Project, and provides a summary of the findings of the IS.

Project Description: This Section (2.0) describes the Project and its objectives.

Environmental Evaluation: This Section (3.0) provides background information regarding the Project and Lead Agency, and presents responses to each question on the CEQA Initial Study Checklist regarding the possible environmental impacts of the Project. The potential environmental impacts are derived from Appendix G of the State CEQA Guidelines. Answers provided in the checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate.

Determination: This Section (4.0) summarizes the results of the Initial Study, and presents the determination regarding the appropriate environmental document for the Project.

Source information cited within this Initial Study is available through, or by contacting, the City of Wildomar Planning Department.

1.4 POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the Project may result in or cause potentially significant effects related to:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Geology and Soils;
- Greenhouse Gas (GHG) Emissions;
- Hydrology/Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services and Utilities; and
- Transportation/Traffic.

Consistent with the conclusion and findings of this IS, an EIR will be prepared for the Project. At a minimum, the EIR will evaluate the Project's potential environmental impacts under the topical areas identified above. Additional issues or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR.

1.5 EFFECTS NOT FOUND TO BE POTENTIALLY SIGNIFICANT

While it has been determined that an EIR will be required, one of the additional purposes of an IS is to focus an “EIR on the effects determined to be significant, identifying the effects determined not to be significant, (and) explaining the reasons for determining that potentially significant effects would not be significant.” (State CEQA Guidelines, Section 15063(c)). Therefore, one of the key purposes of this IS is to focus the EIR’s analysis on impacts that are potentially significant as part of the Project, while eliminating potential impacts that are clearly less-than-significant. The following list identifies the environmental issues that, pursuant to the findings of this IS, have been determined to pose no potentially significant environmental impacts.

- Agriculture and Forest Resources;
- Hazards and Hazardous Materials;
- Mineral Resources; and
- Recreation.

These topics are not expected to be carried forward for further evaluation within the Draft EIR. However, as noted in the preceding Section 1.4, based on additional information or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project, additional issues may be evaluated and addressed in the EIR.

2.0 PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

2.1 OVERVIEW

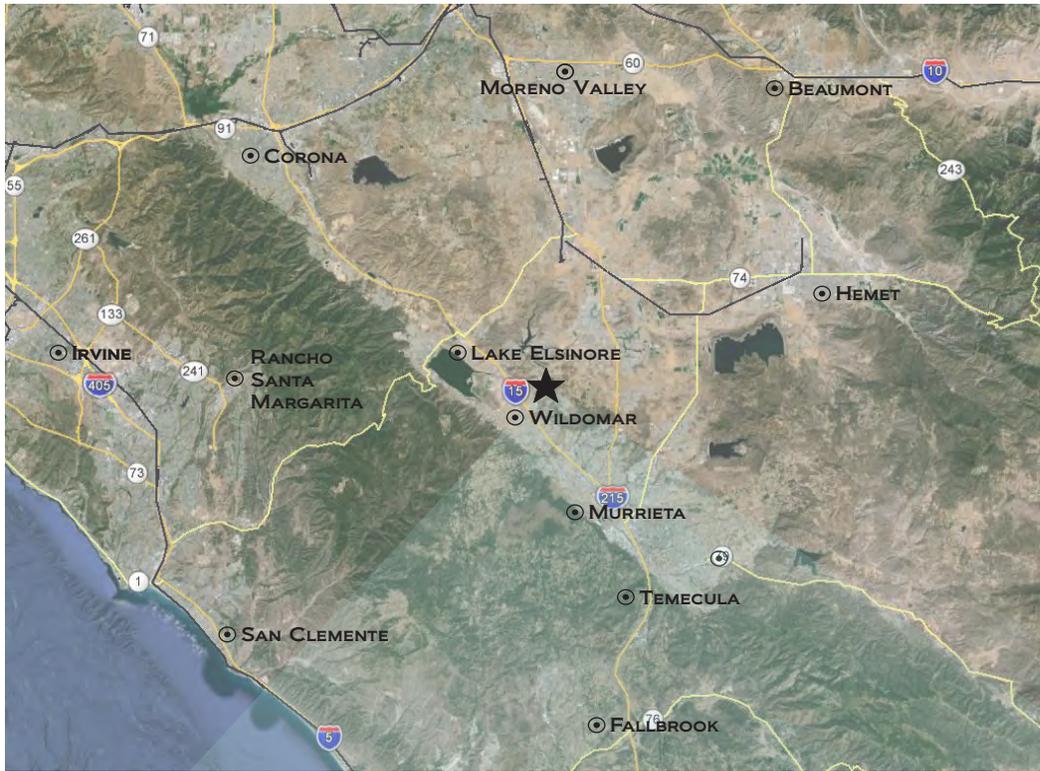
The Project considered in this IS includes the proposed Bundy Canyon Resort Apartment Project, any on- and off-site supporting improvements, and associated discretionary actions necessary to realize the development (Planning Application No. 16-0006). In summary, approval of the Project would result in up to 140 residential units on an approximately 28-acre site. Of the total acreage, approximately 10.5 acres will be developed, and approximately 17.5 acres will remain as open space, roadway dedications, and exactions.

2.2 PROJECT LOCATION

The Project site is located along Bundy Canyon Road, approximately one mile easterly of Interstate 15, in the City of Wildomar. Figure 2.2-1, *Project Location*, provides an illustrated view of the site's context within the surrounding area.

2.3 EXISTING LAND USES

The Project site is currently vacant and undisturbed. Bundy Canyon Road forms the site's northerly border. Vacant land exists to the north (across Bundy Canyon Road) and east. Rural residential uses exist to the south of the site. Single-family residential uses and a pocket of vacant land are located to the west.



NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 2.2-1
Project Location

2.4 PROJECT ELEMENTS

2.4.1 Development Concept

The Project proposes the development of 140 residential units, including 50 townhomes and 90 apartments. The units will be apportioned into six buildings, two and three stories high. Preliminary plans depict the residential buildings encircling a common area containing community amenities, such as a clubhouse, swimming pool, basketball court, playground, dog run, and a picnic area. A water quality basin would be located in the southwestern portion of the site. Tables 2.4-1 and 2.4-2 present the specific mix of residential products proposed and the configuration of uses within the site. Figure 2.4-1 illustrates the Project Site Plan. Figure 2.4-2 presents various conceptual elevations.

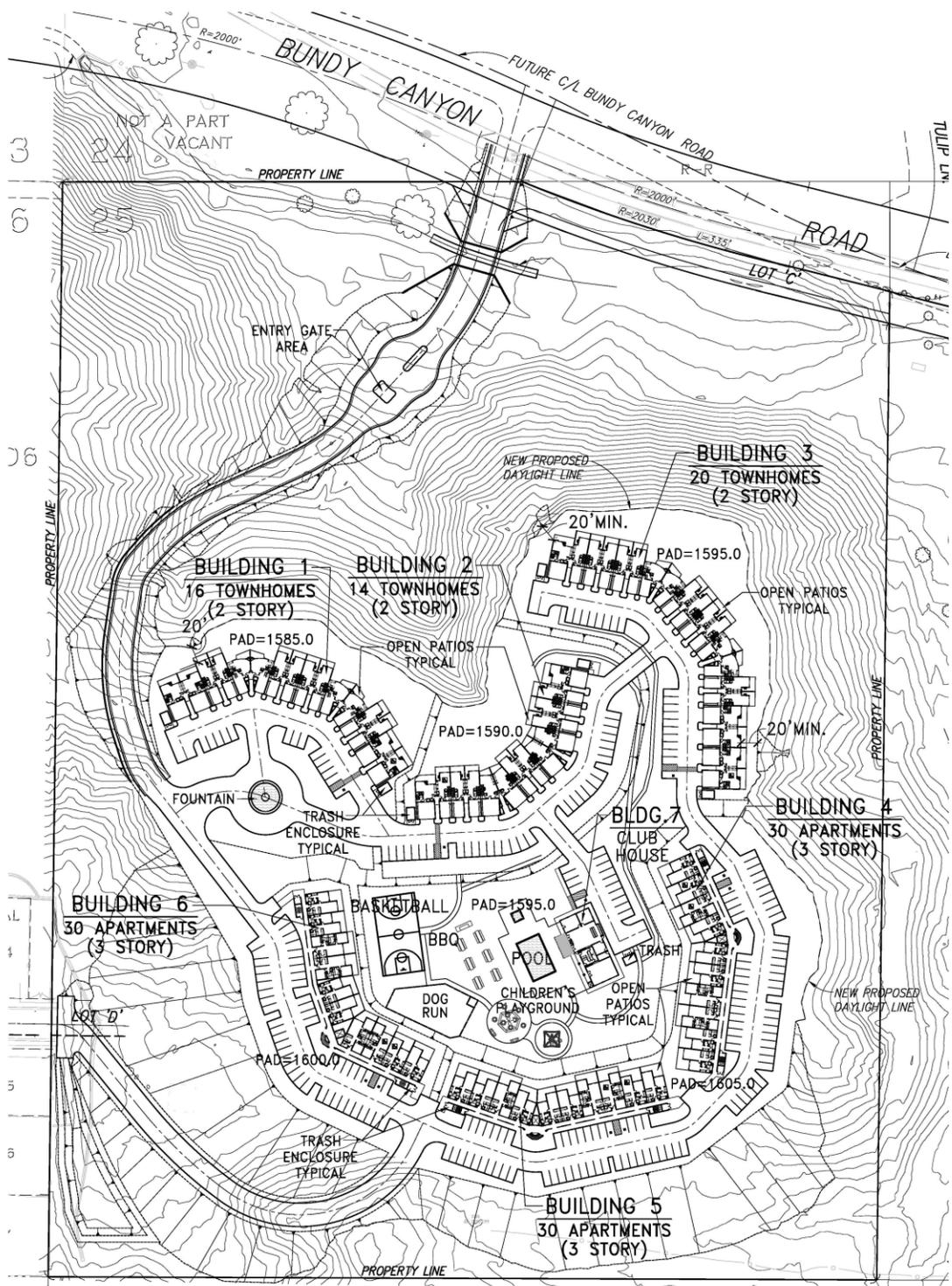
**Table 2.4-1
Proposed Residential Types**

Type	Number of Units
1 Bedroom/1.5 Bath Apartment	60
2 Bedroom/2 Bath Apartment	30
2 Bedroom/2.5 Bath Townhome	35
3 Bedroom/2.5 Bath Townhome	15
Total Units	140

**Table 2.4-2
Configuration of Residential Types**

Building	Levels	Units/Type	Size
1	2	16 Townhomes	21,337 sq. ft.
2	2	14 Townhomes	18,737 sq. ft.
3	2	20 Townhomes	26,640 sq. ft.
4	3	30 Apartments	27,018 sq. ft.
5	3	30 Apartments	27,018 sq. ft.
6	3	30 Apartments	27,717 sq. ft.
Attached	-	65 Garages	16,250 sq. ft.
7	1	Clubhouse	3,178 sq. ft.
Total		140 units	167,895 sq. ft.¹

¹ Building footprint of all structures is 83,064 sq. ft.



NOT TO SCALE
Source: Grant Becklund

Figure 2.4-1
Conceptual Site Plan



Townhome Building, Front Elevation, Typical



Apartment Building, Front Elevation, Typical



Clubhouse, Front Elevation



NOT TO SCALE
Source: Giorgio Dazzan & Associates

2.4.2 Site Preparation

The Project site will be graded in preparation for building construction. It is estimated that site preparation activities will be completed within 30 days of commencement. According to the preliminary Grading Plan, the project will be a “balanced earthwork” design, with no import or export of grading material required.

2.4.3 Access and Circulation

Primary access to the Project will be provided via a signalized driveway off Bundy Canyon Road. Access to the Project will be controlled by an automatic gate system. Secondary, emergency-only access will be provided from the southwest via an extension of Windwood Drive. Normal resident and/or visitor access would not be permitted via the Windwood Drive access point, which would remain closed under normal circumstances. Final designs and specifications for driveways, traffic controls, and internal circulation improvements will be incorporated into the Project, consistent with the requirements of the City’s Engineering Department.

2.4.4 Parking

Based on the proposed land uses, the City of Wildomar Municipal Code indicates that 263 parking spaces are required of the Project. Preliminary plans indicate that 294 spaces will be provided by the Project. Unless otherwise specified by the City, all parking areas, to include parking stalls, drive aisles, and hardscaping will be designed and constructed pursuant to City requirements as outlined in the City of Wildomar Municipal Code.

2.4.5 Amenities

The proposed residential community will provide a number of recreational amenities for residents. Specifically, a pool and clubhouse will be located in the central portion of the site. Adjacent to the pool is an open space and picnic area, including a covered shelter, barbeques, and a tot lot. A basketball court and dog park are also planned near the open space area.

2.4.6 Other Site Improvements

Supporting site improvements to be implemented by the Project are described below.

2.4.6.1 Landscaping and Screening

Landscaping of the site has been designed with the site's existing vegetation and topography in mind. As shown at Figure 2.4-3, the perimeter of the site will remain in its native planted state. To provide a transition from the existing native plantings to the proposed structures, and to reduce any potential fire hazard, two fuel modification zones have been designed. Zone 1 is located closest to the proposed structures and will consist of a 30-foot irrigated buffer between the structures and Zone 2. Zone 2 will contain a mix of existing native plants and a hydroseed mixture of appropriate groundcovers. Zone 2 will be 100 feet wide and will not be irrigated. The interior of the site will feature typical drought tolerant urban plantings, including trees, shrubs, vines and groundcover. A drip irrigation system will be utilized. Some of the existing oak trees along Bundy Canyon Road will be protected in place, and have been integrated into the design of the Project. The landscaping concept will comply with the City's Water Efficient Landscapes Ordinance as outlined in Chapter 17.276 of the Wildomar Municipal Code.

2.4.6.2 Lighting

The Project will include building-mounted, wall-mounted, and pole-mounted fixtures to properly illuminate Project entrances, walkways, and parking areas. All lighting will be provided consistent with Chapter 8.64 of the Wildomar Municipal Code that regulates light pollution. The ordinance is intended to protect the night sky in the vicinity of Mt. Palomar Observatory.

2.4.7 Infrastructure, Utilities, and Public Services

All public services, infrastructure systems, and utilities are currently available to service the Project site. No major new infrastructure or utilities improvements are proposed by the Project, nor are any required. The Project will implement necessary utilities improvements to include connections to existing services, and/or necessary realignment or modification of existing service lines. All connections to, and modification of, utilities necessary to serve the Project will be accomplished consistent with City and purveyor requirements.

2.4.7.1 Public Services

The following public services are available to the Project:

- Fire Protection Services (Riverside County Fire Department/Cal Fire);
- Police Protection Services (Riverside County Sheriff's Department);
- Schools (Lake Elsinore Unified School District, K-12);
- Libraries (Mission Trail Community Library); and
- Parks (City of Wildomar).

2.4.7.2 Utilities/Infrastructure

The following utilities/infrastructure systems and services are available to the Project:

- Water/Sewer (Elsinore Valley Municipal Water District);
- Storm Drain/Storm Water Management (City of Wildomar);
- Electricity (Southern California Edison);
- Natural Gas (The Gas Company); and
- Telephone/Communications (Verizon, Time Warner, or other contract services);
- Solid Waste (Waste Management).

2.4.7.3 Energy Efficiency/Sustainability

Energy-saving and sustainable design features of the Project shall be in conformance with applicable City regulations and the California Green Building Standards Code.

2.5 DISCRETIONARY APPROVALS AND PERMITS

The City is requested to consider several discretionary actions for approval of the Project, including the following.

- Certification of the EIR;
- Approval of a zone change from R-R (Rural Residential) to R-3 (General Residential); and
- Plot Plan approval for Project design and architectural details.

Additionally, the Project will require a number of non-discretionary construction, grading, drainage and encroachment permits from the City to allow implementation of the Project facilities.

2.5.1 Other Permits and Approvals

CEQA Section 15124 also provides that requirements or potential requirements for “Other Permits and Approvals” should, to the extent known, be identified. Based on the current Project design concept, other permits necessary to realize the proposal will likely include the following.

- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD).
- Permitting may be required by/through the Santa Ana Regional Water Quality Control Board and/or the San Diego Regional Water Quality Control Board.
- Permitting (i.e., utility connection permits) may be required from utility providers.
- Other ministerial permits necessary to realize all on and offsite improvements related to the development of the site.

3.0 ENVIRONMENTAL EVALUATION

3.0 ENVIRONMENTAL EVALUATION

3.1 PROJECT TITLE

Bundy Canyon Resort Apartment Project (PA No. 16-0006)

3.2 LEAD AGENCY NAME AND ADDRESS

The City of Wildomar

23873 Clinton Keith Road, Suite 201

Wildomar, CA 92595

Contact Person: Mr. Matthew Bassi, Planning Director

3.3 PROJECT APPLICANT

Hufsdar Investors, LLC.

361 North Canon Drive

Beverly Hills, CA 90210

Contact Person: Mr. Richard L. Darling, Manager

3.4 PROJECT LOCATION

The Project site is located along Bundy Canyon Road, approximately one mile easterly of Interstate 15, in the City of Wildomar. Figure 2.2-1, *Project Location*, (presented previously) provides an illustrated view of the site's context within the surrounding area.

3.5 GENERAL PLAN AND ZONING DESIGNATIONS

The City of Wildomar General Plan Land Use designation of the Project site is "Medium Density Residential (MDR)." Zoning for the site is "R-R (Rural Residential)." The Project requires a zone change to "R-3 (General Residential)," which is considered

“conditionally consistent” with the site’s existing MDR General Plan Land Use designation.

3.6 EXPLANATION OF CHECKLIST CATEGORIES

CEQA suggests the format and content for environmental analyses, including topical checklists to assist in evaluation of a project’s potential environmental effects. The Checklist presented in this Section follows the Checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G.

Potential environmental effects of the Project are classified and described within the Checklist under the following general headings:

“No Impact” applies where the impact simply does not apply to projects such as the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as “No Impact.”

“Less-Than-Significant Impact” applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development that would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.

“Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” Incorporated mitigation measures should be outlined within the checklist and a discussion should be provided that explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where all potentially significant issues have been analyzed and mitigation measures have been recommended that reduces all impacts to levels that are less-than-significant.

“Potentially Significant Impact” applies where the project has the potential to cause a significant and unmitigable environmental impact. If there are one or more items marked as “Potentially Significant Impact,” an environmental impact report (EIR) is required.

3.7 INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-b) *Less-Than-Significant Impact.* There are no State designated scenic highways in close proximity to the Project site. However, I-15, located approximately 0.75 miles to the west, is considered a State eligible scenic highway. The General Plan contains policies that regulate development near designated and eligible scenic highways. These policies act to maintain the scenic quality of the corridor through the use of setbacks, and the regulation of landscaping, signage, and power lines. Compliance with these existing City regulations will ensure development of the site will not

impact any surrounding views of any scenic resources or vistas. Based on the preceding discussion, the Project’s potential to result in impacts on scenic vistas or scenic resources, including historic buildings, is considered less-than-significant.

- c) *Potentially Significant Impact.* The proposed Project would result in the construction of residential uses on property that is currently undeveloped. This transition will be a notable aesthetic change in views from the surrounding area. Impacts to the existing visual character of the site and its surroundings will be addressed further in the EIR.
- d) *Potentially Significant Impact.* The Project will create new sources of lighting, which may include building-mounted, wall-mounted, and pole-mounted fixtures to properly illuminate Project entrances, walkways, internal streets, and parking areas. Site illumination proposed by the Project may result in or cause substantial light or glare, with potentially adverse impacts.

Impacts in this regard will be evaluated by the Project EIR. Mitigation will be proposed for any light/glare impacts determined to be potentially significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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II. AGRICULTURE AND FOREST 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 Department 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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a,b) *No Impact.* The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The City General Plan currently designates the subject site for residential uses. No Williamson Act contracts are in place for the site. Accordingly, the Project will not convert Prime Farmland, Unique

Farmland, or Farmland of Statewide Importance to non-agricultural use, conflict with any existing agricultural zoning designations, nor affect any existing Williamson Act contract(s).

- c,d) *No Impact.* There are no lands within the City of Wildomar that qualify, or are zoned as, forest land or timberland. The Project will have no impact in this regard.
- e) *No Impact.* There are no forestlands or farm land on the site. The Project does not involve other changes to the environment which could result in the conversion of farm land or forest land to other uses. Therefore, there is no potential for conversion of forest land to a non-forest use or conversion of farm land to a non-agricultural use.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* The Project is located within the South Coast Air Basin (Basin) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is locally responsible for administration and implementation of the Air Quality Management Plan (AQMP). Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, the SCAQMD’s implementation of the AQMP. These potential impacts will be addressed in the EIR, and mitigation measures will be developed to address any potentially significant impacts.
- b-d) *Potentially Significant Impact.* Construction activities associated with the Project implementation are temporary sources of fugitive dust and construction vehicle emissions. Additionally, implementation of the Project would result in development that will generate vehicular trips and associated vehicular-source air pollutant emissions. Ongoing occupation and use of Project facilities would also result in energy consumption, primarily associated with heating and air conditioning, which will also generate air pollutant emissions. Construction-source and operational-source emissions resulting from the Project may contribute to existing and projected exceedances of criteria pollutants within the Basin, and could exceed the air quality standards and thresholds of significance established by the SCAQMD, as identified in the *CEQA Air Quality Handbook*. Air quality impacts of the Project, and mitigation measures addressing those impacts will be discussed in the EIR. The EIR will also evaluate potential impacts of

increased air pollution levels on sensitive receptors. Mitigation measures, or alternatives to the Project that will reduce or avoid any potentially significant impacts will be provided in the EIR.

- e) *Less-Than-Significant Impact*. Temporary, short-term odor releases are potentially associated with Project construction activities. Potential sources of odors include but are not limited to: diesel exhaust, asphalt/paving materials, glues, paint, and other architectural coatings. Construction-related odor impacts are mitigated by established requirements for a material handling and procedure plan, which identifies odor sources, odor-generating materials and quantities permitted on site, and isolation/containment devices or mechanisms to prevent significant release of odors. Operations of residential uses are not anticipated to result in objectionable odors; impacts in this regard are considered less-than-significant.

Source: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the Project:				
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 Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-d) *Potentially Significant Impact.* The Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) area. More specifically, the site is located within the MSHCP burrowing owl survey area. A biological resources assessment will be prepared as an element of the Project EIR to identify and address potential impacts to species identified as a candidate, sensitive, or special status species. If necessary, mitigation will be presented to reduce significant impacts.

Additionally, Bundy Canyon Wash parallels Bundy Canyon Road in the northern portion of the site. Due to the vacant, undeveloped nature of the site, the Project’s potential to adversely affect any riparian habitat, other sensitive natural community, or interfere substantially with the movement of any resident or

migratory species will be evaluated as part of the biological resources assessment and summarized within the forthcoming EIR.

e,f) *Less-Than-Significant Impact*. There are no local ordinances protecting biological resources within the City. The Project will adhere to all applicable General Plan policies, specifically compliance with the MSHCP. The Project’s potential to conflict with any local policies or ordinances protecting biological resources is considered less-than-significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-c) *Potentially Significant Impact*. The Project EIR will present the results of the Cultural Resources Investigation to be performed for the Project site, which will include a reconnaissance survey by a qualified archaeologist and associated

historic records searches, which address the potential for the Project to result in impacts to historic, archaeological, prehistoric and paleontological (fossil) resources, including those that may be present onsite within a buried context.

- d) *Less-Than-Significant Impact.* The likelihood of encountering human remains in the course of Project development is minimal. However, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law, following the provisions of State *CEQA Guidelines* Section 15064.5. Based on compliance with these existing regulations, the Project’s potential to disturb human remains is considered less-than-significant.

Source: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. TRIBAL CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* The Project Cultural Resources Investigation will encompass potential effects of the Project on Tribal Cultural Resources. There are

no known Tribal Cultural Resources within the Project site. Nor is it anticipated that the Project would adversely affect off-site Tribal Cultural Resources. Notwithstanding, Tribal Resources consultation with requesting Tribes will be accomplished as provided for under AB 52, Gatto. *Native Americans: California Environmental Quality Act*. Pending completion of any requested Tribal Consultation(s), the potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 is considered potentially significant and will be addressed in the Project EIR. Mitigation measures will be proposed if/as required.

Source: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the Project:				
a) Expose people or structures to 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

- a, i) *Less-Than-Significant Impact.* There are no known active or potentially active faults traversing the Project site. The site is not located within an Alquist-Priolo Zone or an earthquake hazard zone, as mapped by the City. On this basis, the potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault is considered less-than-significant.

- a, ii) *Less-Than-Significant Impact.* The Project site is located in a region known to be seismically active and strong seismic ground-shaking is anticipated during an earthquake. The nearest known fault is the Elsinore fault, located over two miles from the Project site. This fault could generate an earthquake of a magnitude that could damage the improvements that are developed within the site. The probability of an earthquake affecting the area depends on the magnitude of the earthquake and the distance from the site to the epicenter. The California Building Code requires construction methods that minimize the effects of earthquakes on structures. As part of the City’s standard review and approval of development projects, any new development must provide a geotechnical study for review and approval by the Building & Safety Official; and comply with the

requirements of the approved geotechnical report, and applicable provisions of the Uniform Building Code (UBC) and California Building Code (CBC). Compliance with these requirements reduces potential strong seismic ground-shaking impacts to levels that are less-than-significant.

- a, iii) *Potentially Significant Impact.* Liquefaction and seismically-induced settlement or ground failure are generally associated with strong seismic shaking in areas where groundwater tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. During a strong groundshaking event, saturated, cohesionless soils may acquire a degree of mobility to the extent that the overlying ground surface distorts. In extreme cases, saturated soils become suspended in groundwater and become fluid-like. Should such conditions, or other adverse/unstable soils or subsurface conditions exist at the Project site, they would be considered potentially significant impacts. On this basis, potential liquefaction hazards, or other potentially unstable or adverse soils or subsurface conditions are preliminarily identified as potentially significant, and will be further addressed in the Project EIR. Mitigation measures will be proposed for those impacts determined to be potentially significant.

- a, iv) *Less-Than-Significant Impact.* The site will be developed consistent with all applicable City regulations regarding hillside developments. Dangerous conditions related to cut/fill slopes will be avoided, thus reducing the potential for landslides.

- b) *Less-Than-Significant Impact.* Construction activities associated with the proposed Project will temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. Potential erosion impacts incurred during construction activities are mitigated below the level of significance through the Project's mandated compliance with a City-approved Storm Water Pollution Prevention Plan (SWPPP) in compliance with the NPDES

General Permit for stormwater discharges from construction activities. The Project has been designed to be sensitive to the existing topography of the site. No export or import of soils will occur during Project construction. Based on the preceding, potential impacts associated with erosion or changes in topography, including loss of topsoil are considered less-than-significant.

- c-d) *Potentially Significant Impact.* Should adverse/unstable soils or subsurface conditions exist at the Project site, they would be considered potentially significant impacts. On this basis, and pending review and analysis of the Project preliminary geotechnical assessment, potential liquefaction hazards, or other potentially unstable or adverse soils or subsurface conditions are preliminarily identified as potentially significant, and will be further addressed in the Project EIR. Mitigation measures will be proposed for those impacts determined to be potentially significant.

- e) *No Impact.* The proposed development will connect to adjacent sewer services. No septic tanks or other alternative wastewater disposal systems are proposed. Thus, there is no potential for adverse impacts due to soils limitations relative to septic tanks or alternative waste water disposal systems.

Source: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a,b) *Potentially Significant Impact.* The Project’s contribution to greenhouse gases emissions may be potentially significant, and therefore will be evaluated as part of the EIR Greenhouse Gas Analysis. Potential impacts, together with any necessary mitigation measures, will be presented in the Project EIR.

Source: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 for the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a,b) *Less-Than-Significant Impact.* During the normal course of construction activities, there will be limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the Project site. The Project is required to meet all City and County regulations addressing transport, use, storage and disposal of these materials.

The Project does not propose uses or activities that would require atypical transportation, use, storage, or disposal of hazardous or potentially hazardous materials not addressed under current regulations and policies. Mandated

compliance with existing regulations, as identified above, also reduces the potential for risk of accidental explosion or release of hazardous substances. Impacts in this regard are considered less-than-significant.

- c) *Less-Than-Significant Impact.* The site is located within one-quarter mile of Bundy Canyon Christian School. Other schools near the site include Cornerstone Christian School, located approximately one-half mile to the southwest, and Elsinore High School, located approximately 1.2 miles to the west of the site. The Project proposes conventional residential uses, and does not include elements or aspects that will create or otherwise result in hazardous emissions, and does not propose or require substantive handling of hazardous or acutely hazardous materials, substances, or waste. Pre-packaged materials such as paint, solvents, glues, fertilizers, used during construction and maintenance are subject to extensive local, State, and federal regulations, and are not considered sources of potentially significant hazardous materials or hazardous emissions.
- d) *Less-Than-Significant Impact.* The Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The site is not considered a hazardous materials site; nor would development of the site create a significant hazard to the public or environment in this regard.
- e,f) *Less-Than-Significant Impact.* The Project site is located over two miles easterly of Skylark Field, a private airport in the City of Lake Elsinore. The Project site is located outside of the Influence Area of this airport, as shown at Figure C-6, *Airport Influence Areas*, of the Wildomar General Plan. No other private or public airports are located in the immediate Project vicinity.

Additionally, the proposed residential uses are in compliance with all Federal Aviation Administration (FAA) regulations for land uses in the vicinity of an airport, such as height restrictions, noise abatement, and lighting restrictions. As such, the Project's potential to result in aircraft-related safety hazards for future

occupants of the site is considered less-than-significant. Moreover, it is noted that the Project does not propose activities or uses that would otherwise affect airports or airport operations.

- g) *Less-Than-Significant Impact.* The Project does not propose or require designs or activities that would interfere with any identified emergency response or emergency evacuation plan. Emergency procedures or design features required by County, State and Federal guidelines will be implemented during construction and operation of the Project. Temporary alterations to vehicle circulation routes associated with Project construction are addressed through City-mandated construction traffic management plans. Ongoing coordination with the local fire and police departments during construction will ensure that potential interference with emergency response and evacuation efforts are avoided. The potential for the Project to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan is therefore considered less-than-significant.
- h) *Less-Than-Significant Impact.* The Project site is located on property that is designated for urban development. All structures will be constructed consistent with California Fire Code requirements. Additionally, as previously detailed at Section 2.4.6.1, *Landscaping and Screening*, two fuel modification zones will be planted along the perimeter of the structures. On this basis, the potential for the Project to expose people or structures to a significant risk of loss, injury or death involving wildland fires is considered less-than-significant. It may be noted that the Project site and surrounding areas are currently provided fire protection and emergency response services by the Riverside County Fire Department/Cal Fire. Development fees and taxes paid by the Project act to offset its incremental demands for fire protection services.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of the existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a, c-f) *Potentially Significant Impact.* Impervious surfaces created by the development proposed by the Project will result in decreased natural absorption rates and a potentially increased volume of surface runoff. Additionally, runoff from the Project area may include oils from paved areas and other chemicals which may contribute to degradation of offsite surface waters. Although the Project will be developed and operated in compliance with all applicable City and Regional Water Quality Control Board regulations and water quality standards, an analysis of potential impacts in regard to stormwater management and stormwater discharge quality will be included in the Project EIR. Mitigation measures will be incorporated to address any potentially significant impacts.

b) *Less-Than-Significant Impact.* The Project would not contribute to groundwater depletion, nor discernibly interfere with groundwater recharge. Water is provided throughout the City by the Elsinore Valley Municipal Water District (EVMWD). Groundwater which may be consumed by the Project and the City as a whole is recharged pursuant to the District’s policies and programs. The Project will not affect designated recharge areas.

Direct additions or withdrawals of groundwater are not proposed by the Project. Further, construction proposed by the Project will not involve massive substructures at depths that would significantly impair or alter the direction or rate of flow of groundwater. Based on the preceding discussions, the Project’s

potential impacts to groundwater availability, quality, or recharge capabilities, are considered less-than-significant.

- g,h) *No Impact*. As shown at Figure S-9, *100- and 500-Year Flood Hazard Zones*, of the Wildomar General Plan Safety Element, the site is not located within a 100-year flood hazard zone. As such, no placement of structures in a 100-year flood hazard zone would occur as a result of Project implementation and no impact would occur relative to the placement housing or other structures within a mapped 100-year flood hazard area.
- i) *Less-Than-Significant Impact*. As shown at Figure S-10, *Dam Failure Inundation Zones*, of the Wildomar General Plan Safety Element, the site is located outside any identified potential inundation areas. As such, the potential for people or structures to be subjected to substantial risk of loss, injury or death involving flooding as a result of the failure of a levee or dam is considered less-than-significant.
- j) *No Impact*. The nearest body of water to the Project site is Lake Elsinore, located over 4 miles northwesterly of the site. At this distance, the site is not considered susceptible to seiche-related hazards. The Project site is located approximately 25 miles inland of coastal waters. As such, the site is not subject to tsunami hazards. No slopes of significance have been identified on or near the Project site, and the Project site has not historically been affected by mudflows. Impacts related to tsunami, seiche, or mudflow will not affect the Project.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* The Project may result in off-site impacts (e.g., air quality, noise, traffic) that could disrupt or otherwise adversely affect neighboring land uses. These potential off-site impacts will be addressed under their respective topical headings within the EIR.
- b) *Potentially Significant Impact.* The City of Wildomar General Plan Land Use designation of the Project site is “Medium Density Residential.” Zoning for the site is “Rural Residential (R-R).” The Project will require a zone change from Rural Residential to General Residential (R-3), which is considered “conditionally consistent” with the site’s existing General Plan designation. In order to provide context for the Project under existing and proposed conditions, the EIR will include a detailed analysis of the Projects’ potential impacts in this regard.
- c) *Less-Than-Significant Impact.* As previously noted, the Project will be implemented consistent with the requirements of the MSHCP. The Project’s potential to conflict

with any applicable habitat or natural communities conservation plan is considered less-than-significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a,b) *No Impact.* No known mineral resources that would be of value to the region or State exist on the Project site; nor would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The Project will have no impact in this regard.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-d) *Potentially Significant Impact.* Construction of the Project will temporarily increase localized noise levels, and occupation of Project facilities will establish long-term stationary operational noise sources. These noise sources could adversely affect any nearby sensitive receptors. Further, Project traffic may increase noise levels along affected roadways, with potentially adverse effects at receiving land uses. A Project-specific Noise Impact Study will be prepared to examine noise associated with implementation and operations of the Project. Project-related noise impacts

will be discussed in the EIR. Mitigation measures will be proposed for impacts determined to be potentially significant.

- e,f) *Less-Than-Significant Impact.* As noted previously, the Project site is located over two miles easterly of Skylark Field, a small private airport in the City of Lake Elsinore. The Wildomar General Plan does not present noise contours for this facility; however, the Project site is located outside of the Influence Area of this airport, as shown at Figure C-6, *Airport Influence Areas*. No other private or public airports are located in the immediate Project vicinity. Given the distance to the airport, intervening land uses, and relatively small scale of aviation operations of Skylark Field, the Project’s potential to expose future occupants of the Project site to excessive aircraft-related noise is considered less-than-significant. Moreover, it is noted that the Project does not propose activities or uses that would otherwise affect airports or airport operations.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* The Project proposes new residential development that may directly contribute to population growth within the City. Although the site is currently zoned for residential uses, the density proposed by the Project is greater than that anticipated by the site’s current zoning. The EIR will address the Project’s potential to induce substantial population growth.

- b,c) *No Impact.* The Project does not involve or propose the displacement of any onsite or offsite housing stock. No impacts relating to displacement of housing will result from the Project.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of the new or physically altered governmental facilities, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a,b) *Potentially Significant Impact.* New development proposed by the Project would result in increased demands for fire and police protection services. Fire suppression and emergency response services are provided by the Riverside County Fire Department/Cal Fire. The Riverside County Sheriff's Department currently provides police protection services to the Project site. The EIR will address the Project's potential incremental demands on fire and police protection services, and evaluate whether those demands would 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. Mitigation measures will be proposed for impacts determined to be potentially significant.
- c) *Potentially Significant Impact.* Implementation of the Project's residential uses is expected to result in increased student demands on existing school facilities. The Lake Elsinore Unified School District currently provides public school services to the Project area. The EIR will address the Project's potential to result in substantial physical impacts to school facilities.
- d) *Less-Than-Significant Impact.* As discussed in the following Section XVI., *Recreation*, the Project will be required to pay all applicable park development impact fees required of new development for the provision of Citywide parkland and park development. Further, residential uses developed pursuant to the Project will incorporate onsite recreational facilities to serve future residents. On this basis, the potential for the Project to adversely affect parks or recreational facilities based on increased demands for services is considered less-than-significant.
- e) *Less-Than-Significant Impact.* Development of the Project would require established public agency oversight including, but not limited to, plan check and permitting

actions by the City Planning and Public Works Departments, and Police and Fire Departments. These actions typically fall within routine tasks of these agencies and are paid for via plan check and inspection fees. The potential for the Project to result in substantial adverse physical impacts associated with new or physically altered governmental facilities, or the need for new or physically altered governmental facilities is considered less-than-significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Less-Than-Significant Impact.* Buildout of the City, including the provision of recreational facilities, is based on the City’s General Plan. Since the Project is considered “conditionally consistent” with the site’s existing General Plan land use designation of Medium Density Residential, any potential increase in use of recreational facilities has been anticipated by the General Plan. The Project will be required to pay all applicable park development impact fees required of new

development for the provision of Citywide parkland and park development. Further, residential uses developed pursuant to the Project will incorporate onsite recreational facilities (including a pool, clubhouse, picnic areas with barbeques, tot lot, dog park, and basketball court) to serve future residents. The Project's potential to result in increased demands on neighborhood or regional parks or other recreational facilities is considered less-than-significant.

- b) *Less-Than-Significant Impact.* Potential environmental impacts relative to the development of the Project's onsite recreational facilities are considered along with the potential impacts of the Project as a whole. The Project would not affect any park or recreational facilities not included within the Project site. As such, the Project's potential impact is less-than-significant.

Sources: Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC. Would the project:				
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a,b,d) *Potentially Significant Impact.* The Project has the potential to increase vehicular traffic along area roads. A comprehensive Traffic Impact Analysis (TIA) will be prepared to examine trip generation and distribution associated with the Project’s construction and operations. Mitigation measures addressing any potentially significant Project-related traffic impacts will be identified in the EIR.

c) *Less-Than-Significant Impact.* The Project does not propose elements or aspects that would affect air traffic patterns. As noted previously within discussions of safety hazards and noise, the Project is located outside any identified airport influence areas. Additionally, the proposed uses are in compliance with all Federal Aviation Administration (FAA) regulations for land uses in the vicinity of an airport, such as height restrictions, noise abatement, and lighting restrictions. As such, the potential for the Project to result in a change in air traffic patterns that could result in substantial safety risks is considered less-than-significant.

- e) *Potentially Significant Impact.* The Project does not propose elements or aspects that would obstruct or restrict emergency access to or through the area. Notwithstanding, emergency access will be evaluated as part of the TIA to be prepared for the Project. Any potentially significant impacts will be discussed further in the Project EIR. In conjunction with the review and approval of building permits, the City will review all plans to assure compliance with all applicable emergency access and safety requirements.

- f) *Less-Than-Significant Impact.* The Project does not present elements or aspects that would conflict with adopted alternative transportation policies. On a long-term basis, the Project may result in increased demand for public transportation; however, existing transit service is available within the City. Affected transit agencies routinely review and adjust their ridership schedules to accommodate public demand. The need for transit-related facilities, including but not limited to bus shelters and bicycle parking, will be coordinated between the City and the Project Applicant, with input from transit providers as applicable, as part of the City’s standard development review process. Based on the preceding discussions, the potential for the Project to conflict with adopted policies supporting alternative transportation is considered less-than-significant.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS.				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Less-Than-Significant Impact.* Wastewater generated by the Project will be collected for treatment by the Elsinore Valley Municipal Water District (EVMWD), a permittee of the Santa Ana and San Diego Regional Water Quality Control Boards (SARWQCB/SDRWQCB).

Project-generated wastewater would be typical of residential sources, and would not require treatment beyond that provided by existing and programmed EVMWD facilities. Moreover, the Project will be developed and operated in compliance with the City regulations and standards of the SARWQCB/SDRWQCB.

Based on the preceding, the potential for the Project to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board is considered less-than-significant.

- b) *Potentially Significant Impact.* Because the Project is more intensive than the development intensity anticipated by the City, the EIR will examine the potential for the Project to require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

- c) *Potentially Significant Impact.* Project construction activities have the potential to result in short-term impacts to the area drainage system. In order to minimize potential impacts of construction stormwater discharges and to existing facilities, and reduce the potential for these discharges to require substantive new drainage facilities, the Project is required to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activity. Pursuant to these regulations, the developer is required to file a Notice of Intent (NOI) with the Regional Water Quality Control Board (RWQCB), and to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for Project construction activities. The SWPPP incorporates design and operational Best Management Practices (BMPs) addressing erosion control, sediment control, tracking control, and other stormwater pollution control measures.

Operations of the Project also have the potential to result in long-term impacts to the area drainage system. Project-related stormwater pollutant sources would include vehicles, landscape areas and landscape maintenance, temporary waste and debris, maintenance activities, and other miscellaneous activities that could potentially result in stormwater pollutant discharges. Typical stormwater pollutant constituents include oil, grease, vehicle fluids and other pollutants coming from parked vehicles; soil, mulch, plant materials, fertilizers, and pesticides from landscaped areas; and other debris and trash. The Project would be

mandated to develop and implement a Water Quality Management Plan (WQMP) addressing potential operational pollutant sources, their control, and measures to prevent their entrance to the municipal stormwater management system.

The Draft EIR will evaluate the potential for Project to require or result in the construction of new stormwater drainage facilities or expansion of existing facilities. Mitigation will be developed to address any potentially significant impacts.

- d) *Potentially Significant Impact.* As previously stated, domestic water is provided to the Project site by the EVMWD. EVMWD's water supply is a blend of local groundwater, surface water from Railroad Canyon Reservoir (Canyon Lake), and imported water. Approximately one-half of the District's water supply is imported. Water supply and availability are recognized as general issues of concern. On this basis, the Project's potential impacts to water supplies and potential effects on the availability of water are initially identified as potentially significant, and will be further addressed in the Project EIR. Mitigation measures will be proposed for those impacts determined to be potentially significant.
- e) *Potentially Significant Impact.* Wastewater service will be provided to the Project site by EVMWD. The District currently has 310 miles of sewer pipeline, which collects and conveys wastewater generated within its service area to one of three tertiary level treatment facilities. As previously noted, the Project will pay applicable sewer connection and service fees, which act to fund City and EVMWD improvement plans, operations, and maintenance. Notwithstanding, the EIR will determine the Project's wastewater generation, and evaluate the Project's potential to exceed current or anticipated wastewater treatment capacities or require the construction of new water or wastewater treatment facilities or expansion of existing facilities.
- f,g) *Potentially Significant Impact.* Solid waste collection services are currently provided to the site by Waste Management. Three (3) landfills serve most of western

Riverside County: El Sobrante, Badlands, and Lamb Canyon. The Draft EIR will evaluate the potential for Project uses to generate waste exceeding the capacity of existing landfills; or to conflict with federal, state, and local statutes and regulations related to solid waste; or to conflict with federal, state, and local statutes and regulations related to solid waste.

Sources: Wildomar General Plan; Preliminary Plans for the Bundy Canyon Resort Apartment Project, March 2016.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a) *Potentially Significant Impact.* As discussed at Checklist Items IV. and V., respectively, certain biological resources may be adversely affected by the Project. Additionally, as yet unknown cultural resources may exist within the Project area. The EIR will propose mitigation to reduce or avoid any potentially significant impacts to any identified biological and/or cultural resources.
- b) *Potentially Significant Impact.* The Project has the potential to result in cumulatively considerable impacts. As discussed in the previous environmental evaluation, implementation of the Project may result in potentially significant impacts under the environmental topics of:
- Aesthetics;
 - Air Quality;
 - Biological Resources;
 - Cultural Resources/Tribal Cultural Resources;
 - Geology and Soils;
 - Greenhouse Gas (GHG) Emissions;
 - Hydrology/Water Quality;
 - Land Use and Planning;
 - Noise;
 - Population and Housing;
 - Public Services and Utilities; and
 - Transportation/Traffic.

To a certain extent, impacts of the Project, together with other known or anticipated projects in the area, may have a cumulative effect under all of the aforementioned environmental considerations. The Project EIR will identify the Project's contribution to, and context within, potentially significant cumulative environmental effects influencing the vicinity and region.

- c) *Potentially Significant Impact.* As indicated by this IS evaluation, the Project may cause or result in certain potentially significant environmental effects, resulting in potentially adverse effects to human beings. While adverse environmental

effects that could affect human beings could, to some degree, be substantiated under all CEQA issue areas, Project impacts that could directly affect human beings include:

- Aesthetics;
- Air Quality;
- Greenhouse Gas (GHG) Emissions;
- Hydrology/Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services and Utilities; and
- Transportation/Traffic.

The Project EIR will address these environmental topics and present mitigation measures for any potentially significant impacts.

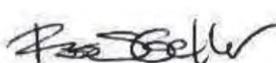
4.0 DETERMINATION

4.0 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.	<input type="checkbox"/>
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	<input checked="" type="checkbox"/>
I find that the project MAY have a significant effect(s) 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 an earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	<input type="checkbox"/>
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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	<input type="checkbox"/>

City of Wildomar:

Signature   Date April 21, 2016

Printed Signature: Ross S. Geller, Applied Planning, Inc. and Matthew Bassi, City of Wildomar

From: [Harvey, Victoria \(TRBL\)](#)
To: [Matthew Bassi](#)
Subject: Notice of Preparation for the Bundy Canyon Apartment Project (Planning Ap No. 16-0006) Draft EIR
Date: Tuesday, May 03, 2016 12:04:36 PM

Greetings, Mr. Bassi,

A records check of the ACBCI cultural registry revealed that this project is not located within the Tribe's Traditional Use Area (TUA). Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

Victoria Harvey M.A., R.P.A.

Archaeological Monitoring Coordinator
Agua Caliente Band of Cahuilla Indians
760-699-6981 (Desk)
(760) 406-1909 (Cell)
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From: "Foster, Dustin@DOT" <Dustin.Foster@dot.ca.gov>
Date: May 20, 2016 at 4:46:47 PM PDT
To: "mbassi@cityofwildomar.org" <mbassi@cityofwildomar.org>
Subject: Bundy Canyon Apartments

Matthew,

I've been reviewing the Bundy Canyon Apartments Project and had a few comments:

- With DEIR submittal, please include:
 - two hard copies of the Traffic Impact Analysis as well as an electronic copy of the Appendices; Operations and Forecasting will review the TIA for methodology and state highway system impact mitigation.
 - An electronic copy of the Hydrology Study; Hydraulics will review the study for drainage impacts.
 - An electronic copy of burrowing owl surveys to ensure MSHCP consistency; in addition, consideration of wildlife linkages is recommended.
- Within the TIA, please consider connectivity, accessibility and safety of cyclists, pedestrians and transit riders. Consideration of bike routes, transit route modifications, and sidewalk access to transit is encouraged.
- For livability concerns, we suggest consideration of a slight reduction in parking (as the proposed amount is higher than the mandated amount) for more space for open/green space. The community gathering area in the center of the site does appear to be well-planned at the moment, but additional space for gathering and activity may be preferable to future residents.

Thank you. I look forward to the release of the EIR.

Sincerely,

Dustin James Foster
Transportation Planner
California Department of Transportation
District 8- San Bernardino and Riverside Counties
Division of Planning
Community and Regional Planning and Intergovernmental Review Unit
(909) 806-3955

"If I have seen further, it is by standing on the shoulders of giants"- Sir Isaac Newton

NATIVE AMERICAN HERITAGE COMMISSION

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April 26, 2016

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

sent via e-mail:
 mbassi@cityofwildomar.org

RE: SCH# 2016041067 Bundy Canyon Resort Apartment Project (PA-16-006), Draft Environmental Impact Report, City of Wildomar, Riverside County, California

Dear Mr. Bassi:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. **Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. **Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.

- c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
- Type of environmental review necessary.
 - Significance of the tribal cultural resources.
 - Significance of the project's impacts on tribal cultural resources.
 - If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
- Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
 - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).
This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5,

subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

cc: State Clearinghouse

From: "Payne, Steven@CALFIRE" <Steven.Payne@fire.ca.gov>

Date: May 20, 2016 at 9:00:26 AM PDT

To: Matthew Bassi <mbassi@cityofwildomar.org>

Subject: PA 16-0006

Hello Mr. Bassi,

Jason Neuman, Division Chief of Strategic Planning, and I have reviewed the Draft EIR for this project. I have no comments at this time; please find attached Chief Neuman's comments. One item you may note is that Chief Neuman references two points of emergency access. It is understood that the project will have primary access from Bundy Canyon and secondary access from Wildwood Lane. It seems to me that Chief Neuman is suggesting a third access point. I have been unable to reach Chief Neuman for clarification in time for the requested comment deadline of today. Perhaps the applicant could consider the impact of a third point of access in the EIR, even if it would just be as an alternative.

I apologize for any confusion or inconvenience. Please feel free to contact me with any questions or concerns.

Thank you,



Strategic Planning Bureau RRU-Riverside Perris HQ Planning Advisory Notes

City	Project	Case Number	Reviewer	Date
Wildomar	Bundy Canyon Resort Apt Project	PA 16-0006 SCH # 2016041067	Jason Neuman	May 10, 2016

Notice of Preparation (NOP) for the Bundy Canyon Resort Apartments Project Draft Environmental Impact Report (EIR)

Lead Agency

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

Contact Person: Mr. Matthew Bassi, Planning Director mbassi@cityofwildomar.org

With respect to the Notice of Preparation (NOP) for the Bundy Canyon Resort Apartments Project, Draft Environmental Impact Report (EIR), the Riverside County Fire Department has the following comments:

Adverse Impacts

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

Access

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. *Secondary access identified on the site plan indicates emergency access only from Windwood Drive. Two*

**Page 2 (NOP) Bundy Canyon Resort Apartments
DEIR**

points of access to the proposed development shall be provided to allow ingress and egress for emergency vehicles.

The 3 nearest Fire Stations that would respond to an incident are:

1. Station #61 (Wildomar), 32637 Gruwell Street, Wildomar, CA 92595
2. Station #68 (Menifee), 26020 Wickard Road, Menifee, CA 92584
3. Station #94 (Canyon Hills), 22770 Railroad Canyon Road, Lake Elsinore, CA 92532

From the above listed fire stations, the approximate response time for the first engine is 5 minutes after dispatch, the second within 6 minutes and the third within 8 minutes to the proposed development located in the area of Bundy Canyon Road cross of Tulip Lane in the City of Wildomar.

All the above mentioned RCO Fire Stations are staffed full-time, 24 hours/7 days a week, with a minimum 3 person crew, including Paramedics service, operating a "Type-1" structural firefighting apparatus.

Current minimum staffing levels of 3 persons per responding unit presently meet existing demands. As with any additional construction within a response area, a "cumulative" increase in requests for service will add to the Fire Department's ability to provide adequate service. The proposed project identifies approximately 28 acres of land including up to 140 residential units at build out. The proposed development will have a significant impact to the fire department's ability to provide an adequate level of service.

Water

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building materials placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, and the required all weather surface access roadways. Approved water plans must be at the job site.

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 749-2639



RECEIVED

MAY 04 2016

CITY OF WILDOMAR

April 21, 2016

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

Re: Bundy Canyon Apartment Project

Dear Mr. Bassi:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the Bundy Canyon Apartment Project and we thank you for the consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people however, it is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer this project to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are located closer to your project area.

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

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909
STEVE VAN STOCKUM, DIRECTOR

May 10, 2016

City of Wildomar
Attn: Matthew C. Bassi
23873 Clinton Keith Rd, Suite 201
Wildomar, CA 92595

**SUBJECT: CITY OF WILDOMAR NOP FOR BUNDY CANYON APARTMENTS PA
NO. 16-0006**

Dear Mr. Bassi:

Based on the information provided, the Department of Environmental Health (DEH) offers the following initial comments:

WATER AND WASTEWATER:

Provide an original copy of a water and sewer “will-serve” letter from the appropriate water and sewer purveyor.

INDUSTRIAL HYGIENE - NOISE

The applicant shall obtain written clearance from DEH Office of Industrial Hygiene. Please note that a noise study may be required at their discretion. For further information, please contact the Office of Industrial Hygiene at (951)955-8980.

ENVIRONMENTAL CLEANUPS PROGRAM

The applicant shall obtain written clearance from DEH Environmental Cleanup Programs. Submit a Phase I Environmental Site Assessment for review. For further information, please contact Yvonne Reyes at (951) 955-8980.

REVIEW FEES

Please refer to the attached “Environmental Health Review Fees” Tier chart for the appropriate fees. The minimum initial deposit shall be \$1239. These fees will need to be collected prior to this Department issuing a final project comments letter.

Should you have any questions regarding this letter, please contact me at (951) 955-8980.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristine Kim". The signature is fluid and cursive, with the first name "Kristine" written in a larger, more prominent script than the last name "Kim".

Kristine Kim, REHS
County of Riverside, Department of Environmental Health
Environmental Protection and Oversight Division
3880 North Lemon Street, Suite 200
Riverside, CA 92501



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909
 STEVE VAN STOCKUM, DIRECTOR

Environmental Health Review Fees
 (Planning Case Transmittals for Contracted Cities)

DESCRIPTION	FEE
<p>Tier 1 - Water and Sewer verification review</p> <ul style="list-style-type: none"> • Will Serve Letter • Onsite Wastewater Treatment Systems • Advance Treatment Units • Solis Percolation Report • Issuance of a SAN 53 and/or Comments Letter <p>Average time 3 hours for review</p>	<p>\$531.00</p>
<p>Tier 2 - Phase I Environmental Site Assessment (ESA) review or Noise Study plus,</p> <ul style="list-style-type: none"> • Review of items aforementioned in Tier 1 <p>Average time 7 hours for review</p>	<p>\$1239.00</p>
<p>Tier 3 - Phase I Environmental Site Assessment (ESA) review and Noise Study plus,</p> <ul style="list-style-type: none"> • Review of items aforementioned in Tier 1 <p>Average time 10 hours for review</p>	<p>\$1770.00</p>

NOTES TO FEE SCHEDULE:

- The fees noted in the fee schedule are minimum fees to be paid at the time of application filing to cover the average Department cost of review. A signed agreement for payment of application processing fees between the Department and the applicant shall be required at the time of application filing. Should actual costs exceed the amount of the fee, the applicant will be billed for additional costs. Services are charged at a rate of \$177/hour.
- An hourly rate of \$177 shall be charged for other development-related fees which may be required, but are not necessarily limited to, well, and septic system fees.
- The Department reserves the right to charge actual cost (at a rate of \$177/hour) on large, complex, unusual, and/or time consuming projects in order to ensure that the fee will cover the actual cost of service.
- An application shall be filled with the Planning Department of the Contracted city prior to submitting any items listed above to this Department for Review. Please provide a copy of the Planning Case transmittal to this Department.

Rev 07/2015



South Coast

Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 ♦ www.aqmd.gov

April 28, 2016

Matthew C. Bassi, Planning Director mbassi@cityofwoldomar.org
City of Wildomar, Planning Division
23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595

**Notice of Preparation of a CEQA Document for the
Bundy Canyon Apartment Project (Planning Application No. 16-0006)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a Draft CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing

dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment (“*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*”) can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board’s *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB’s Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD’s CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA’s *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD’s Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD’s Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD’s webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact Gordon Mize, Air Quality Specialist by e-mail at gmize@aqmd.gov or by phone at (909) 396-3302.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
Program Supervisor
Planning, Rule Development & Area Sources

RVC160421-07
Control Number



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

RECEIVED

April 21, 2016

APR 25 2016

WILDOMAR

To: Reviewing Agencies
Re: Bundy Canyon Resort Apartment Project (PA 16-006)
SCH# 2016041067

Attached for your review and comment is the Notice of Preparation (NOP) for the Bundy Canyon Resort Apartment Project (PA 16-006) draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

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

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2016041067
Project Title Bundy Canyon Resort Apartment Project (PA 16-006)
Lead Agency Wildomar, City of

Type NOP Notice of Preparation
Description The project includes the proposed Bundy Canyon Resort Apartment Project, any on and off site supporting improvements, and associated discretionary action necessary to realize the development (Planning Application No. 16-0006). The project would result in up to 140 residential units on an approximately 28-acre site. Of the total acreage, approximately 10.5 acres will be developed, and approximately 17.5 acres will remain as open space, roadway dedications and exactions. Project includes a zone change from R-R (rural residential to R-3 (General Res).

Lead Agency Contact

Name Matthew Bassi
Agency City of Wildomar
Phone 951-677-7751 ext 213 **Fax**
email
Address 23873 Clinton Keith Road, Suite 201
City Wildomar **State** CA **Zip** 92595

Project Location

County Riverside
City Wildomar
Region
Cross Streets Bundy Canyon Rd, Tulip Lane
Lat / Long
Parcel No. 367-250-008
Township **Range** **Section** **Base**

Proximity to:

Highways I-15
Airports
Railways Metrolink
Waterways
Schools 5 ES; 2 HS, 3 PRIV
Land Use Vacant, undeveloped
Z: R-R
GP: Medium density residential

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Traffic/Circulation; Water Quality; Water Supply; Landuse

Reviewing Agencies Resources Agency; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 8; Regional Water Quality Control Board, Region 8; Regional Water Quality Control Board, Region 9

Date Received 04/21/2016 **Start of Review** 04/21/2016 **End of Review** 05/20/2016

Notice of Completion & Environmental Document Transmittal 2016041067

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # TBD

Project Title: Bundy Canyon Resort Apartment Project (PA 16-0006)

Lead Agency: City of Wildomar Contact Person: Matthew Bassi
Mailing Address: 23873 Clinton Keith Road, Suite 201 Phone: 951-677-7751, Ext. 213
City: Wildomar Zip: 92595 County: Riverside

Project Location: County: Riverside City/Nearest Community: Wildomar
Cross Streets: Bundy Canyon Road, Tulip Lane Zip Code: 92592
Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 28.0
Assessor's Parcel No.: 367-250-008 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: I-15 Waterways: none
Airports: none Railways: Metrolink Schools: 5 ELEM, 2 HS, 3 PRIV.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____

Governor's Office of Planning & Research
APR 21 2016

Local Action Type:

General Plan Update Specific Plan Rezoning Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

STATE CLEARINGHOUSE

Development Type:

Residential: Units 140 Acres 28.0
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant, Undeveloped // Zoning: Rural Residential (RR) // General Plan: Medium Density Residential (MDR)

Project Description: (please use a separate page if necessary)

The Project includes the proposed Bundy Canyon Resort Apartment Project, any on- and off-site supporting improvements, and associated discretionary actions necessary to realize the development (Planning Application No. 16-0006). The Project would result in up to 140 residential units on an approximately 28-acre site. Of the total acreage, approximately 10.5 acres will be developed, and approximately 17.5 acres will remain as open space, roadway dedications and exactions. Project includes a zone change from R-R (Rural Residential) to R-3 (General Residential).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

May 18, 2016

To the members of the Wildomar Planning Commission,

Regarding the proposed Bundy Canyon Resort Apartment Project environmental impact considerations:

These are my concerns regarding this proposed project:

1. Aesthetics

- a. The building of three story apartment buildings that will be encroaching on the housing tract (Van Dale Homes) will completely change the existing view and topography. It is being proposed to put these buildings on new graded land higher than the existing homes, completely removing any view other than that of the apartments and their parking lot.
- b. Long term impact of the upkeep of this property and its revolving door of occupants will be an eye sore for neighboring tracts, in turn lowering the property values of those of us who have chosen to live in Wildomar long term.
- c. The proposed height of the project, as well as the buildings, will adversely impact the amount of sunlight that the homes adjacent to the property will have access to.
- d. Putting the parking for approximately 1/6 of the complex adjacent to the existing homes is also of great concern. As the plan stands, anyone from the complex, as well as their guests, will be able to look into my 2 year old daughter's bedroom as well as my bedroom and bathroom which will force us to keep our shades closed around the clock.

2. Air Quality

- a. Traffic of more than 140 vehicles will significantly lower the air quality for residents in the adjacent areas. This area is somewhat surrounded by land barriers that would restrict vehicle exhaust from adequately escaping the said area potentially causing short and long term health problems.
- b. Construction traffic will create excessive dust and poor air quality that will impact the surrounding homes and occupants and put a significant hardship on the residence of the area.
- c. Garbage receptacles for the community are located upwind from our homes. In the evening hours, we receive strong winds through the area. This means that our windows will have to remain closed during these hours so that we aren't accosted by the stench from these community dumpsters.

3. Impact on wildlife

- a. Area wildlife will be driven into existing homes during construction. Field rats, snakes (including rattlesnakes), coyotes and alike will be driven into the neighborhood and cause costly removals, injury or death of humans or pets, and other potential health impacts.

4. Hydrology/ Water Quality

- a. Project will adversely affect the water runoff. As most of the project will be buildings and asphalt parking lots the drainage of storm water will be channeled to a small water

basin directly adjacent to the existing home sites. This area can be adversely affected by erosion. The planned map of the project shows that within the boundaries of the project landscaping will be maintained but all surrounding areas will be left with “native” growth.

- b. Native areas require yearly weed abatement to prevent fire and also do not have adequate plant growth to prevent runoff into storm water system.
5. Land Use and Planning
 - a. The project will require zoning changes that the residents of the adjacent area will strongly object to. When purchasing properties in the area, it was told that the property in question would either not be built on or could potential have some more single family homes constructed on it at lower elevations than that of the highest homes in the current tract. This was a huge consideration when purchasing these homes.
 - b. 3 story apartments are an unacceptable plan for this area as it moves the designation from rural residential to Medium density residential and I would think the “medium density” to be suspect as it is such a small area for so many people.
 6. Noise impact.
 - a. This area has always been a quiet family residential area and with the increase of traffic and population living in such a confined small space of land will cause significant impact to the noise level in the community
 - b. Construction will cause an undue burden on residents forcing us to keep windows closed to avoid dust and noise and additional expense of running A/C units to keep homes cool do to the closing up of windows.
 7. Police and Fire protection impact
 - a. The increase of population in the area will need an increase in police protection. This area is already impacted with a criminal element. It should be diligently researched on how this project will affect the area. Currently vehicles are regularly broken into, homes broken into and drug operations have been located within the area.
 - b. Wildomar’s level of police protection contracted with the county is barely up to the task now, and with increased population it will suffer even greater.
 - c. Having apartments as well as a trail near the water catch basin will provide easy access and privacy for those so inclined to criminal mischief.
 8. Traffic
 - a. Traffic on Bundy Canyon will be negatively impacted.
 - b. The proposed entrance/ exit to the project is at one of the worse spots on Bundy canyon for accidents and fatalities. When asked if road construction to ensure safe travel will be complete before this proposed project will break ground, the city cannot give a yes or no answer.
 - c. The “emergency use only” entrance through the housing tract is nice on paper, but we fear it will become a commonly used road. The question would be that after the project is complete, who would be responsible to ensure that this entrance remains for emergency only. Let’s face it. It will become just another road to the complex. How many apartment complexes have only one entry/exit point?

As Wildomar grows, it is the responsibility of those in charge to ensure that its current residents are not adversely impacted. This project will most certainly have a negative impact the adjacent tract.

Scott Walter