INITIAL STUDY FOR THE

LENNAR RESIDENTIAL PROJECT

TENTATIVE TRACT MAP 36497

(Planning Application 12-0364)

SCH# 2013111061

Lead Agency:

CITY OF WILDOMAR

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Note to Reader: To save natural resources, the appendices are contained on a CD-ROM included with the printed copy of this Initial Study. The appendices are also available on the Environmental Documents Center of the City of Wildomar Planning Department website (http://www.cityofwildomar.org/planning.asp). Printed copies of the appendices are also available as part of the project file and can be reviewed at the following location:

City of Wildomar City Hall
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Hours: Monday–Thursday, 8 a.m.–5 p.m. (closed Fridays)

APPENDICES INCLUDED ON ENCLOSED CD-ROM

1 Final Site Plan of Development

1a Site Photos

1b Conceptual Grading and Utility Plan

1c Floor Plan and Elevation Exihibit

1d Landscape Plans

3 Air Quality and Greenhouse Gas Summer Emissions

3a Air Quality and Greenhouse Gas Winter Emissions

4 Habitat Assessment and MSHCP Consistency Analysis and Burrowing Owl Survey

4a Dry Season Focused Fairy Shrimp Survey Report

4b Burrowing Owl Focused Study

4c Jurisdictional Delineation Report

4d Tree Survey Report

4e Determination of Biological Equivalent or Superior Preservation Analysis

4f Biological Resources Update Letter Report

5 Phase I Cultural Resources Survey

5a Paleontological Resource Assessment

6 Geotechnical Investigation

6a Percolation and Infiltration Testing

7 Annual Emmissions Modeling

8 Phase I Environmental Site Assessment

8a Fire Behavior Report

9 Preliminary Water Quality Management Plan

9a Drainage and Detention Design

12 Preliminary Acoustical Study

16 Traffic Impact Analysis

16a Traffic Impact Analysis Appendices

I. INTRODUCTION AND PROJECT DESCRIPTION

Purpose and Project Overview

This Initial Study evaluates an application for a rezone from Rural Residential (R-R) to Planned Residential (R-4) (Planning Application 12-0364) and an approval of Tentative Tract Map 36497 subdividing five existing parcels, totaling 23.2 acres, into 67 single-family lots with a minimum square footage of approximately 5,000 square feet, a park, approximately 5.57 acres of open space, and a detention/water quality basin. Existing parcels include APN 380-280-004 and APNs 380-280-009 through -012. The new parcels would be numbered Parcels 1 through 67 for residential units and A through L for nonresidential lots such as parks, open space, and roadways.

This IS/MND was originally circulated for public review from May 23, 2013, through June 11, 2013. In response to comments received on the original draft and in recognition of a reconfigured roadway system, the City determined that recirculating the IS/MND for public review and comment would be appropriate. The revised IS/MND was circulated for public review from November 21, 2013 through December 23, 2013.

Comments received on the second recirculated IS/MND from the California Department of Fish and Wildlife (CDFW) and the United States Fish and Wildlife Service (USFWS) collectively referred to in this document as “wildlife agencies” and a follow up site visit resulted in a change in the characterization of the man-made pond and associated upland swale to classify them as riverine/riparian habitat. In a good faith effort to address the wildlife agencies' comments, the City and the applicant met with staff from the USFWS and CDFW at the project site and all agreed that the pond and associated upland swale should be reclassified as riverine/riparian habitat and would therefore be subject to the mitigation requirements of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This determination resulted in the need for new mitigation to offset the project’s impacts to the 0.159 acre of riverine/riparan habitat associated with the pond and associated upland swale. In order to more thoroughly address this impact, and to provide additional mitigation, the City decided to recirculate the IS/MND again, pursuant to CEQA Guidelines Section 15073.5(b)(1).

Project Location

The proposed project site is located at the southwest corner of Prielipp Road and Elizabeth Lane in Wildomar, California. The regional and local vicinity of the project site are shown in **Figures 1** and **2**. The Assessor’s Parcel Numbers (APNs) for the project site are 380-280-004, 380-280-009, 380-280-010, 380-280-011, and 380-280-012. The project area contains grading associated with former residences that were removed in 2011. Based on historic aerial photographs (1938, 1967, 1978, and 2005), the project site has been significantly altered since the 1960s (HistoricAerials.com, as cited in MBA 2014a). The latitude and longitude location for the site are 33°35'19.70"N and 117°13'44.26"W, respectively.

Project Description

Rezoning

The proposed project includes a request to rezone the project area from its current zoning designation of Rural Residential (R-R) to Planned Residential (R-4). The proposed zone change will allow for a reduction in the required minimum lot size of the project area. The R-R zone requires a minimum lot size of one-half acre

with a minimum average width of 80 feet, while the R-4 zone requires that residential uses have a minimum lot area of 3,500 square feet with a minimum lot width of 40 feet and a minimum depth of 80 feet.

The proposed zone change will also allow the project site to be consistent with the current General Plan land use designation of Medium High Density Residential (MHDR). The MHDR designation includes a building intensity range of 5 to 8 dwelling units per acre for single-family attached and detached residences on lot sizes ranging from 4,000 to 6,500 square feet.

Tentative Tract Map

The proposed subdivision map would create 67 parcels intended for single-family homes, with lot sizes ranging from 5,184 square feet to 19,198 square feet, with an average of 7,529 square feet. In addition to the residential parcels, the Tentative Map includes Lot H, which is a 28,083-square-foot (.64-acre) parcel intended as a park. The map also creates Lot L, which is a 242,556-square-foot (5.57-acre) parcel that will remain in open space. Finally, Lot I includes a 47,419-square-foot (1.09-acre) parcel that will be developed as a stormwater detention and water quality basin.

Grading

Grading for the proposed project will occur during a single phase. The proposed grading plan, included as **Appendix 1b**, will move approximately 130,800 cubic yards of soil and will create roadways and residential building pads. Grading will not affect the open space area (Lot L) except as shown in **Appendix 1b**. Grading of the site does not result in the need to import or export soil.

Roadway Access

Access to the project site would be from Summer Dain Lane via Prielipp Road on the northwestern edge of the project site and from the proposed "A" Street via Elizabeth Lane on the eastern portion of the property between the proposed Lots 12 and 13 (see **Figures 3a** and **3b**). Summer Dain Lane would be extended further into the project site, identified as "B", "C", and "D" streets on the project's Tentative Map.

Water

The proposed project will receive potable water from the Elsinore Valley Municipal Water District (EVMWD). Connections to the EVMWD water supply will occur at Prielipp Road where it will intersect with the proposed Summer Dain Lane, within the adjacent Oak Creek Apartments adjacent to where the proposed "A" Street will intersect with Elizabeth Lane. Using EVMWD baseline per capita water demand rates and population projection information provided by the California Department of Finance (DOF), the proposed project is estimated to result in an annual demand of 60.58 acre-feet of water (EVMWD 2011; DOF 2012).[1]

Sewer

The proposed project will receive wastewater service from the Elsinore Valley Municipal Water District. Connection to the EVMWD wastewater system will occur at the southeastern corner of the proposed project site at Elizabeth Lane where Lot K borders the roadway. The existing sewer facility is an 8-inch gravity line.

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[1] Calculation includes the EVMWD's base daily per capita water use of 248 gallons per day (gpd), the DOF's average 2012 population per household estimate of 3.255 people (67 DUs x 3.255 = 218.085 people; 218.085 people x 248 gpd = 54,085.08 gpd; 54,085.08 gpd x 365 = 19,741,054 gallons per year (gpy); 19,741,054 gpy ÷ 325,851 = 60.58 acre-feet per year).

Stormwater

The stormwater system will include two components: one will receive surface flows from the project site to be collected in a 47,419-square-foot detention/water quality basin, and the other will collect flows from north of the project site and redirect them to an existing drainage course south of the project site near Lot J. Following filtration, flows from the detention basin will be received by the same southern discharge site near Lot J. This system also will cleanse stormwater leaving the project site to satisfy all water quality regulations.

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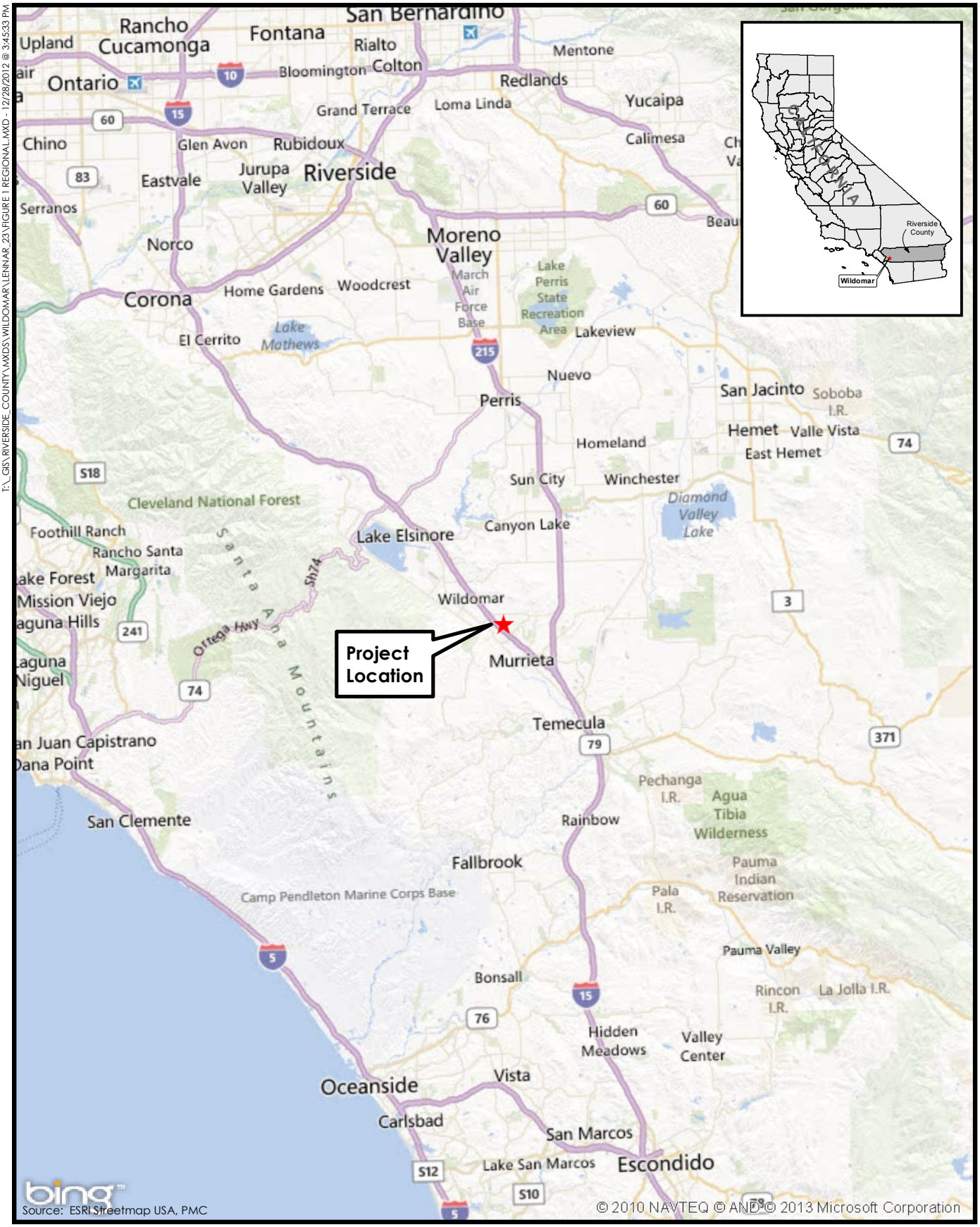

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Figure 1
Regional Vicinity Map

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T:_GIS\RIVERSIDE_COUNTY\MXDS\WILDOMAR\LENNAR_23\FIGURE 2 PROJECT LOCATION.MXD - 12/28/2012 @ 3:54:08 PM

Source: Bing Maps, 2012; City of Wildomar, 2012

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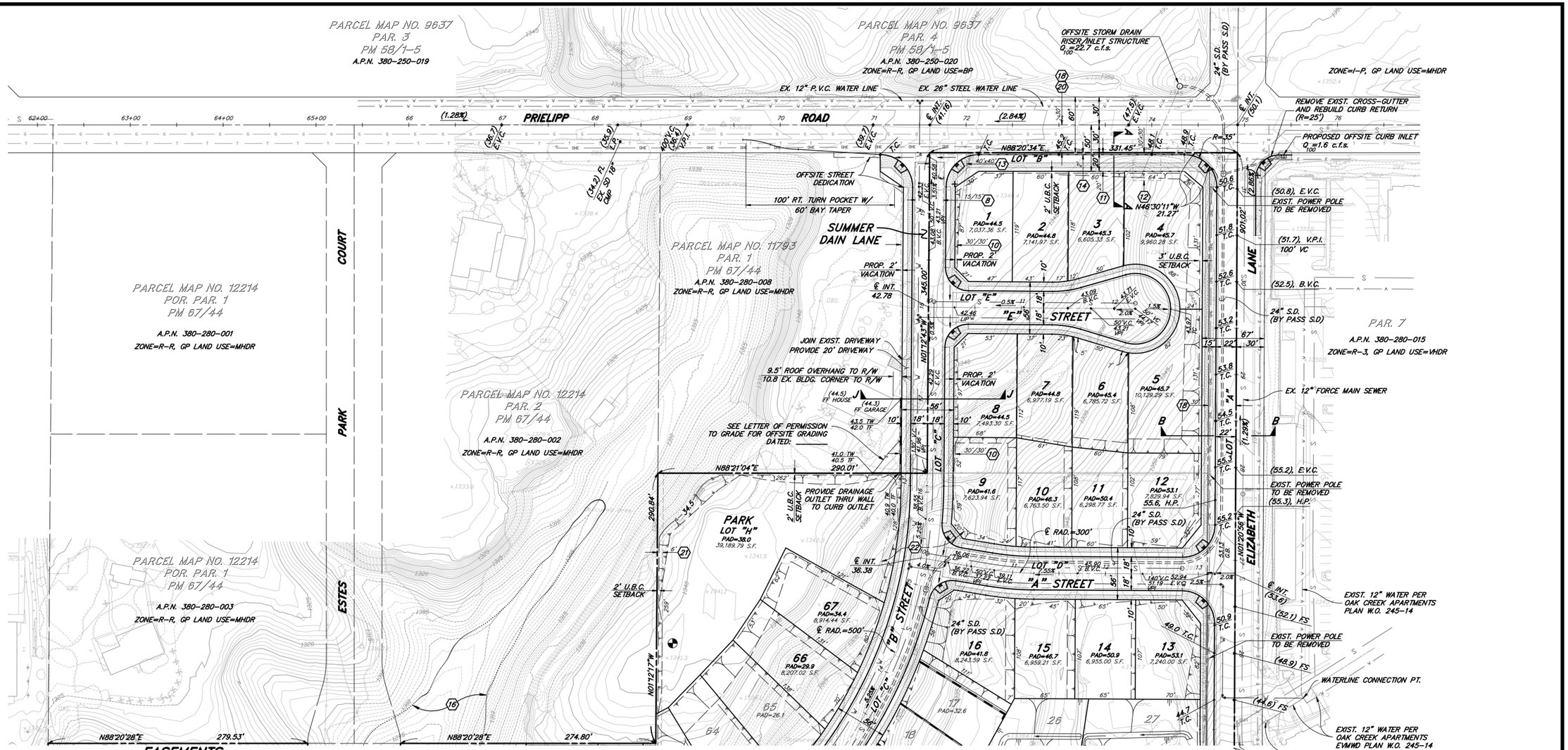
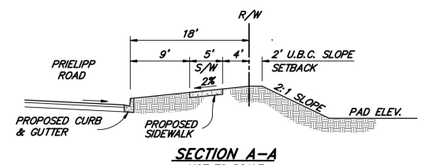
Figure 2
Project Location



EASEMENTS

INDICATES PLOTTED EASEMENT

ESMT #	DOCUMENT	IN FAVOR OF	PURPOSE	Disposition
8	1979-271618	MANSELL C. FREDERICK, ET.AL.	INGRESS/EGRESS AND PUBLIC UTILITIES	TO BE QUITCLAIMED
9	NOT USED			
10	1980-59228	RIVERSIDE COUNTY	PUBLIC ROAD AND UTILITIES	PORTION TO BE VACATED
11	1987-147799	CALIFORNIA OAKS CO.	SLOPE AND RIGHT TO DEDICATE	TO BE QUITCLAIMED
12	1987-147800	CALIFORNIA OAKS CO.	DRAINAGE AND RIGHT TO DEDICATE	TO BE QUITCLAIMED
13	1987-147801	CALIFORNIA OAKS CO.	TEMPORARY CONSTRUCTION	TO BE QUITCLAIMED
14	1987-204642	SOUTHERN CALIFORNIA EDISON	OVERHEAD AND UNDERGROUND ELECTRIC	TO BE QUITCLAIMED
15	1977-216954	OAK SPRINGS RANCHO	NON-EXCLUSIVE PUBLIC UTILITY	TO BE QUITCLAIMED
16	PM 11793	N/A	DISCLOSURE OF PONDING AND FLOOD ZONE (APPROX. LIMITS SHOWN)	NO ACTION REQUIRED
17	1980-162150	SOUTHERN CALIFORNIA EDISON	OVERHEAD AND UNDERGROUND ELECTRIC	TO BE QUITCLAIMED
18	PM 11793	PUBLIC ROAD AND UTILITY	DEDICATION OF ELIZABETH LANE & PRIELIPP ROAD	TO BE ABANDONED ON FINAL MAP
19	1991-186480	COUNTY OF RIVERSIDE	PUBLIC ROAD, DRAINAGE AND UTILITIES	TO BE ABANDONED ON FINAL MAP
20	1977-149760	OAK SPRINGS RANCHO	RIGHT TO DEDICATE PUBLIC ROAD	TO BE QUITCLAIMED
21	1977-222245	CARROL ANDERSON	NON-EXCLUSIVE PUBLIC UTILITY	TO BE QUITCLAIMED
22	PM 17667	PUBLIC ROAD & UTILITY	DEDICATION OF SUMMER DAIN LANE	TO BE ABANDONED ON FINAL MAP



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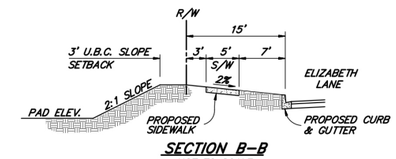

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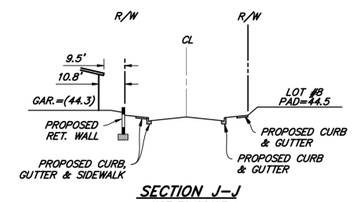

SECTION J-J
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Figure 3a
Tentative Map

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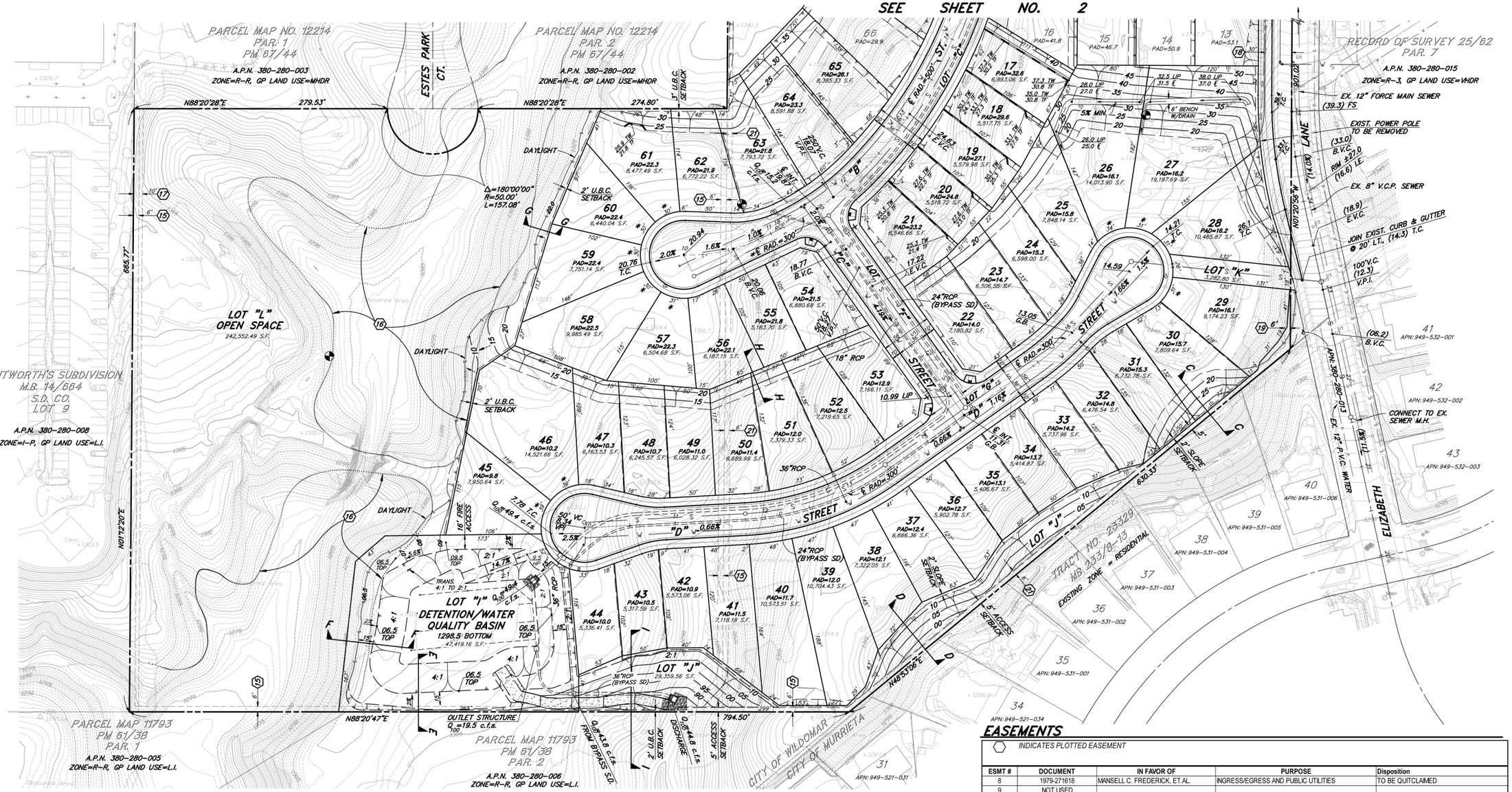

NOTE:
* DEVIATION FROM ZONING/DESIGN GUIDELINES REQUESTED PER NOTE #9 ON TITLE SHEET.

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Source: SB & O Inc.

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Figure 3b
Tentative Map

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Other Utilities

Other services available to the proposed project will include cable television, electrical, gas, solid waste pickup, and telecommunications. Connection to cable television, gas, and telecommunications services will be made underground to existing facilities within Prielipp Road. Cable television service will be provided by Verizon or Time Warner, while gas will be supplied to the project site by Southern California Gas Company and telecommunications will be provided by Verizon. Connection to electrical service will be made to existing overhead electrical lines along Prielipp Road and Elizabeth Lane, and the service will be provided by Southern California Edison. Solid waste pickup will be provided by Waste Management.

Architectural Plans

The proposed project includes homes that will be built in four different floor plans ranging from 1,921 square feet to 3,153 square feet, with three different elevations. The elevations will reflect three architectural types: Cottage, Craftsman, and Spanish. The floor plans include both single-story and two-story models, and different floor plans and elevation types will be built to allow for changes in the roofline and streetscape of the proposed project. **Appendix 1** includes the Final Site Plan of Development, which shows the placement of the different elevations and floor plans, while **Appendix 1c** includes renderings of the different floor plans and elevations.

Landscape Plans

The proposed project includes landscaping of the park area, slopes and streetscapes. Maintenance of the landscape areas is included as part of the Home Owner's Association. The draft landscaping plan is included as **Appendix 1d**.

II. EXISTING CONDITIONS

Regulatory Setting

The current City of Wildomar General Plan land use designation for the project site is Medium High Density Residential (MHDR), which allows for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre and lot sizes range from 4,000 to 6,500 square feet. The General Plan land use designations for the properties immediately adjacent to the project site include Medium High Density Residential and Light Industrial to the west, Light Industrial to the south, Business Park to the north, and Very High Density Residential to the east. In addition, to the south of the proposed project site, the City of Murrieta, which combines land use and zoning designations into a single code, has designated the land adjacent to the project as Single Family Residential (SF-1). The nearest homes are south of the project site across Elizabeth Lane approximately 90 feet to the east and in the City of Murrieta approximately 80 feet to the southeast.

The project site is currently zoned Rural Residential (R-R). The R-R zone district allows for one-family dwellings, mobile homes, planned residential developments, public parks, limited commercial, water works facilities, agricultural and farming uses, and mining. Other uses permitted with a conditional use permit include, but are not limited to, airport or landing fields, auto wrecking yards, cemeteries, fairgrounds, auto service stations, bakeries, expanded commercial uses, gas stations, parking lots, offices, and lumber yards (Wildomar Municipal Code 17.16). Zoning for the adjacent properties includes Rural Residential (R-R) and Industrial Park (I-P) to the north, Rural Residential (R-R) and the City of Murrieta designation of Single Family Residential (SF-1) to the south, General Residential (R-3) to the east, and Rural Residential (R-R), Industrial Park (I-P), and Manufacturing-Service Commercial (M-SC) to the west.

Physical Setting

The project site generally consists of disturbed areas with patches of native vegetation. The vegetation generally comprises a mosaic of various non-native ruderal (weedy) species. The dominant vegetation throughout the site is shortpodded mustard (*Hirschfeldia incana*) and yellow star thistle (*Centaurea solstitialis*). Habitat on the project site is predominantly low in quality. However, small areas within the project site contain Riversidean sage scrub and southern cottonwood-willow riparian forest. These areas contain moderate- to high-quality habitat (MBA 2012a).

The project site is not located within any US Fish and Wildlife Service (USFWS) designated critical habitat areas.

Plant Communities

The dominant plant community observed within the project site is disturbed land (**Figure 4**). Small isolated patches of Riversidean sage scrub (California buckwheat scrub) and developed land occur throughout the site. A large drainage feature with dense southern cottonwood-willow riparian habitat occurs along the western portion of the project site. The project site has been subject to previous disturbances associated with weed abatement; as such, the majority of the site consists of disturbed habitat with weedy species. Several ornamental trees occur on the project site; however, several native trees also occur within and immediately adjacent to the existing drainage feature on-site. A complete list

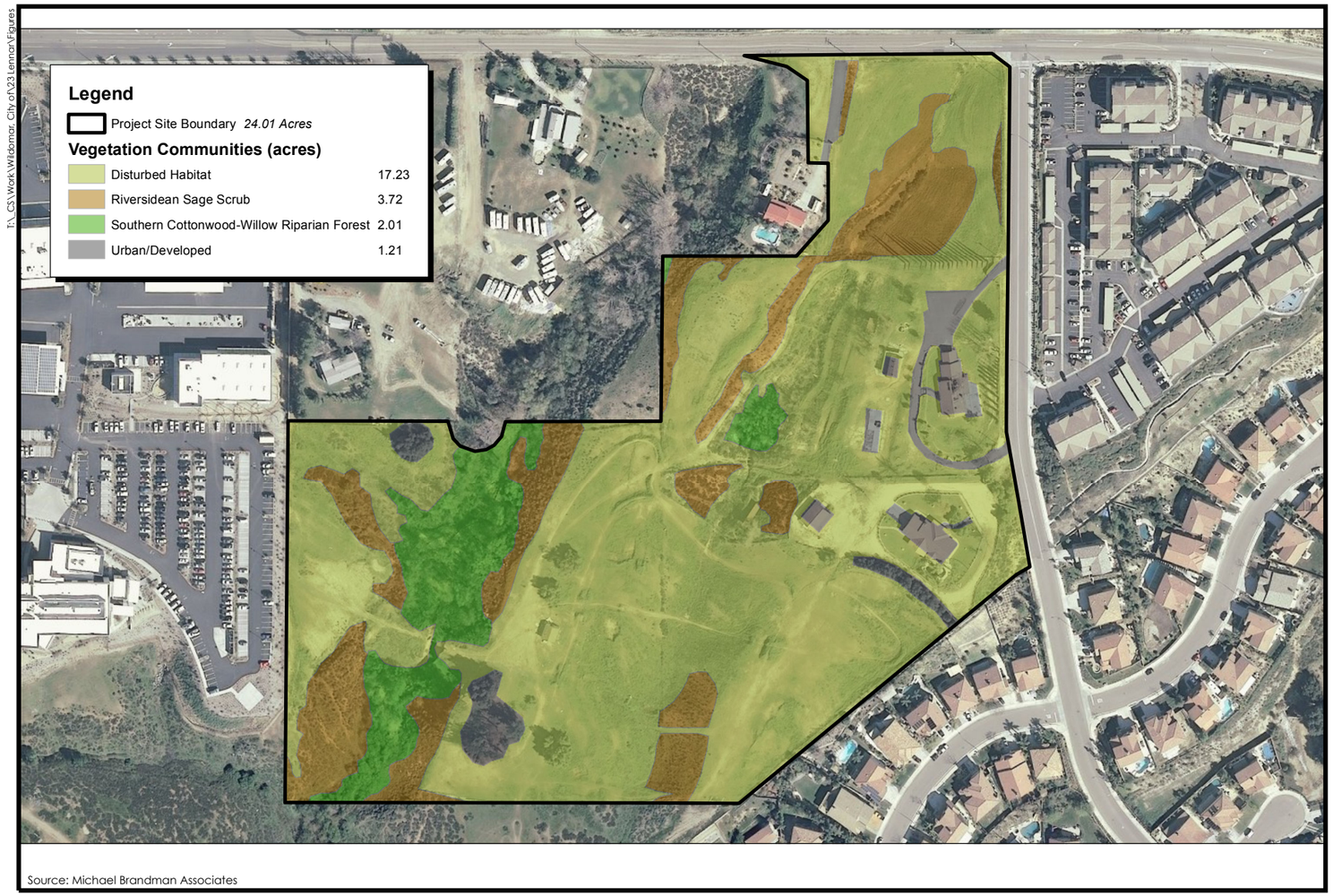


Figure 4
Vegetation Communities

of all plant and wildlife species observed during the habitat assessment for the project site is included in **Appendix 4**.

Disturbed Land

Disturbed habitat includes areas in which the vegetative cover comprises less than 10 percent of the surface area (disregarding natural rock outcrops). These areas often contain evidence of soil surface disturbance and compaction from previous legal human activity. Where the vegetative cover is greater than 10 percent, there is often soil surface compaction associated with the disturbed nature of the site. Vegetation commonly observed within disturbed habitat would have a high predominance of weedy species that are indicators of soil disturbance. Common species observed include shortpodded mustard, yellow star thistle, Russian thistle (*Salsola tragus*), telegraphweed (*Heterotheca grandiflora*), horehound (*Marrubium vulgare*), and sow thistle (*Sonchus oleraceus*). There are little to no non-native grasses in this vegetation community.

The disturbed land occurs throughout the project site and is associated with the previous residential development and subsequent weed abatement vegetation removal. The project site contains 16.60 acres of disturbed land.

Urban/Developed Land

Developed land includes areas that have been constructed upon or otherwise covered with a permanent unnatural surface. Areas where no natural land is evident due to a large amount of debris or other materials being placed upon it may also be considered under this category. The presence of building foundations, ornamental vegetation, and debris (e.g., irrigation piping, fencing, old wells, abandoned farming or mining equipment) resulting from legal activities (as opposed to illegal dumping) is also a part of this land type.

The eastern portion of the project site contains scattered urban/developed land characterized by concrete and surrounded by a variety of fences and block walls. No vegetation was observed within the developed land on-site, and no suitable habitat for any plant or wildlife species occurs in this area. A total of 1.19 acres of urban/developed land occurs within the project site.

Riversidean Sage Scrub (California Buckwheat Scrub)

This vegetation community is the most xeric expression of coastal sage scrub south of Point Conception. Typical stands are fairly open and dominated by California buckwheat (*Eriogonum fasciculatum*), with scattered coastal sagebrush (*Artemisia californica*) and deer weed (*Lotus scoparia*) each attaining at least 20 percent cover.

Typically, this vegetation community occurs on xeric sites, such as steep slopes, severely drained soils, or clays that release stored soil moisture only slowly. Other common species observed on-site include coastal goldenbush (*Isocoma menziesii*), white sage (*Salvia apiana*), and California aster (*Corethrogyne filaginifolia*).

This plant community is commonly found along the margins of the main drainage feature on the east side of the project site and the upland swale on the west side of the site. The project site contains 3.69 acres of Riversidean sage scrub.

Southern Cottonwood-Willow Riparian Forest

This vegetation community is a tall, open, broad-leafed winter-deciduous riparian forest dominated by Fremont's cottonwood (*Populus fremontii*), arroyo willow (*Salix lasiolepis*), Goodding's willow (*S. goodingii*), and red willow (*S. laevigata*). There are also a few scattered coast live oaks (*Quercus agrifolia*). Understories usually are shrubby willows.

The plant community is often found in sub-irrigated and frequently overflowed lands along rivers and streams. The dominant species require moist, bare mineral soil for germination and establishment. This is provided after flood waters recede, leading to uniform-aged stands in this seral type.

This vegetation is found within the main drainage feature that runs along the western portion of the project site and it will remain undisturbed by the proposed project. There are 2.03 acres of southern cottonwood-willow riparian habitat within the project site. There is also a small isolated patch of the habitat in the central portion of the project site, which is associated with an artificial, isolated ponded area.

Wildlife

The project site provides suitable habitat for wildlife species that commonly occur in disturbed, urban settings. The following commonly occurring species were observed throughout the project site during the habitat assessment: common raven (*Corvus corax*), house sparrow (*Passer domesticus*), mourning dove (*Zenaida macroura*), lesser goldfinch (*Carduelis psaltria*), side-blotched lizard (*Uta stansburiana*), and California ground squirrel (*Spermophilus beecheyi*).

A more detailed list of all species identified within the project site is in Appendix B, Floral and Faunal Compendia, found in **Appendix 4** of this Initial Study (MBA 2012a).

A single female coastal California gnatcatcher (*Polioptila californica californica*) was observed foraging along the perimeter of the project site on the western property boundary. This portion of the project site has moderate-quality coastal sage scrub habitat. Higher-quality habitat occurs farther to the north and south of the project site. It is likely that coastal California gnatcatchers use the project site for foraging, but the habitat is not suitable for nesting. Typically, coastal California gnatcatchers nest in dense, high-quality coastal sage scrub habitat. The Riversidean sage scrub on-site is dominated by a single species (California buckwheat) and is extremely sparse throughout the project site because of frequent disturbance.

Riparian/Riverine Habitat and Jurisdictional Waters of the U.S./Wetland Areas

The *Preliminary Jurisdictional Delineation Report prepared for the Amberwood [proposed] Project* is included as Appendix 4C. The biologist who prepared the report, Scott Crawford of MBA, reviewed aerial photography prior to conducting general surveys on February 7, 2012. The photographs were used to locate and inspect any potential natural drainage features and water bodies that may be considered riparian/riverine habitat under the MSHCP or under the jurisdiction of the US Army Corps of Engineers (USACE) and/or the California Department of Fish and Wildlife (CDFW) that were not covered by the previous delineation. In general, surface drainage features indicated as blue-line streams on US Geological Survey (USGS) maps that are observed or expected to exhibit evidence of flow are considered potentially riparian/riverine habitat and subject to state and federal regulatory authority as "waters."

Western Riverside County MSHCP Consistency Analysis

The proposed project site is within the Elsinore Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but it is not within a Criteria Cell. The project site was reviewed to determine consistency with the MSHCP. Geographic information system (GIS) software was used to map the project site in relation to MSHCP areas including Criteria Cells (core habitat and wildlife movement corridors) and areas proposed for conservation. The Riverside County Integrated Project (RCIP) Conservation Summary Report Generator at the Riverside County Transportation and Land Management Agency website was queried to determine habitat assessment and potential survey requirements for the project site (Appendix Z, MSHCP (RCIP) Conservation Summary Report, as cited in MBA 2012a).

The MSHCP also requires that an assessment be completed of the potentially significant effects of the project on riparian/riverine areas and vernal pools. According to the MSHCP, the documentation for the assessment is to include mapping and a description of the functions and values of the mapped areas with respect to the species listed in the MSHCP's Section 6.1.2, protection of species associated with riparian/riverine areas and vernal pools.

The reference cited as MBA 2012a is the *Habitat Assessment (Burrowing Owl, Narrow Endemic Plants, and Criteria Area Species) and MSHCP Consistency Analysis for the Amberwood Project* prepared by Michael Brandman Associates and provided as **Appendix 4**.

Soils

Based on the US Department of Agriculture (USDA) Soil Survey, the project area contains five soil mapping units: Arlington and Greenfield fine sandy loams, gullied land, Placentia fine sandy loam, Ramona and Buren loams, and San Timoteo loam (Exhibit 4, as cited in MBA 2012a). The majority of the site consists of San Timoteo loam with small inclusions of the other four soils.

Arlington and Greenfield fine sandy loams are an undifferentiated group of soils on top of convex terraces, on ridges, and in concave areas where dissected terraces and alluvial fans merge.

Gullied land consists of acid igneous alluvium on older fans and terraces. This alluvial material has been severely eroded and dissected by drainage-ways. The original landform has been destroyed and only remnants remain. This land is made up chiefly of material from granite, granodiorite, gneiss, and mica-schist. It is slightly acid to moderately alkaline and is intermittently effervescent.

Placentia fine sandy loam is a nearly level to gently sloping soil that occurs on terraces and alluvial fans. The soil is medium acid to slightly acid in the upper layers and neutral to moderately alkaline in the lower levels.

Ramona and Buren loams are an undifferentiated group of soils on convex rolling and dissected terraces. Approximately 55 percent of the soil is Ramona and 35 percent is Buren. The remaining 10 percent consists of included small areas of less eroded Ramona and Buren soils and of Hanford soils in the drainage areas.

San Timoteo loam occurs on rolling to hilly soils on dissected marine deposits. These are typically considered highly eroded soils, are well drained, and are developed on calcareous marine sediment and weak sandstone.

III. REGULATORY FRAMEWORK

This section lists specific environmental review and consultation requirements and identifies permits and approvals that may need to be obtained from local, state, and federal agencies prior to implementation of the proposed project.

Federal

Clean Water Act

Section 401 of the federal Clean Water Act (CWA) requires any applicant for a federal license or permit conducting any activity that may result in a discharge of a pollutant into waters of the United States to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards. The appropriate Regional Water Quality Control Board (RWQCB) regulates Section 401 requirements.

Section 404 of the CWA prohibits the discharge of dredged or fill material into "waters of the United States" without a permit from the US Army Corps of Engineers (USACE). The USACE and the US Environmental Protection Agency (EPA) administer the Clean Water Act. In addition to streams with a defined bed and bank, the definition of waters of the United States includes wetland areas "that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 Code of Federal Regulations [CFR] 328.3 7b). The lateral extent of non-tidal waters is determined by delineating the ordinary high water mark (OHWM) [33 CFR Section 328.4(c)(1)].

If adjacent wetlands occur, the limits of jurisdiction extend beyond the ordinary high water mark to the outer edge of the wetlands. The presence and extent of wetland areas are normally determined by examination of the vegetation, soils, and hydrology of a site. The majority of jurisdictional wetlands exhibit three wetland criteria: hydrophytic vegetation, wetland hydrology, and hydric soils.

Substantial impacts to jurisdictional wetlands may require an individual permit. Small-scale projects may require a nationwide permit, which typically has an expedited process compared to the individual permit process. Mitigation of wetland impacts is required as a condition of the 404 permit and may include on-site preservation, restoration, or enhancement and/or off-site restoration or enhancement. The characteristics of the restored or enhanced wetlands must be equal to or better than those of the affected wetlands to achieve no net loss of wetlands.

Endangered Species Act

The federal Endangered Species Act (ESA) protects threatened and endangered plants and animals and their critical habitat. Candidate species are those proposed for listing; these species are usually treated by resource agencies as if they were actually listed during the environmental review process. Procedures for addressing impacts to federally listed species follow two principal pathways, both of which require consultation with the USFWS, which administers the Endangered Species Act for all terrestrial species. The first pathway, Section 10(a) incidental take permit, applies to situations where a non-federal government entity must resolve potential adverse impacts to species protected under the ESA. The second pathway, Section 7 consultation, applies to projects directly undertaken by a federal agency or private projects requiring a federal permit or approval.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) implements international treaties between the United States and other nations devised to protect migratory birds, their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. The State of California has incorporated the protection of birds of prey in Sections 3800, 3513, and 3503.5 of the Fish and Game Code (FGC).

All raptors and their nests are protected from take or disturbance under the MBTA (16 United States Code [USC] Section 703 et seq.) and California statute (FGC Section 3503.5). The golden eagle and bald eagle are also afforded additional protection under the Eagle Protection Act, amended in 1973 (16 USC Section 669 et seq.).

Executive Order 13112 – Invasive Species

Executive Order 13112 – Invasive Species directs all federal agencies to refrain from authorizing, funding, or carrying out actions or projects that may spread invasive species. The order further directs federal agencies to prevent the introduction of invasive species, control and monitor existing invasive species populations, restore native species to invaded ecosystems, research and develop prevention and control methods for invasive species, and promote public education on invasive species. As part of the proposed action, the USFWS and the USACE issue permits and are responsible for ensuring that the proposed action complies with Executive Order 13112 and does not contribute to the spread of invasive species.

State

California Endangered Species Act

Under the California Endangered Species Act (CESA), the California Department of Fish and Wildlife (CDFW) has the responsibility for maintaining a list of endangered and threatened species (Fish and Game Code Section 2070). Sections 2050 through 2098 of the FGC outline the protection provided to California's rare, endangered, and threatened species. Section 2080 of the Fish and Game Code prohibits the taking of plants and animals listed under the CESA. Section 2081 established an incidental take permit program for state-listed species. The CDFW maintains a list of "candidate species," which are species that the CDFW formally notices as being under review for addition to the list of endangered or threatened species.

Pursuant to the requirements of the CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any state-listed endangered or threatened species may be present in the area and determine whether the proposed project will have a potentially significant impact on such species. In addition, the CDFW encourages informal consultation on any proposed project that may impact a candidate species.

Project-related impacts to species on the CESA endangered or threatened list would be considered significant. State-listed species are fully protected under the mandates of the CESA. "Take" of protected species incidental to otherwise lawful management activities may be authorized under FGC Section 206.591. Authorization from the CDFW would be in the form of an incidental take permit.

Native Plant Protection Act

The Native Plant Protection Act of 1977 (FGC Section 1900 et seq.) prohibits the taking, possessing, or sale within the state of any plants with a state designation of rare, threatened, or endangered (as defined by

the CDFW). An exception to this prohibition in the act allows landowners, under specified circumstances, to take listed plant species, provided that the owners first notify the CDFW and give that state agency at least 10 days to come and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed (FGC Section 1913 exempts from take prohibition "the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right of way"). Project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

California Department of Fish and Wildlife

The California Department of Fish and Wildlife also maintains lists of "species of special concern," which serve as species "watch lists." The CDFW has also identified many species of special concern. Species with this status have limited distribution or the extent of their habitats has been reduced substantially, such that their populations may be threatened. Thus, their populations are monitored, and they may receive special attention during environmental review. While they do not have statutory protection, they may be considered rare under the California Environmental Quality Act (CEQA) and thereby warrant specific protection measures.

Sensitive species that would qualify for listing but are not currently listed are afforded protection under CEQA. CEQA Guidelines Section 15065 (Mandatory Findings of Significance) requires that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines Section 15380 (Rare or Endangered Species) provides for assessment of unlisted species as rare or endangered under CEQA if the species can be shown to meet the criteria for listing. Unlisted plant species on the California Native Plant Society's (CNPS) Lists 1A, 1B, and 2 would typically be considered under CEQA.

Sections 3500 to 5500 of the FGC outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. The CDFW cannot issue permits or licenses that authorize the take of any fully protected species, except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock.

Under Section 3503.5 of the FGC, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

State and local public agencies are subject to Section 1602 of the Fish and Game Code, which governs construction activities that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the CDFW. Under Section 1602, a discretionary Streambed Alteration Agreement permit from the CDFW must be issued by the CDFW to the project developer prior to the initiation of construction activities within lands under CDFW jurisdiction. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources.

Local

Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County MSHCP is a comprehensive, multijurisdictional habitat conservation plan focusing on conservation of species and their associated habitats in western Riverside County. This plan is one of several large, multijurisdictional habitat-planning efforts in Southern California with the overall

goal of maintaining biological and ecological diversity within a rapidly urbanizing region. The MSHCP will allow Riverside County and its cities to better control local land-use decisions and maintain a strong economic climate in the region while addressing the requirements of the state and federal endangered species acts. The MSHCP serves as a habitat conservation plan pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973 (16 USC Section 1531 et seq.), as well as a natural communities conservation plan (NCCP) under the NCCP Act of 2001 (FGC Section 2800 et seq.). The MSHCP allows the participating jurisdictions to authorize "take" of plant and wildlife species identified within the Plan Area. The USFWS and the CDFW have authority to regulate the take of threatened, endangered, and rare species. Under the MSHCP, the wildlife agencies have granted "take authorization" for otherwise lawful actions, such as public and private development that may incidentally take or harm individual species or their habitat outside of the MSHCP conservation area, in exchange for the assembly and management of a coordinated MSHCP conservation area. The MSHCP is a "criteria-based plan" and does not rely on a hard-line preserve map. Instead, within the MSHCP Plan Area, the MSHCP reserve will be assembled over time from a smaller subset of the Plan Area referred to as the Criteria Area. The Criteria Area consists of Criteria Cells (Cells) or Cell Groupings and flexible guidelines (Criteria) for the assembly of conservation within the Cells or Cell Groupings. Cells and Cell Groupings also may be included within larger units known as Cores, Linkages, or Non-Contiguous Habitat Blocks.

City of Wildomar General Plan

The General Plan includes the following policies to address effects of prospective development on biological resources. The following proposed General Plan policies will directly or indirectly address the direct mortality of individuals of listed, proposed, or candidate species or loss of habitat occupied by such species. The effectiveness of the policies at reducing such impacts is analyzed below, and mitigation measures are provided to reduce the effects of future development on biological resources.

Open Space Policy 5.1: Substantially alter floodways or implement other channelization only as a "last resort," and limit the alteration to: (a) that necessary for the protection of public health and safety only after all other options are exhausted; (b) essential public service projects where or other feasible construction method or alternative project location exists; or (c) projects where primary function is improvement of fish and wildlife habitat.

Open Space Policy 5.2: If substantial modification to a floodway is proposed, design it to reduce adverse environmental effects to the maximum extent feasible, considering the following factors: (a) stream scour; (b) erosion protection and sedimentation; (c) wildlife habitat and linkages; (d) groundwater recharge capability; (e) adjacent property; (f) design (a natural effect, examples could include soft riparian bottoms and gentle bank slopes, wide and shallow floodways, minimization of visible use of concrete, and landscaping with native plants to the maximum extent possible). A site-specific hydrologic study may be required.

Open Space Policy 5.3: Based upon site-specific study, all development shall be set back from the floodway boundary a distance adequate to address the following issues:

a) Public safety;

b) Erosion;

c) Riparian or wetland buffer;

d) Wildlife movement corridor or linkage; and

e) Slopes.

Open Space Policy 5.5: Development shall preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. Incentives shall be utilized to the maximum extent possible.

Open Space Policy 5.6: Identify and, to the maximum extent feasible, conserve remaining upland habitat adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with those wetland and riparian areas.

Open Space Policy 5.7: Where land is prohibited from development due to its retention as natural floodways, floodplains and water courses, incentives should be available to the owner of such the land including density transfer and other mechanisms as may be adopted. These incentives will be provided for the purpose of encouraging the preservation of natural watercourses without creating undue hardship on the owner of properties following these policies.

Open Space Policy 6.1: During the development review process, ensure compliance with the Clean Water Act's Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands.

Open Space Policy 6.2: Preserve buffer zones around wetlands where feasible and biologically appropriate.

Open Space Policy 8.1: Cooperate with Federal and State agencies to achieve the sustainable conservation of forest land as a means of providing open space and protecting natural resources and habitat lands included in the MSHCPs.

Open Space Policy 9.3: Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes.

Open Space Policy 17.1: Enforce the provisions of applicable MSHCPs, if adopted, when conducting review of development applications.

Open Space Policy 17.2: Enforce the provisions of applicable MSHCPs, if adopted, when developing transportation or infrastructure projects that have been designated as covered activities in the applicable MSHCPs.

Open Space Policy 17.3: Enforce the provisions of applicable MSHCPs, if adopted, when conducting review of possible general plan amendments and/or zoning changes.

Open Space Policy 18.1: Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCPs, if adopted.

Open Space Policy 18.2: Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts.

Other Standard Conditions and Requirements

The following represent typical conditions and requirements of development in the City of Wildomar. These standards will be applied to the project per ordinance, policy, or county, state, or federal law. The standards also address many environmental impacts and as shown below are divided into the respective environmental sections.

Exterior Lighting

The City restricts the permitted use of certain light fixtures emitting into the night sky undesirable light rays that have a detrimental effect on astronomical observation and research. The following standards are applicable to all lighting within the city:

- Low-pressure sodium lamps are the preferred illuminating source.
- All nonexempt outdoor light fixtures shall be shielded.
- All nonexempt outdoor light fixtures are subject to the provisions of Section 8.64.080 of the Municipal Code regarding hours of operation.
- Lighting fixtures used to illuminate an outdoor advertising display shall be mounted on the top of the outdoor advertising structure. All such fixtures shall comply with the lamp source and shielding requirements of Section 8.64.060 and the prohibitions of Section 8.64.080 of the Municipal Code.

Additional requirements for light source and shielding apply per Section 8.64.060 of the Municipal Code, and restrictions are not placed on the use of low-pressure sodium lighting of single-family dwellings for security purposes.

Geology and Soils

- All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM_{10} plan may be required at the time a grading permit is issued.
- Prior to the issuance of grading permits, the project-specific stormwater pollution prevention plan (SWPPP) shall be approved by the City Engineer.
- Prior to issuance of grading permits, the developer shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resources Control Board (SWRCB).

Noise

- The proposed project shall comply with the noise standards of the Wildomar General Plan.

IV. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Project Title:

Tentative Tract Map 36497, or Lennar Residential Project (12-0364)

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

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

4. Project Location:

Southwest corner of Prielipp Road and Elizabeth Lane in the City of Wildomar; Assessor's Parcel Numbers 380-280-004, 380-280-009, 380-280-010, 380-280-011, and 380-280-012; Township 7 south, Range 3 west, Section 6 West of the Murrieta, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle map

5. Project Sponsor's Name and Address:

Lennar Homes of California, 980 Montecito Avenue, Suite 302, Corona, CA 92879

6. General Plan Designation:

Medium High Density Residential (MHDR)

7. Zoning:

Rural Residential (R-R)

8. Description of Project:

A rezone from Rural Residential (R-R) to Planned Residential (R-4) and a Tentative Tract Map (36497) subdividing five existing parcels, totaling 23.20 acres, into 67 single-family lots with a minimum square footage of 5,000 square feet, a 0.89 acre park, and approximately 5.57 acres of open space.

9. Surrounding Land Uses and Setting:

North – Zoning: Rural Residential (R-R) and Industrial Park (I-P); Land Use: Business Park (BP) (vacant land)

South – Zoning: Rural Residential (R-R) and the City of Murrieta (Single Family Dwelling, SF-1); Land Use: Light Industrial (LI) (vacant land) and the City of Murrieta (Single Family Dwelling, SF-1)

East – Zoning: General Residential (R-3); Land Use: Very High Density Residential (VHDR)

West – Zoning: Rural Residential (R-R), Industrial Park (I-P), and Manufacturing-Service Commercial (M-SC); Land Use: Medium High Density Residential (MHDR) and Light Industrial (LI)

10. Other Public Agencies Whose Approval Is Required:

The California Department of Fish and Wildlife must concur with the purchase of off-site mitigation and will process a 1602 Streambed Alteration Agreement for the Riparian /Riverine area of the project site (Feature 2) to be disturbed in conjunction with development of the project.

The San Diego Regional Water Quality Control Board will process a Section 401 Certification,if Feature 2 is determined to be a water of the United States, or the Regional Board will process a waste discharge permit if Feature 2 is determined not to be a water of the United States, but otherwise subject to the jurisdiction of the Regional Board.

The U.S. Army Corps of Engineers will process a Section 404 Permit if it is determined that Feature 2 is a Water of the U.S. Based upon the Preliminary Jurisdictional Report by MBA, updated in May 2014, Feature 2 is considered not to be a water of the United States, but may be subject to the jurisdiction of the Regional Board, and Feature 2 is subject to the 1602 Streambed Alteration Agreement permitting process, administered by the California Department of Fish & Wildlife.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☒ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☒ Public Services
☐ Air Quality	☒ Hydrology/Water Quality	☐ Recreation
☒ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☒ Geology and Soils	☒ Noise	☒ Mandatory Findings of Significance

V. ENVIRONMENTAL ANALYSIS

1. Aesthetics

Issues, would the proposal:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		
e) Interfere with the nighttime use of the Mount Palomar Observatory, as protected through the Mount Palomar Observatory Lighting Ordinance?		✓		

DISCUSSION

a) **Less Than Significant Impact**. The proposed project is located on an undeveloped site that is located between very high density and medium-density residential areas (east and south of the project site), an industrial park (west of the project site), and undeveloped land to the north. Scenic vistas from the project site may include views of the mountain ridgeline to the north of the proposed project site. **Appendix 1a** includes site photos that illustrate the current conditions of the proposed project site and adjacent land.

Development of the proposed project would be consistent with the existing residential development occurring to the east and south of the proposed project site (**Appendix 1c**). Views from homes to the south of the project site will not be affected due to a significant existing grade change from the project site down to the existing homes (**Appendix 1a**). In addition, any project-level visual impacts would be addressed though compliance with the City's zoning and design standards. Any impact would be less than significant.

b) **Less Than Significant Impact**. The proposed project site is located near a section of Interstate 15 (I-15), which is eligible to be designated as a state scenic highway (City of Wildomar 2008, Figure C-9; Caltrans 2012). The proposed project will include the removal of some of the trees and rock outcroppings currently located on the project site to accommodate the new homes.

While the changes will affect the views of the project site from the surrounding area, the vegetation and topography are not unique to the area, nor are they formally recognized as a scenic resource by any local or regional government agency. In addition, the majority of the

project site has been significantly disturbed and may be characterized by weedy vegetation with patches of coastal sage scrub and a large drainage feature and smaller man-made pond and swale area. **Appendix 1a** includes photographs taken by staff during visits to the proposed project site, which demonstrate that there are no scenic resources at the site. Any impacts would be less than significant.

c) **Less Than Significant Impact**. As described in the project setting and in the biological report, much of the site is disturbed and is characterized by patches of weedy vegetation and a large drainage feature and smaller man-made pond and swale area. The proposed project would grade the site to allow the construction of roadways and building pads for the homes, a park and an open space area, and a detention/water quality basin. The grading is necessary to reduce roadway slopes and result in building pads similar to others in the area. Approximately 5.57 acres of the site will remain in open space as part of the project. The proposed project will result in buildings along paved roadways with sidewalks, fire hydrants, post office boxes, and streetlights similar to other development in the city. Because the improvements are similar to others in the city and the project is consistent with the zoning for the site, this impact is considered less than significant.

d, e) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project would create new sources of light and glare. The City's building permit process will ensure compliance with City zoning and design standards regulating lighting, siding materials, etc. This process will require submittal of lighting photometric plans for review and approval prior to issuance of building permits. Therefore, the proposed project would not create new sources of light or glare that would adversely affect day or nighttime views in the area, and this would be considered a less than significant impact. However, all development within 45 miles of the Mt. Palomar Observatory is subject to Section 8.64, Light Pollution, of the Wildomar Municipal Code. To ensure that any proposed development at the site complies with Section 8.64, mitigation measure **AES-1** will be implemented. Following the implementation of mitigation measure **AES-1**, any impact would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

AES-1 Per Section 8.64.090 of the Wildomar Municipal Code, all exterior lighting must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill of light into the night sky and onto adjacent properties.

Timing/Implementation: *Upon submittal of development plans for the proposed project*

Enforcement/Monitoring: *City of Wildomar Planning and Public Works Departments*

2. Agricultural Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓	
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
d) Result in the loss of forestland or conversion of forestland to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?			✓	

DISCUSSION

a, e) **Less Than Significant Impact.** The proposed project site is currently designated as Farmland of Local Importance by the State of California Natural Resources Agency (DOC 2013). Neither the proposed project site nor the surrounding properties currently support agricultural uses. In consideration of the current land use designation and zoning of the proposed site, as well as the current uses occurring on land adjacent to the site, the proposed project will not result in any conversion of agricultural land. Any impacts to farmland or conversion of farmland would be less than significant.

b, c, d) **No Impact.** According to the Riverside County Land Information System (2012), the site is neither located within an agricultural preserve nor under a current Williamson Act contract. In addition, the proposed project site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Department of Conservation (2013). The site is located in an urbanized area of Wildomar and does not contain forestland. No impacts to current agricultural land use, lands under a Williamson Act contract, or forestland or timberland will occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. Air Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?				✓

DISCUSSION

a) **No Impact.** The project site is located within the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment (i.e., ozone [O_3], particulate matter equal to or less than 10 microns and less than 2.5 microns in diameter [PM_{10} and $PM_{2.5}$, respectively]), nitrogen oxide (NOx), and lead. These are considered criteria pollutants because they are four of several prevalent air pollutants known to be hazardous to human health. (It should be noted that the proposed project is not anticipated to generate a quantifiable amount of lead emissions, as these are typically not associated with residential development projects.)

In order to reduce emissions for which the South Coast Air Basin is in nonattainment, the SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The 2012 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2012 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA). The 2012 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. (SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans.) The project is subject to the SCAQMD's Air Quality Management Plan.

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

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP in 2013 or increments based on the years of project buildout phase.

The violations to which Consistency Criterion No. 1 refers are the California ambient air quality standards (CAAQS) and the national ambient air quality standards (NAAQS). As evaluated under Impact b) below, the project will not exceed the short-term construction standards or long-term operational standards and in so doing will not violate any air quality standards. Additionally, the analysis for long-term local air quality impacts showed that future carbon monoxide (CO) concentration levels along roadways and at intersections affected by project traffic will not exceed the 1-hour and 8-hour state CO pollutant concentration standards. Thus, a less than significant impact is expected, and the project would be consistent with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed project is consistent with the land use designation and development density presented in the City's General Plan and therefore would not exceed the population or job growth projections used by the SCAQMD to develop the Air Quality Management Plan. No impact would occur.

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

Construction Emissions

The SCAQMD has established methods to quantify air emissions associated with construction activities such as air pollutant emissions generated by operation of on-site construction equipment, fugitive dust emissions related to grading and site work activities, and mobile (tailpipe) emissions from construction worker vehicles and haul/delivery truck trips. Emissions would vary from day to day, depending on the level of activity, the specific type of construction activity occurring, and, for fugitive dust, prevailing weather conditions.

Construction-generated emissions associated with the proposed project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. Modeling was based primarily on the default settings in the computer program for Riverside County. Construction equipment requirements and usage rates used in the model were based on model default assumptions as shown in **Table 3-1**.

Table 3-1
Construction Details

Construction Phase	Duration	Worker Trips/Day	Equipment	Hours Used/Day
Site Preparation	10 days	18	3 rubber-tired dozers 4 tractors/loaders/backhoes	8 8
Grading	35 days	20	2 excavators 1 grader 1 rubber-tired dozer 2 scrapers 2 tractors/loaders/backhoes	8 8 8 8 8
Building Construction	370 days	24	1 crane 3 forklifts 1 generator set 3 tractors/loaders/backhoes 1 welder	7 8 8 7 8
Paving	20 days	15	2 pavers 2 paving equipments 2 rollers	8 8 8
Painting	20 days	5	1 air compressor	6

Source: CalEEMod (SCAQMD 2011a). Cut and fill assumed to be balanced on-site. Worker trips = 10.8 miles one way.

This assessment includes quantification of net increases of ozone precursor pollutants (i.e., reactive organic gases (ROG) and oxides of nitrogen (NOx)) and airborne particulate matter (i.e., $PM_{2.5}$ and PM_{10}) attributable to the proposed project. These quantified emission projections are then compared with SCAQMD significance thresholds (SCAQMD 2011b).

The unmitigated construction air quality emissions are summarized in **Table 3-2**.

Table 3-2
Maximum Short-Term Construction Emissions (Pounds per Day)

Construction Phase	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Site Preparation	6.81	54.26	31.84	0.05	**11.03**	**7.41**
Grading	8.10	**65.70**	**36.90**	**0.07**	6.39	4.59
Building Construction	4.43	28.67	21.33	0.03	2.22	1.84
Paving	3.61	24.54	15.96	0.00	2.06	1.87
Painting	**41.19**	2.80	2.22	0.00	0.31	0.24
SCAQMD Threshold	*75.00*	*100.00*	*550.00*	*150.00*	*150.00*	*55*
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**NA**

*Source: CalEEMod (SCAQMD 2011a); see **Appendix 3. Bolded** area equals maximum daily construction emissions. Modeling inputs account for SCAQMD Rule 1113, Architectural Coatings, which places limits on the organic compound content in various coating categories, as well as*

SCAQMD Rule 403, Fugitive Dust, which requires all construction site roads to be either paved, watered periodically, or chemically stabilized. Modeling inputs assume periodic watering. Cut and fill assumed to be balanced on-site.
ROG = reactive organic gas
NO_X = oxides of nitrogen
CO = carbon monoxide
SO_X = sulfur oxides
PM_{10} = particulate matter equal to or less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter

The quantity, duration, and intensity of construction activity have an effect on the amount of construction emissions, and related pollutant concentrations, occurring at any one time. As such, the emissions forecasts provided herein reflect a specific set of conservative assumptions based on the assumed construction scenario wherein a relatively large amount of construction is occurring in a relatively intensive manner. Because of this conservative assumption, actual emissions could be less than those forecast. If construction is delayed or occurs over a longer time period, emissions could be reduced because of (1) a more modern and cleaner-burning construction equipment fleet mix and/or (2) a less intensive buildout schedule (i.e., fewer daily emissions occurring over a longer time interval).

As shown above, all criteria pollutant emissions would remain below their respective thresholds. While impacts would be considered less than significant, the proposed project would be subject to SCAQMD rules and regulations to reduce specific emissions and to mitigate potential air quality impacts. The following is a list of noteworthy rules that are potentially applicable to the project:

- **Rule 402 (Nuisance)** – This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury, or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

- **Rule 403 (Fugitive Dust)** – This rule requires fugitive dust sources to implement Best Available Control Measures for all sources and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.

    a. Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.

    b. All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.

    c. All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

    d. The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.

e. Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

- **Rule 1113 (Architectural Coatings)** – This rule requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce ROG/volatile organic compound emissions from the use of these coatings, primarily by placing limits on the ROG/volatile organic compound content of various coating categories.

Construction Localized Significance Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. SCAQMD staff has developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (SCAQMD 2008). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). Wildomar is located within SRA 25.

The emissions analyzed under the LST methodology are nitrogen dioxide (NO_2), CO, PM_{10}, and $PM_{2.5}$. For attainment pollutants NO_2 and CO, the LSTs are derived using an air quality dispersion model to back-calculate the emissions per day that would cause or contribute to a violation of any ambient air quality standard for a particular source receptor area. Localized significance thresholds for NO_2 and CO are derived by adding the incremental emission impacts from the project activity to the peak background NO_2 and CO concentrations and comparing the total concentration to the most stringent ambient air quality standards. The most stringent standard for NO_2 is the 1-hour state standard of 18 parts per hundred million and for CO is the 1-hour and 8-hour state standards of 9 parts per million (ppm) and 20 ppm, respectively. For PM_{10} and $PM_{2.5}$, for which the SoCAB is nonattainment, the localized significance thresholds are derived using an air quality dispersion model to back-calculate the emissions that would be necessary to worsen an existing violation in the specific source receptor area, using the allowable change in concentration thresholds approved by the SCAQMD. For PM_{10} and $PM_{2.5}$, the approved 24-hour concentration thresholds for construction and operation are 10.4 $\mu g/m^3$ and 2.5 $\mu g/m^3$, respectively.[2]

According to the LST methodology, only on-site emissions need to be analyzed. Emissions associated with hauling, vendor trips, and worker trips are mobile source emissions that occur off-site and need not be considered according to the LST methodology. The SCAQMD has provided LST look-up tables and sample construction scenarios to allow users to readily determine if the daily emissions for proposed construction or operational activities could result in significant localized air quality impacts for projects 5 acres or smaller.[3] The localized significance thresholds are estimated for each SRA using the maximum daily disturbed area (in acres) and the distance of the project to the nearest sensitive receptors (in meters). Sensitive

[2] $\mu g/m^3$ = microgram per cubic meter

[3] Available on the Internet at http://www.aqmd.gov/ceqa/handbook/LST/LST.html.

receptors in the project vicinity include existing residences. The closest receptor distance on the LST look-up tables is 25 meters. According to the LST methodology, projects with boundaries closer than 25 meters to the nearest receptor should use localized significance thresholds for receptors located at 25 meters. A receptor distance of 25 meters was used herein for a conservative analysis. The results are summarized below.

The SCAQMD has issued guidance on applying CalEEMod modeling results to localized significance threshold analyses. For the purposes of this analysis, air pollutant emissions associated with grading and site preparation activities were quantified for the entire project site. Since CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, **Table 3-3** has been provided by the SCAQMD to determine the maximum daily disturbed acreage for comparison to local significance thresholds.

Table 3-3
Equipment-Specific Grading Rates

Equipment Type	Acres/8-Hour Day
Crawler Tractor	0.5
Graders	0.5
Rubber-Tired Dozers	0.5
Scrapers	1.0

Source: CalEEMod User Guide Appendix A (SCAQMD 2011a)

The mitigated construction-related air pollutant emissions associated with the grading and site preparation activities of the entire 23.2-acre site are summarized in **Table 3-2**. CalEEMod identifies that three rubber-tired dozers and four tractors (crawler tractor) could be used simultaneously on a peak day during the site preparation phase. CalEEMod identifies that four excavators (crawler tractor), one grader, one rubber-tired dozer, , and two scrapers could be used simultaneously on a peak day during the grading phase. Based on equipment-specific grading rates as defined by the SCAQMD and shown in **Table 3-3**, the proposed project will result in a maximum of 3.5 acres disturbed on any one day during the site preparation phase and 5 acres disturbed on any one day during the grading phase (the site preparation phase and grading phase do not occur concurrently). Thus, local significance thresholds for a 5-acre site are applicable to the proposed project.

Sensitive receptors include residences, schools, hospitals, and similar uses. Existing residential uses surround the project site on most sides. **Table 3-4** shows that the emissions of these pollutants on the peak day of construction would not result in concentrations of pollutants at nearby residences or other sensitive receptors, and less than significant impacts would occur.

Table 3-4
Construction Local Significance Threshold (LST) Impacts (Pounds per Day)

Emissions Source	Nitrogen Oxide	Carbon Monoxide	PM_{10}	$PM_{2.5}$
On-Site Site Preparation Emissions	54.15	30.68	10.79	7.13
On-Site Grading Emissions	65.57	35.61	6.12	4.58
LST Threshold [1]	371	1,965	13	8
Significant Emissions?	**No**	**No**	**No**	**No**

[1] *Source: SCAQMD 2008*

Operational Impacts

The SCAQMD has also established significance thresholds to evaluate the potential impacts associated with long-term project operations (SCAQMD 1993). Regional air pollutant emissions associated with project operations include area source emissions, energy-use emissions, and mobile source emissions. Area source emissions comprise emissions from fuel combustion from space and water heating, landscape maintenance equipment, evaporative emissions from architectural coatings and consumer products, and unpermitted emissions from stationary sources. Energy-use emissions comprise emissions from on-site natural gas usage, and mobile source emissions comprise emissions from automobiles.

Operational area source emissions, energy-use emissions, and mobile source emissions (e.g., trucks, cars, parking lot sweepers) for the proposed project were calculated using the CalEEMod air quality model (**Appendix 3** and **Appendix 3a**). As shown in **Table 3-5**, the project's net emissions would not exceed SCAQMD thresholds for CO, NO_X, sulfur oxides (SO_X), ROG, PM_{10}, or $PM_{2.5}$. Note that emissions rates differ from summer to winter. This is because weather factors are dependent on the season, and these factors affect pollutant mixing/dispersion, ozone formation, etc. Therefore, regional operations emissions would not result in a significant long-term regional air quality impact.

Table 3-5
Long-Term Unmitigated Operational Emissions (Pounds per Day)

Emissions Source	ROG	NOx	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer						
Area Source Emissions	2.95	0.07	5.74	0.00	0.11	0.11
Energy Use Emissions	0.08	0.69	0.29	0.00	0.06	0.06
Vehicle Emissions	3.48	8.23	35.01	0.06	6.78	0.41
Total	**6.51**	**8.99**	**41.04**	**0.06**	**6.95**	**0.58**
Winter						
Area Source Emissions	2.95	0.07	5.74	0.00	0.11	0.11
Energy Use Emissions	0.08	0.69	0.29	0.00	0.06	0.06
Vehicle Emissions	3.68	8.88	34.18	0.06	6.78	0.41

Emissions Source	ROG	NOx	CO	SO_X	PM_{10}	$PM_{2.5}$
Total	**6.71**	**9.64**	**40.21**	**0.06**	**6.95**	**0.58**
SCAQMD Threshold	55.00	55.00	550.00	150.00	150.00	NA
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**NA**

Source: CalEEMod (SCAQMD 2011a). Modeling inputs account for SCAQMD Rule 445, Wood Burning Devices, which precludes the installation of wood-burning stoves in new development.
ROG = reactive organic gas
NO_X = nitrogen oxides
CO = carbon monoxide
SO_X = sulfur oxides
PM_{10} = particulate matter equal to or less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter

Operations Localized Significance Analysis

Table 3-6 shows the calculated emissions for the proposed operational activities compared with the appropriate localized significance thresholds. The LST analysis only includes on-site sources; however, the CalEEMod model outputs do not separate on- and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in **Table 3-6** include all on-site project-related stationary sources and 5 percent of the project-related new mobile sources, which is an estimate of the amount of project-related new vehicle traffic that will occur on-site (SCAQMD 2008). Considering the total trips included in the CalEEMod model, the assumption that 5 percent of them would occur only within the project site is conservative.

Table 3-6 shows that the operational emission rates would not exceed the LST thresholds for receptors at 25 meters. Therefore, the proposed operational activity would not result in a localized significant air quality impact.

Table 3-6
Operational Local Significance Threshold (LST) Impacts (Pounds per Day)

Emissions Source	Nitrogen Oxide	Carbon Monoxide	PM_{10}	$PM_{2.5}$
On-Site Emissions	1.2	7.78	0.50	0.19
LST Thresholds	371	1,965	4	2
Significant Emissions?	**No**	**No**	**No**	**No**

Impacts associated with construction and operational air quality would be considered less than significant, as SCAQMD significance thresholds for criteria emissions would not be surpassed (see **Tables 3-2**, **3-4**, **3-5**, and **3-6**).

c) **Less Than Significant Impact**. The proposed project may contribute to the net increase of ozone precursors and other criteria pollutants. The SCAQMD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the

basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts.[4] The discussion under Impact a) describes the SCAQMD criteria for determining consistency with the Air Quality Management Plan and further demonstrates that the proposed project would be consistent with it.

For example, as stated under Impact a), the criteria for determining consistency with the AQMP are defined by the following indicators:

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP in 2013 or increments based on the years of project buildout phase.

The violations to which Consistency Criterion No. 1 refers are the CAAQS and the NAAQS. As evaluated under Impact b) above, the project will not exceed the short-term construction standards or long-term operational standards and in so doing will not violate any air quality standards. Thus, a less than significant impact is expected, and the project would be consistent with the first criterion. Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed project is consistent with the land use designation and development density presented in the City's General Plan and therefore would not exceed the population or job growth projections used by the SCAQMD to develop the Air Quality Management Plan.

As such, cumulative impacts would be less than significant per the SCAQMD significance threshold since the project would be consistent with the AQMP.

d) **Less Than Significant Impact.** Sensitive land uses are generally defined as locations where people reside or where the presence of air emissions could adversely affect the use of the land. Typical sensitive receptors include residents, schoolchildren, hospital patients, and the elderly.

As previously stated under Impact b), the SCAQMD has developed a localized significance threshold methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts at its nearest sensitive receptor as part of the SCAQMD's environmental justice program. As shown under Impact b), SCAQMD localized significance thresholds would not be surpassed by the project during

[4] CEQA Guidelines Section 15064(h)(3) states, "a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program which provides specific requirements that will avoid or substantially lessen the cumulative problem (e.g., water quality control plan, air quality plan, integrated waste management plan) within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency."

construction or operational activities. Therefore, the proposed project would not represent a negative impact to adjacent and nearby sensitive receptors.

In terms of potential impacts to future sensitive receptors residing on the project site, in April 2005, the California Air Resources Board (CARB) released the *Land Use and Air Quality Handbook: A Community Health Perspective* (Land Use Handbook), which offers guidance on siting sensitive land uses in proximity to sources of air toxics. Sensitive land uses identified in the Land Use Handbook include residential communities, schools and schoolyards, day care centers, parks and playgrounds, and hospitals and medical facilities. Freeways and major roadways are a particular source of air toxics treated in the guidance. These roadways are sources of diesel particulate matter (DPM), which CARB has listed as a toxic air contaminant.

The Land Use Handbook recommends that sensitive land uses be sited no closer than 500 feet from a freeway or major roadway, a buffer area that was developed to protect sensitive receptors from exposure to DPM, which was based on traffic-related studies that showed a 70 percent drop in PM concentrations at a distance of 500 feet from the roadway. Presumably, acute and chronic risks as well as lifetime cancer risk due to DPM exposure are lowered proportionately. Per Google Earth, the southwestern corner of the project site is within 485 feet of Interstate 15. Therefore, the site lies within the CARB-recommended buffer area, and future receptors could be negatively affected by toxic air contaminants generated on Interstate 15.

As a refinement to the CARB Land Use Handbook, the Sacramento Metropolitan Air Quality Management District (SMAQMD) prepared the Recommended Protocol for Evaluating the Location of Sensitive Land Uses Adjacent to Major Roadways, which was updated in March 2011. This protocol sets a screening threshold (276 per million) under which potential health risk impacts are not anticipated. The screening threshold was selected by the SMAQMD as that level of increased individual risk corresponding to a 70 percent reduction from the highest risk calculated at distances from the edge of the nearest travel lane to the nearest sensitive receptor for peak-hour traffic volumes. Based on the location of the project site (approximately 485 feet northeast of I-15 at its nearest) and the peak-hour volumes (9,500) along the nearby I-15 segment (Caltrans 2011), the location of the project site would not exceed the 276 per million threshold identified in the refined protocol, as shown in **Table 3-7**.

Table 3-7
Screening Evaluation of Potential Cancer Risk to Proposed Receptors Attributable to I-15

Peak-Hour Traffic (vehicles/hour)	Receptor Distance from Edge of Nearest Travel Lane (feet)							
	10	25	50	100	200	300	400	500
Incremental Cancer Risk Per Million: East								
9,500	677	579	458	324	207	153	**121**	102

Source: SMAQMD 2011; Peak-Hour Traffic Source: Caltrans 2011

Carbon Monoxide

Typically, substantial pollutant concentrations of CO are associated with mobile sources (e.g., vehicle idling time). Localized concentrations of CO are associated with congested roadways or signalized intersections operating at poor levels of service (level of service [LOS] E or lower).

High concentrations of CO may negatively affect local sensitive receptors (e.g., residents, schoolchildren, or hospital patients). There are sensitive receptors (existing residential uses) adjacent to the project site in most directions.

As stated in subsection 16, Transportation/Traffic, development associated with the proposed project would result in additional vehicle trips on the citywide road network. A Traffic Impact Analysis (TIA) prepared for the proposed project by Trames Solutions Inc. (2012; **Appendix 16**) projected the generation of approximately 641 daily vehicle trips on a weekday, 50 of which will occur during the morning peak hour and 68 of which will occur during the evening peak hour. The TIA included six local intersections in an analysis of the proposed project's potential impacts and determined that the proposed project will not result in any level of service greater than C at the intersections analyzed [see Impact a) in subsection 16, Transportation/Traffic]. Therefore, this impact is considered less than significant since CO concentrations are associated with traffic facilities operating at poor levels of service.

e) **No Impact.** The SCAQMD *CEQA Air Quality Handbook* (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The proposed project is residential in nature and will not include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, there would be no odor impacts from the proposed project.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

4. Biological Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓		
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?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional or state habitat conservation plan?		✓		

BACKGROUND

This project was initially reviewed in an Initial Study/Mitigated Negative Declaration (IS/MND) circulated for public review from May 23, 2013, through June 11, 2013. In response to comments received on the original draft and in recognition of a reconfigured roadway system, the City decided to revise and recirculate the IS/MND for additional public review and comment.

The revised IS/MND, dated November 2013, was circulated for public review from November 21, 2013 through December 23, 2013, and included both the draft December 17, 2012, DBESP and a Biological Resources Update Letter Report dated October 3, 2013 (**Appendix 4e** and **4f**, respectively). These documents determined only one of the two drainages on the site should be considered riparian/riverine for the purposes of compliance with the Multiple Species Habitat Conservation Plan (MSHCP) guidelines (RCA 2004). Based on these documents, the November 2013 IS/MND concluded that as the main

drainage feature (Feature 1) was to be avoided by the project and protected through mitigation, and since Feature 2 was not subject to MSHCP requirements, the draft DBESP report that was prepared for the project (**Appendix 4e**) was not required.

On December 23, 2013, the City received a comment letter from the US Fish and Wildlife Service (USFWS) disagreeing with the determination in the November 2013 IS/MND, DBESP and Biological Resources Update Letter Report that Feature 2 was not subject to the riparian/riverine policy of the MSHCP and therefore finding that a DBESP was required. Based on comments received by the City from the USFWS and CDFW (December 23, 2013, and April 14, 2014), and on a personal communication with Joyce Hunting, a wildlife biologist representing the City of Wildomar (January 31, 2014), the City reconsidered the November 2013 IS/MND's determination that Feature 2 and associated swales were not subject to the MSHCP. This determination was also discussed during a project site visit conducted on April 22, 2014, by the City, the applicant, the USFWS, and the CDFW. Based on review of the wildlife agencies' comments and on the discussions during the April 22 site visit, the applicant revised the Habitat Assessment (**Appendix 4**), the Jurisdictional Determination (**Appendix 4c**) and the DBESP (**Appendix 4e**) to reclassify Feature 2's man-made pond and associated upland swales as riparian/riverine habitat and propose additional mitigation to address impacts to this newly classified riparian/riverine habitat based on a hydrologic connection to Murrieta Creek. The revised DBESP was submitted to the wildlife agencies, which approved the revised DBESP's newly classified riparian/riverine habitat area and measures proposed to mitigate project impacts thereto.

Because it was originally concluded that this man-made pond and its associated swales did not qualify as riparian/riverine habitat under the MSHCP, The City decided to revise and recirculate the IS/MND to incorporate the recent reclassification of this area as riparian/riverine habitat and development of a new mitigation measure.

SETTING

The proposed project site is located in the Elsinore Area Plan but is not located within any MSHCP Criteria Cells. The project site is located 1.3 miles northeast of Existing Core F, 1.5 miles southeast of proposed Linkage 8, and 0.5 miles south of MSHCP Criteria Cell 5558. The area surrounding the property includes undeveloped land to the north and south, residential development to the east, and commercial development to the west.

The Riverside County Land Information System identifies the proposed project as being located within the Stephens' kangaroo rat (SKR) Short-Term Habitat Conservation Plan (HCP) fee area. This HCP, approved by the USFWS and the California Department of Fish and Game (now the CDFW) in August 1990, was intended as an interim conservation program designed to afford protection to the SKR while a plan providing for the establishment of permanent preserves could be developed. The proposed project is not within a criteria cell but is required to pay the SKR fee.

The site supports 2.039 acres of biological features subject to regulation under the MSHCP. The biological features can generally be described as a main drainage feature and associated riparian riverine forest (Feature 1), and one man-made pond feature with both upstream and downstream swales (Feature 2) (see **Figure 5** and **Table 4-1**).

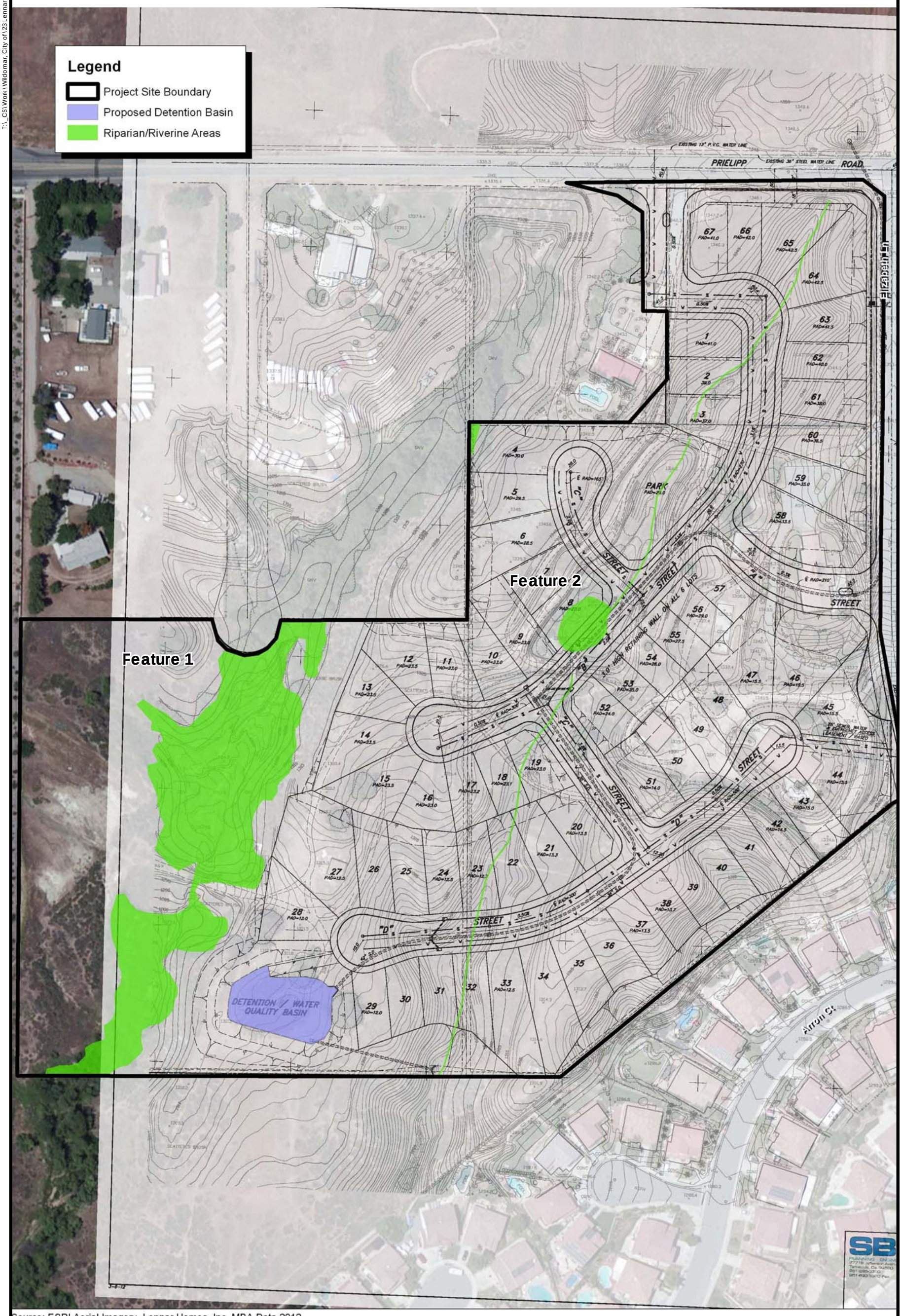
Table 4-1
Riverine/Riparian Habitat Summary

	Size (acres)
Upland Habitat[5]	
Upland Habitat	3.690
Feature 1	
Southern Cottonwood Forest	1.880
Feature 2	
Man-Made Pond	0.040
Southern Cottonwood Forest	0.090
Swales	0.029
Total Feature 1 and Feature 2 Subject to MSHCP	2.039
Totals	5.729

Source: Appendix 4e, DBESP, 2014

[5] While this upland habitat does not qualify as riverine/riparian habitat under the MSHCP, it is noted here as it is included within the open space parcel containing the 1.880 acres of riverine/riparian habitat within Feature 1 that will be avoided by the project and preserved, enhanced and maintained pursuant to mitigation measure **BIO-4**.

T:_CS\Work\Wildomar, City of\23 Lennar\Figures



Source: ESRI Aerial Imagery. Lennar Homes, Inc. MBA Data 2012

Source: Michael Brandman Associates

0 100 200
FEET

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Figure 5
Riverine/Riparian Area Map

PMC®

Upland Habitat

The site includes 3.69 acres of upland habitat along the western property boundary. The upland habitat surrounds the cottonwood-willow riparian forest habitat that comprises Feature 1.

Feature 1

The entire main drainage from the outlet at Prielipp Road to the southern project boundary is vegetated with southern cottonwood-willow riparian forest habitat approximately 1.88 acres in size. Cottonwood-willow riparian forest habitat is described by Holland (1986) as a tall, moderately closed to open, broadleafed winter-deciduous riparian forest dominated by cottonwoods (*Populus* spp.) and various tree willows (*Salix* spp.). The understory generally consists of shrubby willows, mule fat (*Baccharis salicifolia*), and/or giant creek nettle (*Urtica urens*). The habitat on the site fits this description and is intermittently vegetated. Vegetation includes a stand of Fremont cottonwoods (*Populus fremontii*) mixed with both Goodding's willow (*Salix gooddingii*) and red willow (*S. laevigata*), and a dense thicket of arroyo willow (*S. lasiolepis*) and/or mulefat.

The main drainage feature (Feature 1) consists of an earthen channel traversing the site from northeast to southwest along the western side of the project site and flowing into Murrieta Creek. The main drainage feature conveys urban nuisance and natural water runoff from the watershed northeast of the project site and supports the southern cottonwood-willow riparian forest habitat. Flowing water was observed in the main drainage feature during the February and September 2012 site visits. This drainage feature has a clearly defined bed and bank and conveys flows all year round. Therefore, the drainage feature is considered a perennial drainage. The drainage feature appears stable and widens slightly just before a pinch-point in the southwestern portion of the project site. A previously constructed earthen berm created a large ponded area (approximately 5 acres), which expanded the upstream riparian area. Within the last few years, the central portion of the bermed area eroded, allowing flows to continue downstream in a more natural state. The main drainage feature has moderate to high quality riparian habitat with regard to function and value.

The main drainage feature displays well-defined ordinary high water marks (OHWM) and/or a defined bed and bank, and it transports natural flows from north to south within a relatively undisturbed canyon area. Vegetation in the drainage feature gradually changes from an emergent freshwater marsh in the north to southern willow scrub habitat in the south. A small wetland area occurs within the OHWM of the main drainage feature in both the upstream and downstream portions within the project site. The middle portion of the channel does not meet all three wetland criteria and is therefore not considered a wetland. It is likely that the main drainage feature would be subject to the jurisdiction of the United States Army Corps of Engineers (USACE), CDFW, and California Regional Water Quality Control Board (RWQCB), but because this area will not be disturbed in connection with the development of the project, there will be no need to apply for permits from these agencies for Feature 1.

Feature 2

The man-made pond and the swales associated with the small tributary originate in the northeastern corner of the project site. The area receives sheet flows from the property located northeast of the intersection of Prielipp Road and Elizabeth Lane (approximately 5-acre watershed). The swales do not contain an ordinary high water mark and contain no evidence of clearly defined bed and bank features. Flows are conveyed onto the site under Prielipp Road. The sheet flow is ponded by a man-made earthen berm located in the north-central portion of the project site that was created for the purpose of creating a water feature for the previous adjacent residences.

The man-made pond and adjacent southern cottonwood-willow riparian forest habitat are approximately 0.13 acre in size. The swale upstream of the man-made pond is approximately 650 linear feet in length with an average width of 1.5 feet, resulting in an area of 0.022 acre. The swale downstream of the pond is approximately 620 linear feet in length and has an average width 0.5 feet for an area of approximately 0.007 acre. The total amount of riparian/riverine area associated with Feature 2 is 0.159 acres.

The wildlife agencies consider the man-made pond and associated upland swales to be a secondary tributary to Murrieta Creek. As described in the Background subsection above, for the purposes of this project, the upland swales were reclassified as riparian/riverine habitat based on a hydrologic connection to Murrieta Creek. The man-made pond also supports southern cottonwood-willow riparian forest habitat. The upstream swale supports a combination of disturbed Riversidean sage scrub and chamise chaparral. The downstream swale supports non-native grasslands.

Feature 2 consists of two upland swales and a small human-made ponded area with no ordinary high water mark (OHWM) and is best described as an isolated feature. Therefore, this drainage feature is not subject to USACE jurisdiction. The RWQCB may exert jurisdiction over 0.04 acre of isolated ponded area because the ponded area may support beneficial uses within the region including groundwater recharge as waters of the State. The upland swales likely do not fall under the jurisdiction of the RWQCB because the swales do not support beneficial uses within the region. However, RWQCB reserves the right to make the final decision on jurisdictional limits.

Based on an April 2014 site visit by CDFW representative Heather Pert and USFW representative Christopher Allen, CDFW will exert jurisdiction over the 0.04 acre ponded area, adjacent riparian habitat (0.09 acre), and the upland swales (0.029 acres) for a total of 0.159 acre.

Special-Status Species Habitat Potential

A Dry Season Focused Fairy Shrimp Survey Report (MBA 2012c; **Appendix 4a**) conducted for the proposed project identified the potential for Riverside fairy shrimp to occur within the man-made pond area. Consistent with MSHCP guidelines, a single dry-season survey was conducted on October 5, 2012, and no fairy shrimp cysts were identified (MBA 2012c; **Appendix 4a**).

A focused study for burrowing owls was conducted at the project site by First Carbon Solutions in September 2013 (**Appendix 4b**). The focused study determined that while no burrowing owls were present at the site, suitable habitat for burrowing owls exists.

The proposed project is located within the Stephens' Kangaroo Rat Mitigation Fee Area managed by the Riverside County Habitat Conservation Agency. The project is subject to the habitat mitigation fee.

Tree Survey

A tree survey was prepared for the site and included as **Appendix 4d**. The survey notes that some of the trees are non-native ornamental or fruit trees that were part of the landscaping around the previously existing residences. Other trees on the site are associated with southern cottonwood-willow riparian forest in a drainage feature.

The City of Wildomar only regulates the trimming or removal of trees on public rights-of-way, and on private property above 5,000 feet in elevation. However in preparation of the tree survey, the arborist was directed to:

1. Specify whether there are any existing mature trees with a trunk caliper over 9.5 inches or whether there are any *Quercus agrifolia* (coast live oak) on the property. If any are existing,

label their locations, trunk caliper, species, and whether they will be removed or preserved. If none exist, specify it.

2. Please provide a tree preservation plan that identifies all trees within the project boundary and indicates trees that will be saved and incorporated into the project design.

3. Label all existing tree species, and trunk caliper for all trees within 50 feet of and within the off-site grading areas.

There are no coast live oaks within the project site. There is one coast live oak located off site but within 50 feet of the property line. The canopy of this oak tree overhangs onto the project site in the northwest corner of the site immediately south of the adjacent property. The trees within the conservation area were not included in the tree report because they will not be disturbed. Based on the previous surveys of the project site, the estimated number of trees within the conservation area is well over 230 individuals. The riparian habitat associated with the conservation area contains a mix of mature trees and immature saplings. Tree species include Fremont cottonwood, red willow, arroyo willow, black willow, and coast live oak.

Of the 146 species covered by the MSHCP, there are 106 of the covered species that public and private project applicants would not be required to survey. Covered species for which surveys may be required include 4 birds, 3 mammals, 3 amphibians, 3 crustaceans, 14 Narrow Endemic Plants, and 13 other sensitive plants within the Criteria Area. Of these 40 species, survey area maps are provided for 34 species, and surveys would be undertaken within suitable habitat areas in locations identified on these maps in the MSHCP Plan. Based on the location of the proposed project, none of these 34 species require surveys.

The remaining 6 species are associated with riparian/riverine areas and vernal pools and include least Bell's vireo (Vireo bellii pusillus), southwestern willow flycatcher (Empidonax traillii extimus), western yellow-billed cuckoo (Coccyzus americanus), Riverside fairy shrimp (Streptocephalus woottoni), Santa Rosa Plateau fairy shrimp (Linderiella santarosae), and vernal pool fairy shrimp (Branchinecta lynchi). Although there are no survey area maps for these six species, surveys, if necessary, would be undertaken as described in the habitat assessment (see appendix 4). The habitat assessment determined that there was suitable habitat for least Bell's vireo and Riverside fairy shrimp within the project site.

DISCUSSION

a) **Less Than Significant Impact With Mitigation Incorporated.** During the habitat assessment conducted by a biologist of Michael Brandman Associates (MBA 2014a; **Appendix 4**), A single female coastal California gnatcatcher was observed foraging along the perimeter of the project site along the western property boundary. This portion of the project site has moderate quality coastal sage scrub habitat. Higher quality habitat occurs further to the north and south of the project. It is highly likely that coastal California gnatcatchers use the project site for foraging, but the habitat is not suitable for nesting. This species is listed as threatened by the USFWS and a species of special concern by the CDFW. As a result, construction activities could result in noise, dust, human disturbance, and other dire/indirect impacts to coastal California gnatcatchers on or in the vicinity of the project. Incorporation of mitigation measure **BIO-1** would ensure that potential impacts to this species are less than significant with mitigation incorporated.

The main drainage area also provides potentially suitable nesting and/or foraging habitat for one federally and state endangered species, the least Bell's vireo (*Vireo bellii pusillus*). A record search in the California Natural Diversity Database (CNDDB) revealed this species has been recorded in the general vicinity; the USFWS recorded an individual in 2006 at the eastern edge of the Murrieta Creek watershed (CNDDB element code number ABPBW01114; occurrence number 54). As stated in the habitat assessment, the project site contains marginally suitable habitat for least Bell's vireo, and the habitat will be completed avoided during construction and operation of the project.

Because there is a potential for least Bell's vireo (LBV) to occur on the project site, mitigation measure **BIO-1** requires a preconstruction survey. Mitigation Measure **BIO-1** also includes provisions for assuming the presence of LBV and allowing construction to occur prior to completion of the study. Should project grading prior to completion of the surveys for LBV, a 250- to 300-foot buffer shall be placed around any identified suitable habitat sites within the project site. No grading/construction-related activities can occur within this buffer area during nesting season (January 15–August 31). If construction activities occur during the nesting season, a biological monitor will be required to be present at the project site until the survey has been completed. If the focused survey is completed with negative findings, no further monitoring will be required. If LBV is observed during the focused survey, a biological monitor shall be required to be present at the project site until all construction activities have been completed. Mitigation measure **BIO-4** and consistency with the MSHCP will ensure that Feature 1's 1.88 acres of riverine/riparian habitat plus the additional 3.69 acres of adjacent upland habitat that is adjacent to Feature 1's riverine/riparian area 1 (5.57 acres total) will be preserved.

A Dry Season Focused Fairy Shrimp Survey Report (MBA 2012c; **Appendix 4a**) conducted for the proposed project identified the potential for Riverside fairy shrimp to occur within an "isolated ponded area" on-site. Based on MSHCP requirements, a fairy shrimp survey must be completed to determine presence/absence of Riverside fairy shrimp. Fairy shrimp surveys are typically completed by conducting two wet-season samples or a wet-season and a dry-season sample. Pursuant to the MSHCP guidelines, which state that a single wet- or dry-season fairy shrimp survey is acceptable, a single dry-season survey was conducted on October 5, 2012. No fairy shrimp cysts were identified (MBA 2012c; **Appendix 4a**); therefore, no impacts to fairy shrimp are anticipated as a result of the proposed project.

While the focused study for burrowing owls conducted at the project site by First Carbon Solutions in September 2013 (**Appendix 4b**) found no owls, the site has suitable habitat. Therefore, project implementation may result in the loss of western burrowing owls through destruction of active nesting sites, as well as incidental burial of adults, young, and eggs, which would be considered a potentially significant impact. Implementation of mitigation measures **BIO-1**, **BIO-2**, and **BIO-3** would reduce these impacts to a less than significant level.

Habitats on and adjacent to the project site may provide suitable nesting habitat for birds protected under the Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code. The removal of trees/vegetation during construction activities could result in noise, dust, human disturbance, and other direct/indirect impacts to nesting birds on or in the vicinity of the project site. Potential nest abandonment and mortality to eggs, chicks, or individuals would be considered potentially significant impacts. Incorporation of mitigation measure **BIO-1** would ensure that potential impacts to these species are less than significant with mitigation incorporated..

Other special-status species associated with the project site are identified in **Appendix 4**. All special-status species associated with the project site are covered by the MSHCP. The MSHCP and the Stephens' Kangaroo Rat Habitat Conservation Plan have been analyzed under CEQA. Project compliance with these plans fully mitigates for impacts for these covered species.

b) **Less Than Significant Impact With Mitigation Incorporated.** Sensitive habitats include those that are of special concern to resource agencies and those that are protected under the MSHCP, CEQA, and Section 1600 of the Fish and Game Code. The project site contains two riparian/riverine features that are protected under the MSHCP and potentially impacted by the proposed project activities.

Feature 1, as described in **Table 4-1** and shown on **Figure 5**, consists of an earthen channel and southern cottonwood forest totaling 1.88 acres. As shown in **Figure 5**, the proposed project avoids this sensitive area in its entirety, as well as the 3.69 acres of adjacent upland habitat; however, additional mitigation is needed to ensure the long-term maintenance and appropriate oversight of the area. Mitigation measure **BIO-4** is based on the DBESP recommendations for both initial activity in and ongoing maintenance of this feature of the project. Mitigation measure **BIO-4** will ensure that Feature 1's 1.88 acres of riverine/riparian habitat plus the additional 3.69 acres of adjacent upland habitat that is adjacent to Feature 1's riverine/riparian area 1 (5.57 acres total) will be preserved. Mitigation measure **BIO-4** also requires that the preserved area be improved through the removal of trash, debris, and non-native species. Further, the measure requires that a biologist prepare a Habitat Management Plan (HMP) that establishes standards and an operating budget for ongoing maintenance of the preserved area. This measure also requires that the project homeowners association (HOA) maintain the preserved area and that a biologist oversee the first two years of maintenance by the HOA.

Feature 2, as described in **Table 4-1** and shown on **Figure 5**, contains a man-made pond, adjacent southern cottonwood-willow riparian forest habitat and associated swales. There is no suitable area within the project site to replace these features in kind. Therefore, off-site mitigation is included as mitigation measure **BIO-7**. As recommended in the DBESP, off-site mitigation would be in the form of purchased mitigation credits from the Elsinore-Murrieta-Anza Resource Conservation District (EMARCD). The applicant has indicated that EMARCD has confirmed that it has credits available for purchase, and the available credits consist of willow riparian habitat, which is appropriate mitigation for the project impacts. To account for the potential failure of newly created habitat, resource agencies often require that a project provide more mitigation, or pay for more off-site mitigation, than the amount of habitat being impacted. This additional mitigation is expressed as a ratio and is different depending on the relative success of habitat creation. The DBESP includes, and the resource agencies have accepted, a 3:1 mitigation ratio for the 0.130-acre man-made pond and adjacent riparian habitat, and a 1:1 mitigation ratio for the 0.029 acre upstream and downstream swales. As described in **Table 4-2** the amount of mitigation is 0.419 acres of purchased off-site mitigation credit. The purchase of mitigation credits from the EMARCD will ensure that the habitat affected by the project will be replaced, resulting in an impact that is less than significant with mitigation incorporated.

Table 4-2
Riverine/Riparian Habitat Impact and Mitigation Summary

	Size (acres)	Project Impact	Mitigation
Upland Habitat			
Upland Habitat	3.690	No direct impact as area will be avoided	Indirect impacts mitigated by preservation, enhancement and maintenance (BIO-4)
Feature 1			
Southern Cottonwood Forest	1.880	No direct impact as area will be avoided	Indirect impacts mitigated by preservation, enhancement and maintenance (BIO-4)
Feature 2			
Man-Made Pond	0.040	Direct impact	Offsite mitigation credits at 3:1 = 0.390 acres (BIO-7)
Southern Cottonwood Forest	0.090	Direct Impact	Offsite mitigation credits at 3:1 = 0.390 acres (BIO-7)
Swales	0.029	Direct impact	Offsite mitigation credits at 1:1 = 0.029 acres (BIO-7)
Totals	5.729		Total Offsite 0.419 acres

Source: Appendix 4e, DBESP, 2014

Implementation of mitigation measures **BIO-4** and **BIO-7** will ensure that impacts to the riparian habitat within the project site are less than significant with mitigation incorporated.

c) **Less Than Significant Impact With Mitigation Incorporated.** As noted above and required by implementation of mitigation measure **BIO-4**, the main drainage and associated wetland (Feature 1) identified in the preliminary jurisdictional delineation prepared for the proposed project (MBA 2014b; **Appendix 4c**) will be avoided, conserved, and enhanced by the proposed project and maintained by the HOA. Implementation of mitigation measure **BIO-7** will require that the project applicant purchase off-site mitigation credits to offset the project's impacts to the man-made pond and associated swales (Feature 2).

Implementation of mitigation measures **BIO-4** and **BIO-7** would reduce any potential impacts to potential waters of the State and of the United States by avoidance and purchase of off-site mitigation credits. Therefore, impacts are considered less than significant level with mitigation incorporated.

As shown in The DBESP (Appendix 4c) Figure 1 will be avoided by the proposed project, and as demonstrated in the preliminary jurisdictional delineation (**Appendix 4c**) the characteristics of the man-made pond in Figure 2 are such that this drainage feature is not subject to USACE jurisdiction. The RWQCB will make the determination of the extent of their jurisdiction. If a Clean Water Act (CWA) Section 404 permit were to be required from the USACE, a CWA Section 401 permit would be also required from the Regional Water Quality Control Board (RWQCB). If it is determined by a qualified wetland biologist through consultation with the RWQCB that on-site

jurisdictional features qualify as waters of the State and would be affected by the proposed project, the applicant would be required to obtain authorization from the RWQCB to fill/disturb these features prior to project implementation. Additionally, on-site jurisdictional features qualify as waters of the State, authorization from the CDFW for impacts to these features would be required through the 1602 Streambed Alteration Agreement process. Implementation of mitigation measures **BIO-4** through **BIO-7** would reduce impacts to waters of the State and waters of the United States to a less than significant level.

d) **No Impact.** No wildlife corridors for resident or migratory wildlife species occur on or adjacent to the site. In addition, the project is not located within a Special Linkage Area as defined by the MSHCP (MBA 2014a; **Appendix 4**). As a result, no impact to the movements of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites would occur as a result of the proposed project.

e) **No Impact.** While there are native trees growing on the site, Riverside County Ordinance 559, adopted by the City of Wildomar upon incorporation, applies only to native trees located on land above 5,000 feet in elevation. The proposed project site averages 1,300 feet in elevation; therefore, Ordinance 559 does not apply to the project. The Wildomar Municipal Code (Chapter 16.44) includes a requirement for street trees; however, these provisions are intended for new trees to be planted along roadways and do not address existing native or non-native trees.

A total of 133 trees were mapped on the site as part of the Tree Survey Report (**Appendix 4d**), of which 78 are classified as "mature trees" (greater than 9.5 inches diameter at breast height [DBH]). As noted above, one coast live oak exists off-site but overhangs onto the project site. This coast live oak will not be removed during project construction and will be preserved in the designed open space area in the western of the project site within Feature 1. Development of the site will remove all of the native and non-native trees within the development boundary, except for the small group of trees in the northwestern corner of the project site, immediately north of the coast live oak. The project will also avoid five Fremont cottonwoods during construction, as they are in the preserved area (Feature 1). Additional information regarding trees within the project impact area can be found in MBA's Tree Survey Report (2012d) provided as **Appendix 4d**. As the City has no policies or ordinances addressing trees that affect this site, the project does not conflict with local policies or ordinances protecting biological resources.

f) **Less Than Significant Impact With Mitigation Incorporated.** Implementation of the proposed project may result in a conflict with an adopted habitat conservation plan or natural community conservation plan.

The MSHCP is a habitat conservation plan and natural community conservation plan to which the City of Wildomar is a permittee (i.e., signatory). Although the project site is located within the MSHCP Plan Area, it is not located within a Criteria Cell (Exhibit 8, as cited in MBA 2014a). Since the site is not located within a Criteria Cell, there are no conservation requirements on the property. The project site is, however, still subject to be reviewed for consistency with Section 6.1.2–Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool, Section 6.1.3–Protection of Narrow Endemic Plan Species, Section 6.3.2–Additional Survey Needs and Procedures, and Section 6.1.4–Guidelines Pertaining to the Urban/Wildlands Interface of the MSHCP. A discussion of the proposed project's consistency with these MSHCP sections follows.

Consistency with MSHCP Section 6.1.2: Section 6.1.2 of the MSHCP addresses preservation of riparian, riverine, vernal pool, and fairy shrimp habitats. A dry season survey, conducted for the proposed project in accordance with the MSHCP and approved protocols, did not identify any fairy shrimp cysts within the on-site isolated ponded area (**Appendix 4a**); therefore, no impact to fairy shrimp is anticipated as a result of the proposed project. As discussed above, implementation of mitigation measures **BIO-4**, which requires the preservation, enhancement and maintenance of Feature 1, and **BIO-7**, which requires the purchase of mitigation credit for off-site mitigation for the project's impacts to Feature 2, would ensure that impacts to riparian/riverine habitat are mitigated to a less than significant level with mitigation incorporated.

Consistency with MSHCP Section 6.1.3: Section 6.1.3 sets forth survey requirements for certain narrow endemic plants. The project site is not located within the Narrow Endemic Plant Species Survey Area and therefore would not conflict with Section 6.1.3 (MBA 2014a).

Consistency with MSHCP Section 6.3.2: Section 6.3.2 sets forth the survey requirements for various plant and animal surveys. The project site is not located within a Criteria Area Species Survey Area (MBA 2014a). However, the project is located in an Additional Survey Area for burrowing owl. A focused survey for burrowing owls was conducted by First Carbon Solutions during the 2013 nesting season (**Appendix 4b**). No burrowing owls or their sign were documented during the focused survey; however, burrowing owls have the potential to become established in the future due to the presence of suitable habitat. As a result, implementation of the proposed project could result in impacts to this species. However, implementation of mitigation measures **BIO-2** and **BIO-3** would ensure through preconstruction survey and avoidance that impacts to burrowing owls will be mitigated to a less than significant level with mitigation incorporated.

Relocation plans are prepared and reviewed by CDFW on a case-by-case basis, and are only required if owls are documented onsite. Due to a lack of evidence of occupancy by owls during the focused survey, preparation of a relocation plan is impractical at this time. However, if owls are documented during the preconstruction surveys required under **BIO-2**, then the applicant will be required to prepare a relocation plan for review and approval by CDFW at that time prior to initiation of ground disturbance activities, as required under **BIO-3**.

Consistency with MSHCP Section 6.1.4: Section 6.1.4 of the MSHCP addresses the need for certain projects to incorporate measures to address urban/wildland interfaces in or near the MSHCP Conservation Area. The project site is not located within a Criteria Cell and is not located within or next to any MSHCP Conservation Areas that would require the need for implementation of the Urban/Wildland Interface Guidelines. However, MSHCP Volume I, Section 6.1.2 states that edge treatments shall also be addressed as part of the avoidance and minimization process for areas not to be included in the MSHCP Conservation Area. Furthermore, guidelines for such edge treatments are presented in the MSHCP as the Urban/Wildland Interface Guidelines. Therefore, these guidelines apply to the avoided habitat on-site, even though it may not be part of a MSHCP Conservation Area. Compliance with the Urban/Wildlife Interface Guidelines is ensured, as the guidelines are included as performance criteria for the Habitat Management Plan required under mitigation measure **BIO-4**.

The project would not conflict with Section 6.1.4 of the MSHCP. Based on the MSHCP consistency analysis, the project would not conflict with goals and policies of the MSHCP; therefore, impacts are considered less than significant.

A final component of the MSHCP is Mitigation Fee Areas, which are land areas that occur within the MSHCP and require a fee for development activities to occur. These fees are utilized to fund the minimization of impacts to certain endemic species. The proposed project is located within the MSHCP Mitigation Fee Area (Riverside County Ordinance 810.2) and the Stephens' Kangaroo Rat Mitigation Fee Area (Riverside County Ordinance 663). Mitigation measure **BIO-8** affirms the requirement to pay these fees to comply with the overlying habitat conservation plan (the MSHCP).

With implementation of mitigation measures **BIO-2** and **BIO-3**, that require a preconstruction survey for burrowing owl, **BIO-4** that protects the 1.88 acres of cottonwood-willow riparian forest and the 3.69 acres of adjacent upland habitat, and **BIO-7**, which requires the purchase of mitigation credit for off-site mitigation for the destruction of Feature 2, and **BIO-8**, which requires payment of the Stephens' Kangaroo Rate Mitigation Fee, the impact of the proposed project on the adopted habitat conservation plans is less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

BIO-1 The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, migratory birds, and special-status resident birds (e.g., coastal California gnatcatcher and least Bell's vireo) shall be conducted by a qualified biologist, up to 14 days before initiation of clearing and/or construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.

In the event that project grading is approved prior to completion of focused surveys for the least Bell's vireo (LBV), a 250- to 300-foot buffer shall be placed around any identified suitable habitat sites within the project site. No grading/construction-related activities will occur within this buffer area during nesting season (January 15–August 31). If construction activities occur during the nesting season, a biological monitor shall be required to be present at the project site until a focused survey has been completed. If the focused survey is completed with negative findings, no further monitoring will be required. If LBV is observed during the focused survey, a biological monitor shall be required to be present at the project site until all construction activities have been completed.

If an active nest is located within 100 feet (250 feet for raptors) of clearing and/or construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around

the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS. The exclusion zones shall remain in force until all young have fledged.

Reference to this requirement and to the Migratory Bird Treaty Act shall be included in the construction specifications.

If clearing and/or construction activities or tree removal are proposed to occur during the non-breeding season (September 1–January 14), a survey is not required, no further studies are necessary, and no mitigation is required.

Timing/Implementation: *The project applicant shall incorporate requirements into all rough and/or precise grading plan documents. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.*

Enforcement/Monitoring *City of Wildomar Planning and Public Works Departments*

BIO-2 Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl within the survey area, where suitable habitat is present, will be conducted for all covered activities through the life of the building permit. Surveys will be conducted 30 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season.

The breeding period for burrowing owls is February 1 through August 31, with the peak being April 15 to July 15, the recommended survey window. Winter surveys may be conducted between September 1 and January 31. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.

Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 150 meters (500 feet) of the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo.

Timing/Implementation: *Thirty days prior to any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning and Public Works Departments*

BIO-3 If burrowing owls are identified during the survey period, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance:

Active nests within the areas scheduled for disturbance or degradation shall be avoided from February 1 through August 31, and a minimum 75-meter (250-foot) buffer shall be provided until fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist.

If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFW to encourage owls to move to

alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through noninvasive methods that the burrow is no longer occupied. Foraging habitat for relocated pairs shall be provided in accordance with guidelines provided by the CDFG (2012).

If relocation of the owls is approved for the site by the CDFW, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:

- The location of the nest and owls proposed for relocation.
- The location of the proposed relocation site.
- The number of owls involved and the time of year when the relocation is proposed to take place.
- The name and credentials of the biologist who will be retained to supervise the relocation.
- The proposed method of capture and transport for the owls to the new site.
- A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
- A description of efforts and funding support proposed to monitor the relocation.

If paired owls are present within 50 meters (160 feet) of a temporary project disturbance (e.g., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort.

Timing/Implementation: *Prior to any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning and Public Works Departments*

BIO-4 The project applicant shall ensure there is no loss of the 1.88 acres of riparian habitat supported by the drainage feature identified by this document as Feature 1 (shown as Lot L on Figures 3a and 3b). The required conservation of the 1.88 acres of cottonwood-willow riparian forest plus the conservation of the 3.69 acres of adjacent upland habitat, will be accomplished by including a deed restriction on the combined 5.57 acre parcel itself, as well as by placing a deed restriction for all properties adjacent to the area of Feature 1 informing property owners of the status of the area as preserved lands.

BIO-5 A homeowners association of the project, or another entity designated by the project applicant and approved by the City, shall preserve and manage the conservation area required by BIO-4 in accordance with MSHCP requirements, as well as the applicable regulatory requirements of the CDFW, the USACE, and/or the State Water Resources Control Board. The preservation and management of the conservation area shall be subject to a Habitat Management Plan (HMP) prepared by a qualified biologist. In addition, the Habitat Management Plan shall be funded, developed and implemented by the applicant and/or the Home Owners Association ("HOA") of the completed project, and that Plan shall be submitted to the City for review and approval prior to any clearing and/or construction

activity. The Plan's preservation and management of the area shall include, but is not limited to the following:

- **Toxics**: Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.

- **Lighting**: Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

- **Noise**: Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.

- **Invasives**: Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features. MSHCP Table 6-2 has been included in Appendix E for reference purposes.

- **Barriers**: Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas.

- **Drainage**: Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area.

a. A qualified biologist shall meet with the landscape crew that will be responsible for the maintenance of the riparian area to discuss the plants that require removal.

b. A qualified biologist will monitor the first two years of maintenance activities to ensure enhancement and maintenance activities are adequate.

c. A preconstruction nesting bird survey will be required prior to vegetation removal or ground-disturbing activities within 250 feet of the riparian vegetation.

d. Trash, debris, and previous construction elements will be removed from the riparian area.

e. In order to meet the DBESP requirement of an equivalent or superior preservation, the main drainage feature's riparian habitat will be enhanced. This enhancement area shall be contained within the entire 1.88 acres of riparian habitat on-site. Habitat enhancement will require the removal of non-native invasive species such as pampas grass (*Cortaderia selloana*), broadleaf cattail (*Typha latifolia*), and Mediterranean tamarisk (*Tamarix ramosissima*).

f. Once construction of the project has been completed and the mechanism for maintaining the riparian area has been completed, the first year of habitat management will begin.

g. The riparian area will be visited on four separate occasions throughout the first year to remove all non-native weedy species. Many weedy species emerge during different times of the year. Multiple site visits will ensure that all invasive plant species will be targeted. An annual monitoring survey and report shall be prepared to qualitatively assess the main drainage feature and estimate the amount of remaining non-native species. Following the first year of maintenance, non-native invasive plants should not exceed 5 percent vegetative cover.

h. The second year of habitat management will require two separate site visits. Once the majority of the non-native invasive species have been removed, the likelihood of reoccurrence will be minimized and therefore, the number of necessary surveys is reduced. A second annual monitoring survey will be conducted in a similar fashion to the first year, documenting the estimated percentage of non-native invasive species coverage. Following the first year of maintenance, non-native invasive plants should not exceed 2 percent vegetative cover.

i. An annual report of findings will be established to document the performance of the applicant and/or the HOA in managing the open space area and will be sent to the City for review. The report will assess the project based on the performance standards as well as a qualitative assessment of the drainage feature with regard to improving existing site conditions.

Timing/Implementation: *Prior to any prior to any clearing and/or construction activity*

Enforcement/Monitoring: *City of Wildomar Planning and Public Works Departments*

BIO-6 The project applicant shall comply with the applicable requirements, if any, of the CDFW, the USACE, and/or the State Water Resources Control Board with respect to both Feature 1 and Feature 2, including but not limited to the requirement to obtain Clean Water Act Section 404 and 401 permits from the USACE and RWQCB and a 1602 Streambed Alteration Agreement/Permit from CDFW,and ensure that the project will result in no net loss of potential waters of the State and waters of the United States.

Evidence of compliance with this mitigation measure shall be provided prior to ground-disturbing or grading activities for the proposed project.

Timing/Implementation: *Prior to any vegetation removal or ground-disturbing activities*

Enforcement/Monitoring: *City of Wildomar Planning and Public Works Departments*

BIO-7 Because the project will directly impact the 0.159 acre pond and swales that comprise Feature 2, the owner, developer, or successor in interest shall purchase mitigation credits in the amount of 0.419 acre. The purchase is anticipated from the Elsinore-Murrieta-Anza Resource Conservation District, but may be purchased from any other entity acceptable to the Regional Conservation Authority and the City of Wildomar. The purchased credits shall be for willow riparian habitat and shall be associated with land within the Murrieta Creek watershed.

Timing/Implementation: *Prior to any vegetation removal or ground-disturbing activities within Feature 2.*

Enforcement/Monitoring: *City of Wildomar Planning and Public Works Departments*

BIO-8 The project applicant shall submit fees to the City in accordance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mitigation Fee Areas, including the MSHCP Mitigation Fee Area and the Stephens' Kangaroo Rat Mitigation Fee Area, as applicable. MSHCP mitigation fees are used to purchase off-site occupied habitat within the designated conservation areas to ensure the long-term conservation of coastal California gnatcatcher. Similarly, the Stephens Kangaroo Rat Mitigation Fee is designed to generate funds to purchase off-site occupied habitat for Stephens' kangaroo rats in core conservation areas.

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

Enforcement/Monitoring: *City of Wildomar Planning Department*

5. Cultural Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

DISCUSSION

a) **No Impact**. An archeological investigation of the proposed project site (**Appendix 5**) included a field survey conducted by a qualified archeologist on September 3, 2012, and a records search by the Eastern Information Center at the University of California at Riverside did not identify any historic sites on the proposed project site. Since no historic structures are currently located on the site or adjacent to the site, no impacts to historic resources are anticipated.

b) **Less Than Significant Impact With Mitigation Incorporated**. The project is not anticipated to cause a substantial adverse impact to an archaeological resource. However, because archaeological resource sites have been identified in Wildomar, there is a potential for the unanticipated discovery of these resources. Mitigation measures **CUL-1** through **CUL-7** will ensure that any unanticipated discovery will not have a significant impact to archeological resources.

The Phase I Cultural Resources Survey performed for the proposed project (Brian F. Smith and Associates 2012b; **Appendix 5**) did not identify any cultural resources on the project site. The Phase I survey notes that most of the project site has been impacted or partially developed in the past and that when land is cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is typically lost.

However, a cultural resources records search performed for the proposed project by the Eastern Information Center of the California Historical Resources Information Center (CHRIS) indicated that 83 cultural resources studies have been conducted within a 1-mile radius of the project site, two of which involved the project site itself. The report also indicates that 14 cultural resources sites are located within a 1-mile radius of the project site, none of which involved the project site. A Sacred Lands File was also conducted with the Native American Heritage Commission (NAHC), and Native American cultural resources were not identified within a half mile of the project site.

As a component of the Phase I Cultural Resources Survey, Brian F. Smith and Associates petitioned the NAHC for a list of appropriate Native American contacts for the proposed project

site. The NAHC responded by providing a list of 15 local tribal authorities who should be made aware of the proposed project (**Appendix 5**).

Given that prior development within the project site might mask archeological deposits, as well as the moderate frequency of archeological deposits surrounding the project site, there is a potential that buried archeological deposits are present within the project boundary. Therefore, mitigation measures **CUL-1** through **CUL-7** will be implemented to reduce impacts in the event that cultural resources are found during grading. Any impact will be less than significant with mitigation incorporated.

c) **Less Than Significant Impact With Mitigation Incorporated**. A paleontological resource assessment was completed for the proposed project by Brian F. Smith and Associates, Inc. in 2012 (**Appendix 5a**). According to this assessment, the project site is located within an area that is assigned a High Paleontological Sensitivity, meaning that it is in an area of exposed geologic formations or mappable rock units that contain fossilized body elements and trace fossils on or below the surface. The high sensitivity is associated mostly with the presence of the sandstone member of the Pauba Formation and the sandstone member of the Sandstone and Conglomerate of Wildomar. Mitigation measures **CUL-8** through **CUL-12** will be implemented to reduce impacts in the event that paleontological resources are found during grading. Any impact will be less than significant with mitigation incorporated.

d) **Less Than Significant Impact With Mitigation Incorporated**. There are no records identifying the proposed project site as a formal or informal cemetery. While it is unlikely that human remains will be disturbed during the implementation of the proposed project, if human remains are encountered during ground-disturbing activities, implementation of mitigation measures **CUL-1** through **CUL-7**will reduce any impacts to a less than significant level.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

CUL-1 Prior to development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording in all construction contract documentation:

If during grading or construction activities cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the Pechanga Tribe (Tribe). Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of the resources identified, and the method of preservation and/or recovery for identified resources. In the event the significant resources are recovered and if the qualified archaeologist and the Tribe determines the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2 and the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure **CUL-2**.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

CUL-2 At least 30 days prior to seeking a grading permit, the project applicant(s) shall contact Pachanga Tribe to notify the Tribe of grading, excavation, and the monitoring program and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall include, but not be limited to, outlining provisions and requirements for addressing the treatment of cultural resources; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site; and establishing on-site monitoring provisions and/or requirements for professional Tribal monitors during all ground-disturbing activities. A copy of this signed agreement shall be provided to the Planning Director and Building Official prior to the issuance of the first grading permit.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

CUL-3 Prior to development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:

If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" within 24 hours of receiving notification from the coroner. The most likely descendant shall then have 48 hours to make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

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

CUL-4 All cultural materials, with the exception of sacred items, burial goods, and human remains, which will be addressed in the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure **CUL-2**, that are collected during the grading monitoring program and from any previous archeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility, which meets the standards set forth in 36 CRF Part 79 for federal repositories.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

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

CUL-5 All sacred sites, should they be encountered within the project site, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the Pechanga Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

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

CUL-6 Prior to development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:

If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery. The developer, the project archeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the developer and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique as defined by relevant state and local law, avoidance and mitigation would be required pursuant to and consistent with Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

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

CUL-7 To address the possibility that cultural resources may be encountered during grading or construction, a qualified professional archeologist shall monitor all construction activities that could potentially impact archaeological deposits (e.g., grading, excavation, and/or trenching). However, monitoring may be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural resources.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-8 Prior to the issuance of a grading permit, the project applicant(s) shall identify the qualified paleontologist to the City of Wildomar who has been retained to evaluate the significance of any inadvertently discovery paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the City of Wildomar Planning Director. The developer shall pay for all required treatment and storage of the discovered resources.

Timing/Implementation: Prior to the issuance of a grading permit

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-9 A qualified paleontologist or paleontological monitor shall monitor all mass grading and excavation activities. Monitoring will be conducted in areas of grading or excavation in undisturbed formational sediments of the sandstone member of the Pauba Formation (Qpfs) and the sandstone member of the Sandstone and Conglomerate of Wildomar (QTsw), of late Pliocene to middle Pleistocene age, as well as where over-excavation of surficial alluvial sediments will encounter these formations in the subsurface. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.

Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing construction activities

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-10 Any recovered paleontological specimens shall be identified to the lowest taxonomic level possible and prepared for permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates shall occur if necessary.

Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing construction activities

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-11 Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage shall occur at an institutional repository approved by the City of Wildomar. The paleontological program shall include a written repository agreement prior to the initiation of mitigation activities.

Timing/Implementation: *As a condition of project approval, and implemented during ground-disturbing construction activities*

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

CUL-12 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to and accepted by the City of Wildomar, shall signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.

Timing/Implementation: *Following ground-disturbing activities, and implemented prior to the issuance of a building permit*

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

6. Geology and Soils

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	
ii) Strong seismic ground shaking?		✓		
iii) Seismic-related ground failure, including liquefaction?		✓		
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?		✓		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		✓		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓

DISCUSSION

a)

i) **Less Than Significant Impact**. The project is located within seismically active Southern California (Seismic Zone 4) and is expected to experience occasional strong ground motions from earthquakes caused by both local and regional faults. The project site does not lie within a California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) but does lie within the Riverside County Fault Zone. Geologic mapping indicates that a branch of

the Elsinore Fault Zone (Glen Ivy Segment), which is also included in the Riverside County Fault Zone, may transect the project site, although it is not zoned by the State of California. However, a review by Geosoils, Inc. (2012a) of published maps and the Riverside County Land Information System indicates that no known active faults are located on-site (**Appendix 6**).

As there is no evidence of a known fault on the project site, the project would not expose people or structures to potential substantial adverse effects associated with ground rupture. This would be considered a less than significant impact.

ii) **Less Than Significant Impact With Mitigation Incorporated.** The proposed project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The project site is located in an area of high regional seismicity and may experience horizontal ground acceleration during an earthquake along the Wildomar fault of the Elsinore Fault Zone or other fault zones throughout the region. The project site does not lie within a California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone) but does lie within the Riverside County Fault Zone. The project site has been, and will continue to be, exposed to strong seismic ground shaking, which is considered a potentially significant impact. Implementation of mitigation measures **GEO-1** and **GEO-2** will minimize the potential for damage associated with strong seismic ground shaking and will reduce this impact to a less than significant level.

iii) **Less Than Significant Impact With Mitigation Incorporated**. A geotechnical investigation performed for the proposed project by Geosoils (2012b; **Appendix 6**) determined that the project site is not within a liquefaction zone as established by the County of Riverside or the State of California. The investigation screened the soils of the project site (pursuant to Special Publication 117) and further revealed that the potential for liquefaction and adverse associated adverse effects within the site is considered low. The investigation concluded that adverse geological features that would preclude project feasibility were not present at the site. Any impacts would be less than significant.

The geotechnical investigation revealed that the proposed project site contains soils which may be characterized as corrosive to moderately corrosive. Corrosive soils can affect metal such as pipes or nails that might come into direct contract with the soil. Addressing corrosive soils depends on the level of corrosivity, type of construction, foundation treatments and materials involved in construction. Because the specific information regarding the type and location of building materials to be used for the proposed residences is unknown at this time mitigation measure MM **GEO-4** requires that a qualified corrosive soils engineer evaluate the development plans and make a recommendation to the City on the best method of addressing the potential impact associated with the site's corrosive soils. Typical mitigation measures include installation of Sacrificial steel, An appropriate cementitious material cover (e.g., grout), Surface coatings (e.g., epoxy, zinc, etc.), Grout filled corrugated plastic sheath encapsulation, use of Stainless steel or a combination of these or similar factors. Mitigation measure **GEO-4** will require that a qualified corrosive soils engineer further investigate the soils of the project site and that the same qualified corrosive soils engineer will make a recommendation to the City to be included in the development plans. This is a normal aspect of construction and following the implementation of mitigation measure **GEO-4**, the impact will be less than significant.

iv) **No Impact.** The proposed project is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from landslides. Due to the relatively level terrain in the proposed project area, this site is not subject to landslide, collapse, or rockfall hazards. The project site is located in an area of general seismic activity but does not contain areas subject of unstable geologic units or soil. According to the Wildomar General Plan (2008), the project site has no potential for landslides. Additionally, due to the proposed project site's distance from boulders or other rock formations, there is no potential for mudslide or rock fall hazards. No impacts are anticipated.

b) **Less Than Significant Impact With Mitigation Incorporated**. Soil erosion may result during construction of the proposed project, as grading and construction can loosen surface soils and make soils susceptible to the effects of wind and water movement across the surface. The City routinely requires the submittal of detailed erosion control plans with any grading plans. The implementation of mitigation measures **GEO-2** and **GEO-3** will address any erosion issues associated with the grading of the site. As a result, these impacts would be less than significant with mitigation incorporated.

c) **Less Than Significant With Mitigation Incorporated**. See Impact a) iii.

d) **Less Than Significant Impact**. The project site is characterized as being underlain by Pleistocene-age sedimentary bedrock deposits assigned to the Pauba Formation. The bedrock deposits on-site are locally mantled by relatively thin layers of artificial fill, colluvium/topsoil, and younger alluvial deposits in the minor canyon areas. The bedrock deposits are generally well-indurated, cross-bedded sandstones and siltstones containing sparse cobble- to boulder-sized conglomerate beds. At depth, the sedimentary bedrock deposits encountered during the Geosoils study (2012b) were generally observed to be varying hues of reddish brown silty sands and sandy silts, with locally occasional discontinuous layers or lenses of cobble- to boulder-sized clasts (**Appendix 6**).

All soils on the project site have a low shrink-swell potential; therefore, they would not be considered expansive soils. Development proposed on the site is required to comply with the California Building Code and commonly accepted engineering practices, which require special design and construction methods for dealing with expansive and unstable soil behavior. Compliance with recommendations included in the soils report that is required prior to issuance of a grading plan, as well as with applicable building codes, would ensure that soils on the project site would be capable of supporting the structures resulting from the proposed project. This compliance would reduce impacts resulting from expansive and unstable soils to a less than significant level.

e) **No Impact**. The project does not propose the use or construction of septic tanks or alternative wastewater disposal systems; therefore, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

GEO-1 Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Wildomar.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

GEO-2 All grading shall conform to Chapter 15.12, Building Code, of the Wildomar Municipal Code, and all other relevant laws, rules, and regulations governing grading in Wildomar. Prior to commencing any grading that includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building Department.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

GEO-3 Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Chapter 15.12 of the Wildomar Municipal Code. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.

Timing/Implementation: *The project applicant shall incorporate requirements into all rough and/or precise grading plan documents. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.*

Enforcement/Monitoring: *City of Wildomar Planning and Public Works Departments*

GEO-4 The project applicant shall retain a qualified corrosive soils engineer. The qualified corrosive soils engineer shall investigate the project site for corrosive soils, review all grading and construction/building plans and recommend mitigation measures which shall be implemented to minimize any potential impacts associated with the site's corrosive soils, including but not limited installation of sacrificial steel, an appropriate cementitious material cover (e.g., grout), surface coatings (e.g., epoxy, zinc, etc.), grout filled corrugated plastic sheath encapsulation, use of stainless steel or a combination of these or similar factors. Prior to issuance of the project's first building permit, the City Engineer shall review and approve the corrosive soils report, and if required, the project applicant shall modify the foundation design of the project's structures to take into account the recommendations in the corrosive soils report, with such revised foundation designs to be approved by the City Engineer.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

7. Greenhouse Gas Emissions

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

DISCUSSION

a) **Less Than Significant Impact.** Construction and operation of the proposed project would generate greenhouse gas (GHG) emissions. Overall, the following activities associated with the future residential development could directly or indirectly contribute to the generation of GHG emissions:

- **Construction Activities:** During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Furthermore, CH_4 is emitted during the fueling of heavy equipment.

- **Gas, Electric, and Water Use:** Natural gas use results in the emissions of two GHGs: CH_4 (the major component of natural gas) and CO_2 from the combustion of natural gas. Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. California's water conveyance system is energy-intensive. Preliminary estimates indicate that the total energy used to pump and treat this water exceeds 6.5 percent of the total electricity used in the state per year.

- **Solid Waste Disposal:** Solid waste generated by the project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste, and they produce additional GHGs to varying degrees. Landfilling, the most common waste management practice, results in the release of CH_4 from the anaerobic decomposition of organic materials. Methane is 21 times more potent a greenhouse gas than CO_2. However, landfill CH_4 can also be a source of energy. In addition, many materials in landfills do not decompose fully, and the carbon that remains is sequestered in the landfill and not released into the atmosphere.

- **Motor Vehicle Use:** Transportation associated with the proposed project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips.

GHG emissions associated with residential land uses would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related new vehicular trips and stationary source emissions, such as natural gas used for heating and electricity usage for lighting. Preliminary guidance from the Office of Planning and Research (OPR) and recent letters

from the Attorney General critical of CEQA documents which have taken different approaches indicate that lead agencies should calculate, or estimate, emissions from vehicular traffic, energy consumption, water conveyance and treatment, waste generation, and construction activities. The calculation presented below includes construction as well as long-term operational emissions in terms of annual carbon dioxide equivalents (CO_2e) associated with the anticipated operations of the proposed project. The resultant emissions of these activities were calculated using the CalEEMod air quality model (**Appendix 7**). CalEEMod (SCAQMD 2011a) is a statewide land use emissions computer model designed to provide a uniform platform for the use of government agencies, land use planners, and environmental professionals.

Thresholds of significance illustrate the extent of an impact and are a basis from which to apply mitigation measures. On September 28, 2010, the SCAQMD conducted Stakeholder Working Group Meeting #15, which resulted in a recommended threshold of 3,000 metric tons of carbon dioxide equivalents (CO_2e) as a threshold for all land uses. Therefore, for the purposes of this evaluation and in the absence of any other adopted significance thresholds, a threshold of 3,000 metric tons of CO_2e per year is used to assess the significance of greenhouse gases. Emissions resulting from implementation of the proposed project have been quantified and the quantified emissions are compared with the SCAQMD greenhouse gas threshold. The anticipated GHG emissions during project construction and operation are shown in **Table 7-1**. Per this table, GHG emissions projected to result from both construction (amortized over 30 years) and operation of the proposed project would not exceed the SCAQMD greenhouse gas threshold of 3,000 metric tons of CO_2e per year. The impact is therefore considered less than significant.

Table 7-1
Construction-Related and Operational Greenhouse Gas Emissions (Metric Tons per Year)

Emission Type	CO_2e
Construction (amortized over 30 years)	26
Indirect Emissions from Energy Consumption	287
Water Demand	49
Waste Generation	36
Area Source (landscaping)	45
Mobile Source (vehicles)	898
Operations Total	**1,341**
SCAQMD Greenhouse Gas Threshold	*3,000*
Threshold Exceeded?	No

Source: CalEEMod (SCAQMD 2011a). Notes: Diesel-fueled construction equipment load factors reduced by 33 percent as directed by CARB to account for OFFROAD emissions overestimation (CARB 2010).

b) **Less Than Significant Impact.** The City of Wildomar does not have local policies or ordinances with the purpose of reducing GHG emissions. However, the City is subject to compliance with the Global Warming Solutions Act (AB 32), codified at Health and Safety Code Sections 38500, 38501, 28510 (repealed), 38530, 38550, 38560, 38561–38565, 38570, 38571, 38574, 38580, 38590, and 38592–38599. The law instructs CARB to develop and enforce regulations for the reporting and verifying of statewide GHG emissions. The act directed CARB to set a GHG emission

limit based on 1990 levels, to be achieved by 2020. The adoption of AB 32 provided a clear mandate that climate change should be included in the environmental review process for development projects. As identified under Impact a) above, the proposed project would not surpass the SCAQMD's recommended GHG significance thresholds, which were prepared with the purpose of complying with the requirements of AB 32. Therefore, the proposed project would not conflict with AB 32. This impact is less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

8. Hazards and Hazardous Materials

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
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?		✓		

DISCUSSION

a) **Less Than Significant Impact**. The Riverside County Environmental Health Department issues permits to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons or 500 pounds, or 200 cubic feet of compressed gas, at any time. The Riverside County Environmental Health Department also implements the Hazardous Material Management Plans (Business Emergency Plans) that include an inventory of hazardous materials used, handled, or stored at any business in Wildomar.

When completed, the proposed project will be a residential development, which will not be expected to store or use any significant quantities of hazardous materials. During the construction phase of the proposed project, the stormwater pollution prevention program will manage the presence and use of hazardous materials on the site. Any impacts would be less than significant.

b) **Less Than Significant Impact**. Residential development associated with the proposed project would not include uses that utilize large quantities of hazardous materials. Due to the limited nature of materials associated with residential land uses and the existing regulatory requirements, the potential for release of hazardous materials into the environment associated with development would be considered less than significant.

c) **No Impact**. Ronald Reagan Elementary School is located approximately 1.5 miles from the project site, as is Tovashal Elementary School. As a residential development, the project will not emit hazardous emissions or handle hazardous or acutely hazardous material within one-quarter mile of a school. No impacts are expected.

d) **Less Than Significant Impact**. According to the Phase I Environmental Site Assessment performed for the proposed project by Geosoils, Inc. (2012a; **Appendix 8**), there are no database listings regarding the handling, storage, use, or disposal of hazardous materials/waste for the project site.

One mapped risk site was reported in the agency database records search performed by Geosoils. The mapped risk site, Southern California Edison, 24487 Prielipp Road, located 0.23 mile northwest of the project site, is reported as a Resource Conservation and Recovery Act (RCRA) "Large Quantity Generator" (i.e., generates more than 1,000 kilograms per month of hazardous waste), with no reported releases or violations. Based on the status and location of this risk site, Geosoils (2012a) concluded that this site is considered to have a low environmental risk potential to the project site.

There is one unmapped risk site reported in the Geosoils database search. The database records provide no specific information on the unmapped site, Bureau of Indian Affairs-Tribal Land with unknown address. Based on the available data, Geosoils concluded that this unmapped risk site does not represent a significant potential to environmentally impact the subject property based on its status and/or location. Any impacts would be less than significant.

e) **No Impact**. The project site is not located within any airport land use plan. The closest public airport is French Valley Airport, which is located approximately 8.5 miles southeast of the project site. Given the distance and because the project is not in the airport land use plan area for French Valley Airport, there is no impact.

f) **No Impact**. The project site is located in proximity to Skylark Field, which is a private airstrip located at the south end of Lake Elsinore, approximately 5.5 miles northwest of the project site. Skylark Field is used primarily by skydiving aircraft, which commonly drop parachutists into the nearby back-bay area south of the lake. The airport is also used for gliding and other recreational uses. As shown in Figure 5, Skylark Airfield Area of Influence, of the Wildomar General Plan, the proposed project site is outside of the area of influence (City of Wildomar 2008). No impact is anticipated.

g) **No Impact**. Access to the project site is from Prielipp Road and Elizabeth Lane. Development of the proposed project will not require the closure or relocation of any roadways, and operation of the proposed project is not expected to interfere with access to either Prielipp Road or Elizabeth Lane. As a result, the project will have no impact on any plans for emergency evacuation.

h) **Less Than Significant Impact With Mitigation Incorporated**. According to a Fire Behavior Report and Conceptual Fuel Modification Plan created for the proposed project (Fire Safe Solutions 2012; **Appendix 8a**), the project site is in a California Department of Forestry and Fire Protection (Cal Fire) Local Responsibility Area (LRA) and is completely within a Very High Fire Severity Zone (VHFSZ). The report also used the BEHAVE model to measure the intensity of a fire moving toward the project site to design a protection system which will ensure that the project will be safe from wildland fires even without fire department suppression activities. This protection system includes mitigation measures **HAZ-1**, **HAZ-2**, and **HAZ-3,** which will reduce the flame lengths and fire intensity of a wildfire event. Mitigation measures **HAZ-1**, **HAZ-2**, and **HAZ-3** will help to ensure that the exterior portions or attic spaces of the structures of the proposed project will not ignite from exterior fire exposure from a wildland vegetation fire. This is primarily because the greatest fire energy will be situated away from the structures due to the low plant densities within the defensible space zones and the construction feature requirements. Parts of the project are adjacent to the protected Feature 1 and may not be able to conduct fuel modification in the protected area. Mitigaiton Measure HAZ-3 allows for the construction of a block wall or block and tempered glass wall to serve as a fire break consistent with the recommendations in Appendix 8a. Following the implementation of mitigation measures **HAZ-1**, **HAZ-2**, and **HAZ-3**, any impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Based on the historic property use, septic tanks (systems) may exist on the property. Any buried septic systems shall be properly removed or abandoned following Riverside County Environmental Health Department guidelines.

2. Any trash, debris, and waste materials remaining from uses prior to development shall be disposed of off-site, in accordance with current local, state, and federal disposal regulations. Any materials containing petroleum residues encountered during property improvements shall be evaluated prior to removal and disposal, following proper procedures. Any buried trash/debris encountered shall be evaluated by an experienced environmental consultant prior to removal.

3. The three existing wells located within areas of proposed development shall be properly abandoned following the guidelines set forth in Section 13.20.100 of the Wildomar Municipal Code.

MITIGATION MEASURES

HAZ-1 In accordance with the defensible space program included in **Appendix 8a**, two defensible space zones shall be created and maintained by the Homeowner's Association (HOA) of the completed project. The Homeowner's Association's Conditions, Covenants, and Restrictions (CC&Rs) shall contain language requiring homeowners to be aware of, and to observe the management of, the two zones.

The zones will include an Irrigated Zone A and a No/Low Fuel/Thinning Zone B.

Zone A will be located between the structures and Zone B. The formal Zone A will start at the end of the private lots and will be contained within a lettered lot under the control of the HOA. Zone A shall be cleared of all natural vegetation and replanted with only approved plants listed on the approved plans (**Appendix 8a**) and in accordance with the spacing requirements of the same appendix. HOA CC&R documents will have language prohibiting the construction of combustible structures within Zone A. Homebuyers shall be required to sign a disclosure indicating they are aware of the defensible space zone. Zone A will be irrigated to keep the vegetation in a state of high fuel moisture year round.

Zone B will start at the end of Zone A and move outward away from the structures toward the native vegetation. Zone B shall be developed and maintained in one of three methods:

1. Cleared permanently and replaced with a noncombustible cover such as a boulder blanket or rock outcropping to prevent erosion. Any vegetation that establishes in this area would be removed.
2. Vegetation replaced with surface covering such as wood chips, base, or gravel. This area would be maintained free of vegetation.
3. Selective thinning of natural vegetation to ground coverage of 50 percent or less, with all of the dead and downed materials removed annually. All seasonal grasses will be cut to a height of no greater than four inches (4”) prior to the start of fire season but in no case could the height exceed eighteen inches (18”) even when the plants are growing and still not capable of burning. No highly combustible plants will be permitted. Any highly combustible plants will be removed from the zone during the regular maintenance activities before they seed into the area. Native shrubs shall be maintained at a height no greater than twenty-four inches (24”) in height.

Timing/Implementation: *As a condition of occupancy, and implemented prior to occupancy*

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

HAZ-2 Homebuyers shall be required to sign a disclosure indicating that they have knowledge of and will comply with the defensible space zone within the proposed project.

Timing/Implementation: *As a condition of occupancy, and implemented prior to occupancy*

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

HAZ-3 As recommended by the Fire Behavior Report created for the proposed project (**Appendix 8a**), a perimeter block wall/radiant heat wall shall be constructed when a fuel modification zone is not possible without off-site improvements.

Timing/Implementation: *As a condition of occupancy, and implemented prior to occupancy*

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

9. Hydrology and Water Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?		✓		
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 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)?			✓	
c) Substantially alter the existing drainage pattern of the site or 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?		✓		
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?			✓	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		✓		
f) Otherwise substantially degrade water quality?			✓	
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?				✓
h) Place within 100-year flood hazard area structures which would impede or redirect flood flows?				✓
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?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

Overview

The proposed project accommodates both development runoff and existing storm drainage that enters the site across Prielipp Road and flows south and west through existing drainage courses. Two drainage courses traverse the property. The proposed grading and development of the project will remove the eastern drainage feature (Feature 2). The proposed project will increase the amount of impervious surface on the project site and will construct facilities to convey stormwater as well as treat project-related stormwater runoff. Information in this section is based on the Preliminary Water Quality Management Plan (WQMP) included as **Appendix 9** and the Preliminary Drainage and Detention Basin Design Report included as **Appendix 9a** to this Initial Study, both prepared by SB&O Inc. in 2012.

Existing Storm Drainage

The proposed project has an elevation of 1,348 feet near the intersection of Prielipp Road and Summer Dain Lane, and a proposed storm drainage basin bottom elevation of approximately 1,301 feet. A deep drainage course slopes southwesterly along the westerly limits of the proposed project site (Feature 1). Feature 1 contains the site wetlands (see subsection 4, Biological Resources), is located in Parcel L, and will remain as open space (see **Figures 3a** and **3b**). Feature 2 traverses the proposed project site near the northeast comer of the site trending southwest. The majority of the developed portion of the site is tributary to Feature 2.

An existing small off-site drainage basin (approximately 6.6 acres), located at the northwest corner of the intersection of Elizabeth Lane and Prielipp Road, is also tributary to Feature 2. The existing peak-flow stormwater runoff from the site is calculated to be 61.28 cubic feet per second (cfs), which includes approximately 25.12 cfs peak stormwater flow that originates off-site but is conveyed to the project site (see **Appendix 9a**).

The off-site storm drainage from a small tributary drainage basin enters the proposed project site from a culvert extending from the northwest corner of the intersection of Prielipp Road and Elizabeth Lane diagonally across Prielipp Road to a point shown on proposed Parcel 65 of the tentative subdivision map (see **Figures 3a** and **3b**). Additional drainage is collected from a small 0.70-acre area east of the intersection of Prielipp Road and Elizabeth Lane and conveyed through a surface “cross gutter” across Elizabeth Lane to the project site.

Project Proposal for Existing Off-Site Storm Drainage

The existing off-site storm drainage will be collected at the current inlet location at the northwest corner of the intersection of Prielipp Road and Elizabeth Lane and conveyed south under Elizabeth Lane in a 24-inch reinforced concrete pipe (RCP) to the future intersection of “A” Street and Elizabeth Lane. The existing surface cross gutter in Elizabeth Lane will be eliminated and a new drop inlet (drainage intake structure) will be built on the southeast corner of the intersection of Elizabeth Lane and Prielipp Road approximately 50 feet east of the intersection. The drop inlet will connect to a new 18-inch pipe in Preilipp Road to the new 24-inch pipe in Elizabeth Lane.

At the intersection of “A” Street and Elizabeth Lane, the 24-inch pipe will extend west on “A” Street and then turn south under “B” Street to the intersection with “C” Street. At the intersection with “C” Street, the pipeline will increase in size to 30 inches and will extend under “D” Street and ultimately traverse the eastern edge of the proposed project’s storm drainage basin (see Parcel I of **Figures 3a** and **3b**) to an

outlet that is in the approximate location of the existing drainage outlet of the site and the southerly end of the eastern drainage channel.

Proposed Project Drainage

Development of the proposed project will increase the amount of impervious surface by constructing homes, sidewalks, driveways, and roadways. Grading of the proposed project will ensure that stormwater that falls on impervious project surfaces will be directed toward the public streets. Storm drainage from the project's frontage along Prielipp Road, Summer Dain Lane, and "B" and "A" streets will flow by gravity in the curb of the roadways until being intersected by two drop inlets: one on the south side of "B" Street approximately 50 feet north of the intersection with "C" Street (see Lot 52 of **Figures 3a** and **3b**) and one on the north side of "B" Street approximately 25 feet south of the intersection with "C" Street (see Lot 10 of **Figures 3a** and **3b**). The drop inlets will connect to a new 18-inch pipe that will lead to a new 24-inch pipe under "C" Street. At the intersection of "C" and "D" streets, the pipeline will increase in size to 30 inches and will extend under "D" Street, terminating at a 42-inch pipe in the headwall at the northeast corner of the proposed storm drainage basin shown as Lot I of **Figures 3a** and **3b**.

Stormwater will flow into the basin, which is designed to allow debris and other contaminants to settle out of the flow. The bottom 18 inches of the storm drainage basin are designed as a sand filtration structure to allow percolation of stormwater. An overflow inlet structure is located on the southeast corner of the storm drainage basin. The outlet connects through a new 36-inch pipe and intercepts the off-site stormwater diversion pipe (see above) and leads to a single discharge location (see Lot 31 of **Figures 3a** and **3b**).

Design of the Storm Drainage Basin

The storm drainage analysis calculates that the off-site drainage entering the proposed project during a 100-year storm event is approximately 25.12 cubic feet per second. The proposed pipeline has been developed consistent with the Riverside County Flood Control Manual and can accommodate the existing stormwater flow (see **Appendix 9a**).

The proposed project addresses the potential increase in peak-flow stormwater runoff from the development of the site by routing the existing off-site stormwater flow (25.12 cfs) through the project site and by creating a 6.3-foot-deep stormwater storage basin capable of storing 3.0 acre-feet of water (978,600 gallons) with a 1-foot freeboard (see Parcel I of **Figures 3a** and **3b**). The size of the basin includes a 0.47-acre-foot (153,220-gallon) component designed to serve as water quality treatment of the stormwater using a sand filter and a subdrain system. Stormwater outflow from the basin is limited to 17.32 cfs, which is calculated to occur during a 100-year 6-hour storm event (see **Appendix 9a**).

DISCUSSION

a) **Less Than Significant Impact With Mitigation Incorporated.** The City of Wildomar is required to comply with a Municipal Separate Storm Sewer System (MS4) Permit from the San Diego Regional Water Quality Control Board. This MS4 permit places pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential activities. Even though Wildomar is split by two watersheds (Santa Ana and Santa Margarita) that affect some of the properties in the city, the entire city is governed by the MS4 permit for the Santa Margarita region. The

proposed project site is not one of the properties split by the jurisdictional boundaries between the Santa Ana and Santa Margarita watersheds. The proposed project drains to the Santa Margarita watershed.

The Santa Margarita watershed drains the southwest portion of Riverside County, including areas of Menifee, Murrieta, and Wildomar, unincorporated Riverside County, and all of Temecula. Stormwater runoff from these areas collects into Murrieta and Temecula creeks and combines to form the Santa Margarita River in Temecula. The Santa Margarita River flows through the "gorge" and into San Diego County, where it flows past Camp Pendleton into the Santa Margarita Lagoon at the Pacific Ocean. The Santa Margarita region is the portion of the watershed within Riverside County.

Construction activities associated with development of residential uses likely will involve site grading, excavation, and disturbance of the existing vegetation cover and soil. Intense rainfall and associated stormwater runoff during construction activities could result in erosion in areas of exposed or stockpiled soils. If uncontrolled, these soil materials would flow off of the site and into the storm drainage system. Pollutants of concern include trash/debris, oxygen-demanding substances, oil and grease, pesticides, and bacteria and viruses. The proposed project site does not contain any known legacy pollutants or hazardous substances (see **Appendix 9**).

The Preliminary Water Quality Management Plan (WQMP) includes requirements that must be followed by the project to address the potential for contaminated storm drainage runoff. For example, the WQMP requires that all roof gutters drain into landscape areas rather than directly into the storm drainage system. This requirement ensures that contaminants, including debris, can be removed by the landscaping rather than being conveyed directly to the storm drainage system. The WQMP also requires that storm drainage drain to a central detention basin with a sand filter system. The proposed project is required to prepare a final WQMP as part of the improvement specifications for the subdivision. The final WQMP will be reviewed by the City for compliance with its MS4 permit.

Mitigation measure **HYD-1** requires the proposed project to prepare a stormwater pollution prevention plan (SWPPP) to be administered during and after construction. The SWPPP will incorporate best management practices (BMPs) to ensure that potential water quality impacts are minimized. BMPs typically include vegetative cover, silt fencing, regular watering of the soil, sedimentation areas, covering of the soil, etc. Each set of best management practices is written specifically for the project for which the SWPPP is required. The SWPPP is submitted to the Regional Water Quality Control Board and to the City for review, and a copy of the SWPPP must be kept accessible on the project site at all times.

The proposed project will be required to submit to the City for review and approval a final modified Water Quality Management Plan (WQMP) that identifies specific BMPs and conditions of approval placed on the proposed project. The inclusion of project conditions of approval is a requirement of the final WQMP. Upon approval of the final WQMP and implementation of the best management practices included in the final WQMP, the project will be consistent with the City's MS4 permit and in full compliance with water quality standards. This impact would be less than significant following the implementation of mitigation measure **HYD-1**.

b) **Less Than Significant Impact**. The proposed project is located in the area subject to the Elsinore Basin Groundwater Management Plan (EVMWD 2005). Adopted on March 24, 2005, under the authority of the Groundwater Management Planning Act (California Water Code Part 2.75, Section 10753), as amended, the Elsinore Basin Groundwater Management Plan addresses the hydrogeologic understanding of the Elsinore Basin, the evaluation of baseline conditions, the identification of management issues and strategies, and the definition and evaluation of alternatives.

Proposed development will increase the imperviousness of the project site. Despite the decrease in permeability of the project site, the proposed project would not result in significant impacts to the recharge of local groundwater supplies because surface water from the proposed project site will not be removed from the Elsinore Basin.

Stormwater will be conveyed from the site through a storm drain basin to attenuate peak stormwater flow and to ensure water quality. The storm drainage basin is designed for stormwater infiltration after passing through the sand filter. Stormwater that leaves the project will be conveyed in the existing stormwater channels within the Elsinore Basin.

The proposed project would not substantially interfere with groundwater recharge or deplete groundwater supplies. However, development on the project site may lead to an increased demand for potable water supply, which is provided by the Elsinore Valley Municipal Water District (EVMWD) from both groundwater and imported water supplies. The EVMWD imports water to ensure that significant overdraft of local groundwater supplies does not occur. Based on the EVMWD's Urban Water Management Plan (2011), no adverse impacts to groundwater resources were forecast to occur from implementing the approved land uses in the project area as anticipated as part of buildout of the Wildomar General Plan. The proposed project is consistent with the General Plan and is therefore consistent with the Urban Water Management Plan and would not significantly alter groundwater use in the area. This impact will be less than significant.

c) **Less Than Significant Impact With Mitigation Incorporated**. The project site contains an existing large drainage feature to the west that is being proposed as open space (see Lot L of **Figures 3a** and **3b**). No development will occur along this drainage feature. The proposed project will grade the remainder of the site to accommodate project roadways, residential parcels, a park, and a storm drainage basin. As a result of the grading, the existing eastern drainage feature will be filled and graded to support development and the existing 0.04-acre (1,742-square-foot) artificial pond will be eliminated. The proposed storm drainage system is designed to allow the existing off-site storm drainage to move through the site without commingling with project stormwater. A separate project stormwater system leads to a storm drainage basin that will slow velocities, allow sediment to settle out of the water, and capture trash and debris collected in the system. Outflow from the basin is restricted to 17.32 cfs, which when added to the existing 25.12 cfs entering the project from off-site, results in a discharge of 41.44 cfs, which is less than the calculated 61.28 cubic feet per second attributed to the existing site conditions (see **Appendix 9a**).

Development on the project site and mitigation measure **HYD-1** will require preparation of a stormwater pollution prevention plan (SWPPP), which will incorporate BMPs to ensure that potential water quality impacts are minimized. The SWPPP is required to include a counter-measure plan describing measures to ensure proper collection of sedimentation produced on the site. These measures may include, but are not necessary limited to, (1) restricting grading to

the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydroseeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) using silt fencing and hay bales to retain sediment on the project site; (5) using temporary water conveyance and water diversion structures to eliminate runoff into any receiving water body; and (6) any other suitable measures. Therefore, the proposed project would not result in substantial erosion or siltation on- or off-site following the implementation of mitigation measure **HYD-1**.

d) **Less Than Significant Impact**. The modifications to the storm drainage system will result in less peak stormwater flow being discharged in the post-project condition than occurs currently. The location of the outfall will not change from the existing condition. As described in this subsection, the drainage system is designed to convey existing off-site drainage through the proposed project and to collect project stormwater in an on-site basin that also addresses water quality. Because the peak-flow stormwater flow will be less than the current condition and the location of the outfall remains unchanged, the proposed project will not result in flooding on- or off-site. This impact is less than significant.

e) **Less Than Significant Impact With Mitigation Incorporated**. While the proposed project will result in both construction-related and operational increases in runoff water, these increases will be conveyed via the proposed storm drainage system, including the proposed detention/water quality basin. In addition, mitigation measure **HYD-1** will require the proposed project to prepare a Water Quality Management Plan and a stormwater pollution prevention plan that will include best management practices designed to reduce and manage increases in runoff water at the site. The BMPs may include design components such as channeling site runoff into landscape areas, the incorporation of landscape buffer areas between sidewalks and streets, the construction of on-site ponding areas to increase opportunities for infiltration, and the containment and infiltration of roof runoff to landscaping. The proposed best management practices included in the Water Quality Management Plan and SWPPP will ensure that post-development discharge of stormwater flow is equal to predevelopment conditions. As a result, this impact is considered less than significant following the implementation of mitigation measure **HYD-1**.

f) **Less Than Significant Impact**. As described in this subsection, the proposed project stormwater system design ensures that the project would not substantially degrade water quality. Components of the project design include a sand filter in the storm drainage basin and compliance with the Water Quality Management Plan. Water quality impacts are expected to be less than significant.

g) **No Impact.** The project site is not located within a 100-year flood hazard area (according to FEMA Flood Map Numbers 06065C2682G and 06065C2044G). Therefore, the proposed project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map. As a result, no impacts are anticipated.

h) **No Impact**. The project does not propose to impede or redirect any flood flows. The project site is located within Zone "X" according to FEMA Flood Map Numbers 06065C2682G and 06065C2044G. The Federal Emergency Management Agency (FEMA) describes Zone X as an area

determined to be outside the 0.2 percent annual chance floodplain. The project site is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated.

i) **No Impact.** According to Figure 10 of the Wildomar General Plan (2008), the project site is located outside of the inundation area of Lake Elsinore. As a result, no impacts are anticipated.

j) **No Impact**. The project site is not located in an area that is subject to seiches, mudflows, or tsunamis. As a result, no impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

HYD-1 Prior to the approval of the grading permit, the project applicant shall be required to prepare a stormwater pollution prevention plan (SWPPP) consistent with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2010-0014-DWQ), which is to be administered through all phases of grading and project construction. The SWPPP shall incorporate best management practices (BMPs) to ensure that potential off-site water quality impacts during construction phases are minimized. The SWPPP shall be submitted for review to the Regional Water Quality Control Board and to the City of Wildomar. A copy of the SWPPP must be kept accessible on the project site at all times. In addition, the project applicant will be required to submit, and obtain City Engineering approval of, a Water Quality Management Plan prior to the issuance of any building or grading permit in order to comply with the Areawide Urban Runoff Management Program. The project shall implement site design BMPs, source control BMPs, and treatment control BMPs as identified in the Water Quality Management Plan. Site design BMPs shall include, but are not limited to, landscape buffer areas, on-site ponding areas, roof and paved area runoff directed to vegetated areas, and vegetated swales. Source control BMPs shall include, but are not limited to, education, landscape maintenance, litter control, parking lot sweeping, irrigation design to prevent overspray, and covered trash storage. Treatment control BMPs shall include vegetated swales and a detention basin, or an infiltration device.

Timing/Implementation: *Prior to the issuance of a grading permit*

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

10. Land Use and Planning

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) 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?				✓
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓	

DISCUSSION

a, b) **No Impact**. The surrounding area consists of multi-family apartments on Elizabeth Lane, existing single-family residences, and vacant land zoned Rural Residential and Industrial Park. Currently, the project site is vacant and zoned for Rural Residential (R-R) use. Land to the south of the proposed project site is also zoned for R-R use, land to north of the site is zoned for R-R and Industrial Park use, land to the east is zoned for General Residential use, and land to west is zoned for R-R, Industrial Park, and Manufacturing-Service Commercial use. The City of Murrieta forms the southeastern border of the proposed project site.

The Wildomar General Plan land use designation for the project site is Medium High Density Residential (MHDR). Land to the north is designated Business Park, land to the south is designated Light Industrial and Single Family Residential (City of Murrieta), land to the east is designated Very High Density Residential, and land to the west is designated Medium High Density Residential and Light Industrial.

The proposed project includes a rezone request from a Rural Residential (R-R) to a Planned Residential (R-4) zone district to support the Tentative Tract Map. This change would decrease the minimum allowable lot size on the project site from one-half acre (21,780 square feet) to 3,500 square feet. The density of the proposed project will be less than the housing density allowed by the current MHDR General Plan land use designation. The MHDR designation includes housing densities of 5 to 8 dwelling units per acre and lot sizes typically ranging from 4,000 to 6,500 square feet.

The proposed project will not eliminate any streets in the area or create any new arterial roadways or structures that would divide the community. As a result, no impact is anticipated.

c) **Less Than Significant Impact.** The City of Wildomar participates in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The plan establishes areas of sensitivity considered Criteria Areas or Cells. Projects outside of these areas can proceed consistent with the provisions of CEQA and are subject to payment of an MSHCP Mitigation Fee. The MSHCP

establishes procedures for the determination of sensitivity. The proposed project is subject to the MSHCP but is outside of any Criteria Area or Cell therefore the proposed project will be required to pay the standard impact mitigation fee. The proposed project will not conflict with any habitat conservation plan or natural community conservation plan, and any impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Prior to the issuance of a grading permit, the developer shall pay the regional impact mitigation fee established by the Western Riverside County Multiple Species Habitat Conservation Plan.

MITIGATION MEASURES

None required.

11. Mineral Resources

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

DISCUSSION

a) **No Impact.** The proposed project is located in an area designated as MRZ-3 by the Wildomar General Plan (2008). The MRZ-3 zone includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. The Phase I Environmental Site Assessment prepared for the project site by Geosoils Inc. on September 28, 2012 (**Appendix 8**) did not reveal any significant potential for mineral resources at the site. No impacts are anticipated.

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

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

12. Noise

Issues, would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b) The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?				✓
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?			✓	

DISCUSSION

a) **Less Than Significant Impact With Mitigation Incorporated.** The City of Wildomar sets standards for allowable noise levels according to General Plan land use designations. These standards, contained within the Wildomar General Plan, are measured by equivalent continuous sound level (L_{eq}). L_{eq} is a method of describing sound levels that vary over time, resulting in a single decibel value which takes into account the total sound energy over a period of time of interest. The proposed project is currently designated for residential use, allowing for a maximum exterior noise level of 65 L_{eq} (10 minutes) from 7 a.m. to 10 p.m. and 45 L_{eq} (10 minutes) from 10 p.m. to 7 a.m., and a maximum interior noise level of 55 L_{eq} (10 minutes) from 7 a.m. to 10 p.m. and 40 L_{eq} (10 minutes) from 10 p.m. to 7 a.m. Since the proposed project does not require a change in the existing land use of the project site, and the surrounding land uses are the same as that of the proposed project, the proposed project does not represent any significant change to the long-term noise levels of the area.

Construction Noise

As the proposed project is developed, it is possible that construction noise will result in a short-term, unsustained elevation in the amount of noise at the project site. Noise levels associated with typical construction equipment are summarized in **Table 12-1.** Based on these typical noise

levels, construction activities associated with future development may result in noise levels that range from 71 to 99 dBA at 50 feet. However, noise levels would attenuate as noise source distance increases away from sensitive receptors. A common attenuation rate for noise levels is a 3 dBA reduction in noise level for every doubling of distance.

Table 12-1
Typical Construction Equipment Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)
Rock Drills	83–99
Jackhammers	75–85
Pneumatic	78–88
Pumps	74–84
Dozers	77–90
Scrapers	83–91
Haul Trucks	83–94
Cranes	79–86
Portable Generators	71–87
Rollers	75–82
Tractors	77–82
Front-End Loaders	77–90
Hydraulic Backhoes	81–90
Hydraulic Excavators	81–90
Graders	79–89
Air Compressors	76–89
Trucks	81–87

Source: FTA 2006

The City of Wildomar General Plan does not set standards for temporary noise impacts like construction. Chapter 9.48 of the Wildomar Municipal Code contains noise standards in addition to the standards contained in the General Plan, but Section 9.48.010 specifically states that the noise standards contained in that Chapter are not thresholds of significance for the purposes of CEQA review. In addition, Section 9.48.020(I) of the Wildomar Municipal Code states that sound emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling is exempt from the noise ordinance, provided that:

1. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and
2. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Without an adopted construction noise standard, the proposed project cannot generate noise in excess of currently established standards.

Operational Noise

Residential development on the project site would result in new stationary and mobile sources of noise traffic and common residential uses. RK Engineering Group, Inc. (RK) completed a preliminary acoustical analysis for the proposed project in 2012. A roadway noise level assessment was conducted as part of this analysis based on level of service (LOS) C design capacity and anticipated future average daily traffic (ADT) volumes along the area roadways. Per the Wildomar General Plan, a noise level is considered a significant impact if it exceeds the normally acceptable 65 dBA CNEL exterior standard (i.e., backyards and side yards) and 45 dBA CNEL interior standard for residential land use.

RK utilized the City's traffic volumes (LOS C) and Year 2035 traffic volumes (Interstate 15) to calculate the roadway noise levels. **Table 12-2** indicates the anticipated first-floor exterior roadway noise impacts to the project site. The result of the roadway analysis indicates that the backyards of the dwelling units at the project site would experience exterior noise levels ranging from 54.0 to 61.4 dBA CNEL with the required mitigation measures implemented (as discussed below). Without mitigation, these levels would exceed the City's maximum exterior 65 dBA CNEL noise levels. The predicted noise levels are considered conservative, because the existing traffic volumes on Prielipp Road, Elizabeth Lane, and Interstate 15 are significantly lower than the City's LOS C (buildout) design. **Table 12-2** shows that a 6-foot noise barrier would reduce exterior noise levels to below the 65 dBA CNEL stipulated in the General Plan.

Table 12-2
Projected Future First-Floor Exterior Noise Levels (dBA CNEL)[1]

Exterior (Ground-Level) Study Locations	Unmitigated Exterior Noise Impacts from			Total (Combined) Unmitigated Exterior Noise Level	Noise Barrier Height (in feet)[2,3]	Final Projected Mitigated Exterior Noise Level
	Elizabeth Lane	Prielipp Road	Interstate 15			
Lot 29	–	–	61.4	61.4	–	61.4
Lot 33	–	–	58.1	58.1	–	58.1
Lot 44	66.2	–	–	66.2	6.0	57.3
Lot 63	54.7	–	–	54.7	–	54.7
Lot 66	–	65.9	–	65.9	6.0	54.0

Source: RK 2012
1. Exterior noise levels calculated to backyard.
2. Barrier height (in feet) is to be above pad or roadway elevation, whichever is greater of the two.
3. – indicates noise levels from adjacent roadways are below City's standard; therefore, no mitigation is required.

RK performed an interior noise analysis to calculate the projected interior noise levels. The City has a residential interior noise standard of 45 dBA CNEL. The interior noise projection is the difference between the exterior noise levels and the attenuating effects of the building construction shell. Typical California residential building construction would provide a minimum of 12 dBA noise reduction under a "windows open" condition and a minimum of 20 dBA noise

reduction under a "windows closed" condition. To obtain an interior noise level of 45 dBA CNEL, the dwelling units nearest Prielipp Road, Elizabeth Lane, and Interstate 15 will require "windows closed" conditions, necessitating mechanical fresh-air ventilation.

Roadway noise from Prielipp Road, Elizabeth Lane, and Interstate 15 to the project site was assessed by RK and compared to the City's guidelines for residential land use. The results of the CNEL analysis include future buildout ADT volumes along the analyzed roadway, as detailed in **Table 12-1**. The results of the interior analysis are provided in **Tables 12-3** and **12-4.**

Table 12-3
Future First-Floor Interior Noise Levels (dBA CNEL)

Receiver Location	Noise Impacts at First-Floor Building Façade[1]	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	First-Floor Interior Noise Level w/Standard Windows (STC >25)	
			Windows Open[2]	Windows Closed[3]
Lot 29	55.3	10.3	43.3	35.3
Lot 33	61.2	16.2	49.2	41.2
Lot 44	54.7	9.7	42.7	34.7
Lot 63	59.2	14.2	47.2	39.2
Lot 66	55.1	10.1	43.1	35.1

Source: RK 2012
1. Indicated noise level includes noise attenuation provided by either sound wall.
2. A minimum of 12 dBA noise reduction is assumed with a "windows open" condition.
3. A minimum of 20 dBA noise reduction is assumed with a "windows closed" condition.

Table 12-4
Future Second-Floor Interior Noise Levels (dBA CNEL)

Receiver Location	Noise Impacts at Second-Floor Building Façade[1]	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	Second-Floor Interior Noise Level w/Standard Windows (STC >25)	
			Windows Open[2]	Windows Closed[3]
Lot 29	65.6	20.6	53.6	45.6
Lot 33	65.6	20.6	53.6	45.6
Lot 44	60.6	15.6	48.6	40.6
Lot 63	64.7	19.7	52.7	44.7
Lot 66	64.9	19.9	52.9	44.9

Source: RK 2012
1. Indicated noise level includes noise attenuation provided by either sound wall.
2. A minimum of 12 dBA noise reduction is assumed with a "windows open" condition.
3. A minimum of 20 dBA noise reduction is assumed with a "windows closed" condition.

Tables 12-4 and **12-5** utilize the projected noise exterior noise levels and account for the amount of noise reduction due to the building shell design. With the windows closed, the anticipated first- and second-floor interior noise levels will range from 34.7 to 45.6 dBA CNEL.

Implementation of mitigation measures **NOI-2** though **NOI-6** would ensure that operational noise levels do not exceed established standards through exterior and interior area noise exposure controls, unit window upgrades, unit ventilation, and building shell design. The mitigation measures address the proposed project, and both existing ordinances and the plot plan review process will ensure that development also meets the City's noise standards. As mitigated and regulated by the City of Wildomar, this impact is considered less than significant.

b) **Less Than Significant Impact.** Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. **Table 12-5** displays vibration levels for typical construction equipment.

Table 12-5
Typical Construction-Equipment Vibration Levels

Equipment	PPV at 25 feet (in/sec)[1]	Approximate Lv at 25 feet[2]
Large Bulldozer	0.089	87
Caisson Drilling	0.089	87
Truck	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Source: FTA 2006
1. Where PPV is the peak particle velocity.
2. Where 1_, is the velocity level in decibels (VdB) referenced to 1 inch/second and based on the root mean square (RMS) velocity amplitude.

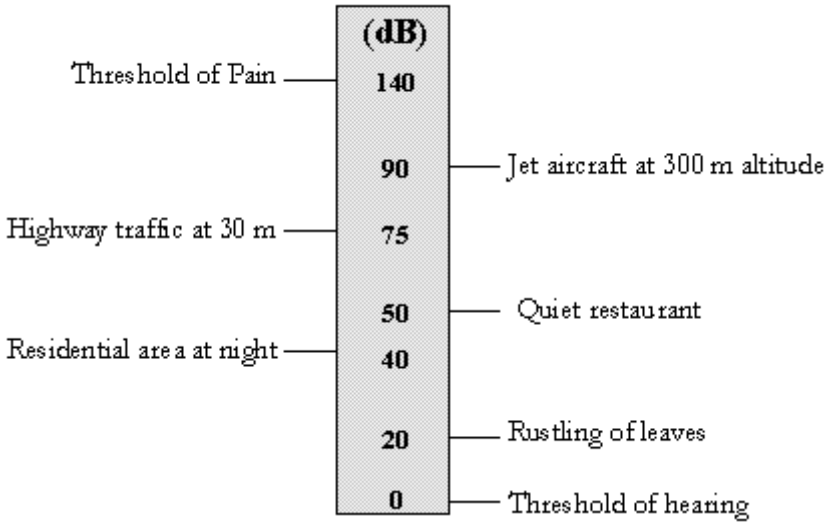
Development on the project site may require the use of bulldozers and trucks. According to the Federal Transit Administration (FTA) (2006), the vibration level associated with the use of a large bulldozer is 0.089 inches per second (in/sec) peak particle velocity (PPV) and 87 vibration decibels [VdB referenced to 1 microinch per second (gin/sec) and based on the RMS velocity amplitude] at 25 feet, as shown in **Table 12-5**. Using the FTA-recommended procedure for applying a propagation adjustment to these reference levels, predicted worst-case vibration levels of approximately 0.03 in/sec PPV and noise levels of 81 dBA at approximately 50 feet from the project site's boundary could occur from use of a large bulldozer. These vibration levels would not exceed the California Department of Transportation's (2002) recommended standard of 0.2 in/sec PPV with respect to the prevention of structural damage for normal buildings, which standard is also incorporated into the Noise Element of the City of Wildomar General Plan. Vibration levels at greater distances would be substantially diminished. Because zoning provides for residential development, no vibration impacts are anticipated from operations. Any impacts would be less than significant.

c) **Less Than Significant Impact.** Development on the project site may result in increases in ambient noise levels above existing levels without the project resulting from personal

automobiles, lawn mowers, radios, televisions, and children playing outside. While this is an increase in the current noise levels on the vacant site, it is similar to other residential noises in the city and not considered significant. The homes will also have air conditioning/heating systems (HVAC) that will generate noise. The HVAC units are reviewed during the building permit review process for placement. Additional trips generated by the residents will increase noise levels at sensitive receptors located along city roadways. The traffic impact analysis shows that the proposed project will not reduce the level of service at area roadways or intersections, and the noise report (RK 2012) states that the small increase in vehicle trips attributed to the proposed project will not increase the noise contours along major roadways. This impact is considered less than significant.

d) **Less Than Significant Impact With Mitigation Incorporated**. Construction activity on the project site would temporarily increase ambient noise levels above existing levels. This is expected to occur as the site is graded and as the homes and other site improvements are constructed. These noise impacts have the potential to be significant considering the proximity to adjacent residences. However, when considering the noise levels of typical construction equipment in **Table 12-1** and table in **Figure 6**, any potential construction noise impacts would not approach a dangerous threshold.

Figure 6
Approximate Decibel Values for Common Sounds



Source: FHWA 2011

Further, mitigation measure **NOI-1** and compliance with Section 9.48.048 of the noise ordinance limiting times of construction, ensure that the construction noise impacts do not result in sleep disturbance. As the noise is below the safety level shown in **Figure 6**, and is mitigated to further reduce noise impacts during construction through **NOI-1**, this impact is considered less than significant.

e) **No Impact**. The project site is not located within the influence area for any airport. The closest public general aviation airfield is French Valley Airport, approximately 8.5 miles southeast of the project site. The project site is outside of the airport noise and safety influence or flight surface control areas. As a result, no impacts are anticipated.

f) **Less Than Significant Impact**. Skylark Field is located approximately 5.5 miles northwest of the project site in the City of Lake Elsinore. Skylark Airport is used primarily by skydiving aircraft. Given the type of aircraft that routinely use the airfield and the airport's limited use, less than significant impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

1. All construction and general maintenance activities shall be limited to the hours and decibel levels contained within Chapter 9.48 of the Wildomar Municipal Code.

MITIGATION MEASURES

NOI-1 Development on the project site shall implement the following construction noise mitigation measures to reduce potential construction noise impacts:

- Construction equipment staging and storage areas shall be located as far from the residential land uses as possible.
- All construction equipment shall be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.
- Residents living up to 1,000 feet from the property line shall be provided with a construction schedule and contact information to file a complaint. Timely notification shall accompany any major changes to this schedule.
- A temporary noise barrier shall be erected along the project boundaries during all construction activities.

Timing/Implementation: *During construction activities*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

NOI-2 To meet the City exterior noise standard of 65 dBA CNEL, permanent noise control barriers with a height of 6 feet are required for lots that are adjacent to Prielipp Road, Elizabeth Lane, and Interstate 15. Table 12-2 indicates the height and location of the individual noise control barriers necessary for the project.

The data in Table 12-2 is based on barrier locations at the boundary line of the subject lots, at the top of slope, between the adjacent roadway and exterior living area(s). It is important to note that the barriers' attenuation will be accomplished only if the referenced minimum height is based from the pad or the roadway elevation, whichever is the greater of the two. If the barrier is being constructed at a position where the starting elevation is less than the pad or adjacent roadway, the barrier's ultimate height will need to be adjusted to fit the aforementioned criteria. Where applicable, the barriers shall wrap around the ends of the dwelling units to prevent flanking of noise into the site.

Timing/Implementation: *Prior to the issuance of occupancy permits and during project operations*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

NOI-3 Because the projected first- and second-story interior noise impacts to the proposed project will have a range of approximately 42.7 to 53.6 dBA CNEL, when the windows are open, the interior City noise standard will be met with a "windows closed" condition and upgraded windows (Sound Transmission Class (STC) ≥ 25) and sliding glass doors. Due to this "windows closed" condition, all homes will require mechanical fresh air ventilation (i.e., air conditioning).

Timing/Implementation: *Prior to the issuance of occupancy permits and during project operations*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

NOI-4 The project shall utilize upgraded windows (STC ≥ 25) for units facing Prielipp Road, Elizabeth Lane, and Interstate 15. All residential units will properly be mitigated through the implementation of a "windows closed" condition, which will necessitate mechanical ventilation (i.e., air conditioning) meeting UBC (Uniform Building Code) fresh air ventilation standards.

Timing/Implementation: *Prior to the issuance of occupancy permits and during project operations*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

NOI-5 A means of mechanical ventilation shall be implemented for the proposed project's housing. The mechanical ventilation system shall be capable of providing two air changes per hour in habitable rooms with a minimum of 15 cubic feet per minute (7 liters per second) of outside air per occupant. The fresh air inlet duct shall be of sound-attenuating construction and shall consist of a minimum of 10 feet of straight or curved duct or 6 feet plus one sharp 90-degree bend. Attic vents facing adjacent roadways, if applicable, shall include an acoustical baffle, or the attic floor (including the access panel) shall be fully insulated to prevent vehicle noise intrusion.

Timing/Implementation: *Prior to the issuance of occupancy permits and during project operations*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

NOI-6 A "windows closed" condition shall be required to meet interior noise exposure standards for residential units facing Prielipp Road and Elizabeth Lane. To implement the "windows closed" condition, a means of mechanical ventilation is required to ensure satisfactory sound control and ventilation. For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal, and leaks/cracks shall be kept to a minimum.

Timing/Implementation: *Prior to the issuance of occupancy permits and during project operations*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

13. Population and Housing

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

DISCUSSION

a) **Less Than Significant Impact.** The proposed project will result in 67 single-family homes. Using 2012 California Department of Finance estimates, an average of 3.255 persons per household is assumed for residences within the city. Considering this estimate, the proposed project will result in 218 new residents. The addition of 218 residents to the city's current population of 32,719 represents a 0.67 percent increase in the current population and is not considered to be significant. This impact is less than significant.

b, c) **No Impact.** Since the project site is currently vacant, no housing units or people would be affected and the construction of replacement housing is not required. No significant impacts are anticipated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

14. Public Services

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of 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 following public services:				
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?		✓		
d) Parks?			✓	
e) Other public facilities?			✓	

DISCUSSION

a) **Less Than Significant Impact.** The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of Wildomar. The proposed project will be primarily served by Wildomar Fire Station #61, located at 32637 Gruwell Street, approximately 4 miles from the project site. In addition to Fire Station #61, several other Riverside County fire stations in the surrounding area would be able to provide fire protection safety services to the project site if needed. The 2011 RCFD annual report concluded that there were a total of 2,674 incidents in 2010 and 2,555 incidents in 2011 within Wildomar. Considering the number of housing units in the city, 10,806 in 2010 and 10,840 in 2011, there were 0.25 incidents per household in 2010 and 0.24 incidents per household in 2011. The proposed project will add 67 homes to Wildomar. Considering the 2011 incident rate of 0.24 incidents per housing unit, the proposed project may be projected to generate 16.08 annual incidents. An additional 16.08 incidents would represent a .01 percent increase in the number of incidents in the city.

A standard condition of approval for the proposed project includes compliance with the requirements of the Riverside County Fire Department and the payment of standard development impact fees pursuant to Section 3.44.080 of the Wildomar Municipal Code. The proposed project is not expected to result in activities that create unusual fire protection needs or significant impacts. Any impacts would be considered incremental and less than significant.

b) **Less Than Significant Impact.** Police protection services are provided by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 9 miles from the project site. Traffic enforcement is provided for Riverside County in this area by the California Highway Patrol, with additional support from the local Riverside County Sheriff's Department.

For the purpose of establishing acceptable levels of service, the Riverside County Sheriff's Department maintains a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (City of Wildomar 2007). As stated in Impact a) in subsection 13, Population and

Housing, of this Initial Study, the proposed project will result in approximately 218 new residents. Considering the RCSD's recommended servicing level, the population increase resulting from the proposed project would require .212 additional sworn law enforcement personnel.

In addition, a standard condition of approval for the proposed project will require the project applicant to pay the standard development impact fees pursuant to Section 3.44.080 of the Wildomar Municipal Code. The proposed project is not expected to result in activities that create unusual police protection needs or significant impacts. Any impacts would be considered incremental and less than significant.

c) **Less Than Significant Impact With Mitigation Incorporated.** The project site is located in the Lake Elsinore Unified School District (LEUSD). The district has established school impact mitigation fees to address the facility impacts created by residential, commercial, and industrial development.

According to the LEUSD's (2012) School Facilities Needs Analysis, the generation rates for single-family homes include 0.2877 per unit for elementary school (K–5), 0.1376 per unit for middle school (grades 6–8), and 0.1702 per unit for high school (grades 9–12). Based on these rates, the project will generate 19 (79.12) elementary school students, 9 (37.84) middle school students, and 12 high school students, for a total of 40 students. As of the 2011/12 academic year, the LEUSD enrolled 22,171 students. The proposed project will represent an increase in LEUSD enrollment of less than 1 percent.

Current state law requires that impacts to current school facilities be mitigated though mandatory development impact fees. The fees enacted within the LEUSD of $3.10 per square foot of residential development and $0.47 per square foot of commercial development will be collected for the proposed project as required by mitigation measure **PUB-1** and will act to fully mitigate any impact the proposed project will have on the LEUSD's facilities. Therefore, this impact will be less than significant with the implementation of mitigation measure **PUB-1**.

d) **Less Than Significant Impact.** The City of Wildomar owns and manages three public parks: Marna O'Brien Park, Regency Heritage Park, and Windsong Park. In addition, the city contains 306.93 acres of land dedicated to open space recreation and 220.92 acres of land dedicated to open space conservation. Upon city incorporation in 2008, the City of Wildomar adopted the Riverside County Municipal Code. The code includes an open space requirement of 3 acres of neighborhood and community parkland per 1,000 residents. As of 2012, according to the California Department of Finance, Wildomar's estimated population was 32,719. The city's current open space inventory includes 542.11 acres, which surpasses the 98.16 acres required by the City's Municipal Code (City of Wildomar 2012). The completion of the proposed project will result in a population increase of approximately 218 residents in Wildomar, generating a demand for 0.65 acres of parkland. The proposed project includes Parcel H, a 39,189 square foot lot (0.89-acre) for parkland and Parcel L a 5.57-acre lot for open space, which will be maintained indefinitely by the future homeowners association. The total acreage and open space of the proposed project exceed the requirements of the City ordinance and the Quimby Act. Since the proposed project will generate and maintain its own parkland, this impact is less than significant.

e) **Less Than Significant Impact With Mitigation Incorporated.** Development associated with the proposed project may result in a slight increase in the demand for other governmental services, economic development, and the other community support services commonly provided by the City of Wildomar, including but not limited to City Hall, the Mission Trail Library, and the Animal Friends of the Valleys animal shelter. As stated in Impact a) in subsection 13, Population and Housing, the proposed project will result in approximately 218 new residents. Considering the 2012 population of Wildomar of 32,719, the proposed project would result in an estimated 0.01 percent population increase. Impacts to community support services by a population increase of 0.01 percent are less than significant.

A standard condition of approval for the proposed project includes the payment of standard development impact fees pursuant to Section 3.44.080 of the Wildomar Municipal Code. The proposed project is not expected to result in activities that create unusual demands on local government services. Any impacts would be considered incremental and less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Prior to issuance of any building permit, the project applicant shall pay the required development impact fees for police, fire, and other governmental services pursuant to Section 3.44.080 of the Wildomar Municipal Code and in effect at the time of building permit issuance.

MITIGATION MEASURES

PUB-1 Prior to issuance of any building permit, the project applicant shall pay the required school impact mitigation fees established by the Lake Elsinore Unified School District and in effect at the time of building permit issuance.

Timing/Implementation: *Prior to issuance of a building permit*

Enforcement/Monitoring: *City of Wildomar Building and Planning Departments*

15. Recreation

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

DISCUSSION

a) **Less Than Significant Impact.** The proposed project would not be expected to result in any increased use of existing neighborhood and regional parks or other recreational facilities. As noted in subsection 14, Public Services, the project would include a 0.89-acre lot for parkland which would allow the project to meet the city standard of 3 acres of parkland per 1,000 residents (estimated 218 residents). Furthermore, there are no parks or recreational facilities in close proximity to the project site. As a result, the proposed project would not result in any significant impacts.

b) **Less Than Significant Impact.** The proposed project includes 0.89-acre of parkland and 5.57 acres of open space. Impacts related to the construction of these facilities are considered throughout the analysis of this document as part of the proposed project and mitigated when applicable. As a result, the proposed project would not result in any significant impacts.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

16. Transportation/Traffic

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	
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?			✓	
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?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e) Result in inadequate emergency access?			✓	
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?			✓	

DISCUSSION

a) **Less Than Significant Impact.** Intersection and roadway functioning is often described by its level of service (LOS). LOS A constitutes light traffic conditions with no interruptions in service or delays at intersections, while LOS F represents congested and unstable conditions with slow moving traffic accompanied by significant delays at many intersections. The City of Wildomar General Plan (2008) establishes a citywide goal for intersection performance during peak traffic periods at level of service D or better.

The study area of the traffic impact analysis (TIA) performed for the proposed project and included as Appendix 16 was determined through a scoping agreement with the City Engineer. The scoping agreement required the TIA to include any intersection of a collector or higher designation street with another collector roadway or higher designation at which the proposed

project would add 50 or more peak-hour trips, not exceeding a 5-mile radius from the project site.

A Traffic Impact Analysis (TIA) prepared for the proposed project by Trames Solutions Inc. (2012; **Appendix 16**) made trip generation assumptions based on the Institute of Transportation Engineers, *Trip Generation Manual, 8th Edition* (2008). Trip generation rates were determined for daily traffic, morning peak-hour inbound and outbound traffic, and evening peak-hour inbound and outbound traffic for the proposed land uses. The traffic volumes were determined by multiplying the traffic generation rates by the land use quantities. Given that single-family detached units generate 0.75 a.m. peak-hour trips, 1.01 p.m. peak-hour trips, and 9.57 daily trips, the proposed development is projected to generate a total of approximately 641 daily vehicle trips on a weekday, 50 of which will occur during the morning peak hour and 68 of which will occur during the p.m. peak hour. The TIA further determined that of all traffic trips generated, an estimated 45 percent will result in travel on Interstate 15 (I-15). The resulting 23 a.m. and 31 p.m. peak-hour trips would not exceed the threshold of analysis for the City scoping agreement or the California Department of Transportation (Caltrans).

The TIA included six local intersections in an analysis of the proposed project's potential impacts. Those intersections are identified and included in **Table 16-1**.

Table 16-1
Study Area Intersections

ID	Study Area Intersection
1	Inland Valley Dr. (NS)/Clinton Keith Rd. (EW)
2	Inland Valley Dr. (NS)/Prielipp Rd. (EW)
3	Driveway 1 (NS)/Prielipp Rd. (EW)
4	Elizabeth Ln. (NS)/Prielipp Rd. (EW)
5	Elizabeth Ln. (NS)/Driveway 2 (EW)
6	Jackson Ave. (NS)/Nutmeg St. (EW)

Source: Trames Solutions 2012
Note: NS = north–south roadway; EW = east–west roadway

The TIA analyzed the intersections in **Table 16-1** for the following conditions: existing traffic (existing + ambient + cumulative) and project completion (existing + ambient + cumulative + project). A complete description for each condition is included in **Appendix 16**. The results of this analysis are included in **Tables 16-2** and **16-3**. Each intersection is identified by the number assigned in **Table 16-1**.

Table 16-3 demonstrates that the proposed project will not result in any level of service greater than C at the intersections analyzed. Construction traffic will include equipment trucks, passenger vehicles and service vehicles necessary for the grading and development of the property. It is anticipated that there will be fewer than 30 construction and worker vehicles traveling to the site at any time resulting in approximately 120 trips per day (estimated four trips per vehicle per day) involved in the construction on the property. As this number of trips is fewer than the estimated trips generated by the proposed project, and the area roadways and intersections function acceptably with buildout of the project, this impact is considered less

than significant. The construction traffic will diminish until ending entirely once the project is finished.

Finally, the proposed project will not impact any existing or planned transit route or bicycle or component of the City's multi-use trail system. Any impacts would be less than significant.

Table 16-2
Existing Traffic Intersection Analysis

Intersection ID	Traffic Control[1]	Intersection Approach Lanes[2]												Delay[3] (sec)		Level of Service	
		Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
1	TS	1	0	1	0	0	0	0	1	1	1	1	0	22.6	28.0	C	C
2	AWS	0	1!	0	1	0	1	0	1!	0	0	1	1	9.9	11.4	A	B
3	–	0	0	0	0	0	0	0	1	0	0	1	0	Future Intersection			
4	CSS	0	1!	0	0	1!	0	1	1	0	1	1	0	10.5	11.5	B	B
5	CSS	0	1	0	0	1	0	0	0	0	0	1!	0	8.6	8.4	A	A
6	TS	1	1	1	1	2	0	1	2	0	1	2	0	31.0	32.7	C	C

Source: Trames Solutions 2012
1. TS = Traffic Signal; CSS = Cross Street Stop
2. When a right turn signal is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.
L=Left, T=Through, R=Right, 1!=Shared Left Through Right Lane
3. Delay and level of service calculated using the following analysis software: Traffix 8.0 R1

Table 16-3
Project Completion Intersection Analysis

Intersection ID	Traffic Control[1]	Intersection Approach Lanes[2]												Delay[3] (sec)		Level of Service	
		Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
1	TS	1	0	1	0	0	0	0	1	1	1	1	0	23.3	28.7	C	C
2	AWS	0	1!	0	1	0	1	0	1!	0	0	1	1	10.3	12.2	B	B
3	CSS	0	1!	0	0	0	0	0	1	0	1	1	0	10.9	12.2	B	B
4	CSS	0	1!	0	0	1!	0	1	1	0	1	1	0	10.5	11.6	B	B
5	CSS	0	1	0	0	1	0	0	1!	0	0	1!	0	8.9	8.9	A	A
6	TS	1	1	1	1	2	0	1	2	0	1	2	0	31.0	32.7	C	C

Source: Trames Solutions 2012
1. TS = Traffic Signal; CSS = Cross Street Stop
2. When a right turn signal is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.
L=Left, T=Through, R=Right, 1!=Shared Left Through Right Lane; 1 = Improvement
3. Delay and level of service calculated using the following analysis software: Traffix 8.0 R1

b) **Less Than Significant Impact**. Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet

federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs within its region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program was adopted in March 2010; of the roadways in Wildomar, Interstate 15 (I-15) is included in the CMP.

The RCTC Congestion Management Program does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service thresholds included in their respective general plans and if a street or highway segment included as part of the CMP falls below the adopted minimum LOS of E a deficiency plan is required.

Some of the vehicle trips generated by residential development on the project site will connect to the CMP network at Interstate 15 (I-15), and development associated with the proposed project may add an additional increment of traffic to the designated CMP network.

The proposed project is be estimated to result in 641 weekday daily vehicle trips, with an estimated 45 percent of those trips ultimately traveling westbound on Clinton Keith Road (Trames Solutions 2012, Figure 4A; **Appendix 16**). Using this estimation to conservatively predict that all of those 288 daily vehicle trips will include travel on I-15, this increase would represent an increase of 0.24 percent to the 2011 vehicle counts of 123,500 along I-15 at the Clinton Keith exchange (Caltrans 2011).[6] Any impacts would be less than significant.

c) **No Impact.** The proposed project would not 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. The maximum building height of the project is significantly less than the height of the terrain in the vicinity of the project. Since the location and height of the project would not affect air traffic patterns or aircraft operations from any private or public airport, no impacts are foreseen.

d) **Less Than Significant Impact.** The City has site design criteria governing the placement of driveways to allow for adequate site distance and turning movements. These provisions would become effective at the time of plot plan consideration and approval. As existing City ordinances will review the placement of driveways for sight distance and turning movements, this impact is considered less than significant.

e) **Less Than Significant Impact.** The proposed project would include access from Prielipp Road and Elizabeth Lane, and internal circulation has been designed to provide adequate emergency access. Therefore, the proposed project would not interfere with area-wide emergency access or the implementation of local emergency response plans. As a result, less than significant impacts are anticipated.

f) **Less Than Significant Impact.** All sidewalk improvements associated with the proposed project would be designed to comply with design criteria contained in Title 12 of the Wildomar Municipal Code, including the construction of sidewalks, curbs, and gutters along the property frontage. The City's plot plan application process would review the proposed project's need to

[6] 2011 average annual daily trip (AADT) of 122,500 was achieved by obtaining the delta of 123,000 AADT south of the I-15 Clinton Keith exit and 122,000 AADT north of the I-15 Clinton Keith exit.

provide bicycle lanes, bus turnouts, or other design components to support alternative transportation as part of project design. Any necessary improvements would be a condition of development approval. Therefore, the proposed project would not conflict with adopted policies supporting alternative transportation. As a result, less than significant impacts are expected.

STANDARD CONDITIONS AND REQUIREMENTS

1. Prior to issuance of any building permit on the project site, the project applicant shall pay all existing roadway network fees (e.g., development impact fees and the Transportation Uniform Mitigation Fee).

MITIGATION MEASURES

None required.

17. Utilities and Service Systems

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
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?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			✓	
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?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

DISCUSSION

a) **Less Than Significant Impact.** The San Diego Regional Water Quality Control Board regulates wastewater discharges within the portion of Wildomar encompassing the project site.[7] Development on the project site would receive wastewater services from the Elsinore Valley Municipal Water District. Sewer service will be provided through connection to an existing

[7] The city lies within two different watersheds and therefore is subject to the jurisdiction of two different regional boards: Santa Ana (Lake Elsinore) and San Diego (Santa Margarita River). This would require the City to administer two separate MS4 permits, which would add considerably to the cost and burden of development. The City requested to be governed by one MS4 permit to reduce costs. The City and the Regional Boards agreed that the City would be governed by the MS4 permit issued by the San Diego Regional Water Quality Control Board for the Santa Margarita River watershed. So, no matter where a project is located within the city, it must comply with the MS4 permit issued by the San Diego Regional Board for the Santa Margarita River watershed. Other regulatory responsibilities such as compliance with the Clean Water Act Section 401 Water Quality Certification, fall within the jurisdictions as mapped by the State of California. http://www.waterboards.ca.gov/waterboards_map.shtml

8-inch gravity feed sewer line in Elizabeth Lane. The existing sewer line connects to a lift station named Robards Way located at 23623 Madison Street in the City of Wildomar (EVMWD 2008). Wastewater transferred through Robards Way will be delivered to the Lake Elsinore Wastewater Treatment Facility located at 14980 Strickland Avenue in the City of Lake Elsinore. Per California Regional Water Quality Control Board Order No. R8-2005-0003, the treatment plant has a capacity of 8 million gallons per day (mgd) with an average flow of approximately 4.66 mgd, resulting in a treatment capacity of approximately 3.34 mgd (EVMWD 2008). The proposed project will not result in a flow of wastewater that exceeds the permitted flow of this facility. Any impacts would be less than significant.

b) **Less Than Significant Impact**. The Elsinore Valley Municipal Water District (EVMWD) will provide water and wastewater services for the proposed project. The EVMWD has an adopted Urban Water Management Plan (UWMP), 2011, and a Wastewater Master Plan (WWMP), 2008, that are designed to meet the service needs of future growth.

The EVMWD Urban Water Management Plan established a baseline per capita water demand for residents within its service area by compiling overall water demands for a ten-year period from 1999 to 2008. This per capita demand rate is measured in gallons per capita per day (gpcd). The 2010 baseline water demand baseline is 248 gpcd. Based on this estimate, the proposed project would result in an increased water demand of 54,064 gpd (60.56 acre-feet per year). The UWMP states that the current average daily production of potable water is 43,800 acre-feet per year and that the EVMWD has the capacity to produce 66,500 acre-feet per year of potable water. Considering the incremental increase in potable water production required by the proposed project and the remaining production capacity of the EVMWD, the proposed project will have a less than significant impact on water treatment and conveyance facilities.

For this study, assumptions on wastewater production from the proposed project are based on the estimated water demand of 54, 064 gpd (0.05 million gallons per day (mgd)). Current capacity at the Robards Way lift station is 1,000 gallons per minute, which would allow for flows from the proposed project (EVMWD 2008). Per California Regional Water Quality Control Board Order No. R8-2005-0003, the Lake Elsinore Wastewater Treatment Facility has a capacity of 8 mgd with an average flow of approximately 4.66 mgd, resulting in a treatment capacity of approximately 3.34 mgd. Estimated wastewater flows from the proposed project would result in an incremental increase to treatment demands at the treatment plant. Any impact would be less than significant.

c) **Less Than Significant Impact**. Development on the project site would connect to the existing storm drainage facilities. On-site runoff would be incorporated into the existing drainage system along Elizabeth Lane after treatment by the best management practices identified in the required Water Quality Management Plan (and discussed in subsection 9, Hydrology and Water Quality). Development would be required to be designed to ensure that post-construction stormwater runoff rates do not exceed pre-construction flows. Therefore, existing infrastructure would have adequate capacity to serve development on the project site, and no new or expansion of existing stormwater drainage facilities would be necessary. Less than significant impacts associated with new or expanded stormwater water drainage facilities are anticipated.

d) **Less Than Significant Impact**. The project site is within the service boundary for the EVMWD, and development on the project site would be connecting to EVMWD water service

infrastructure via 12-inch connections on Elizabeth Lane. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local groundwater supplies does not occur. Imported water is obtained from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. The EVMWD has access to groundwater from the Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and Riverside-North Basin. Almost all of the groundwater production for potable use occurs in the Elsinore Basin. Imported water supply is purchased from the Metropolitan Water District via the Eastern Municipal Water District and Western Municipal Water District. The EVMWD plans to expand its recycled water system to provide recycled water for irrigation users and to maintain water levels in Lake Elsinore during normal and dry years (EVMWD 2011). Per the Metropolitan Water District's (2010) Regional Urban Water Management Plan (RUWMP), the district indicates that its existing supplies are adequate to meet the projected demands in all hydrologic conditions through 2035. Implementation of planned supplies by the Metropolitan Water District increases reliability and maintains an adequate reserve. Based on the district's 2010 RUWMP, it is assumed that imported water is fully reliable during average, dry, and wet years. The EVMWD's (2011) Urban Water Management Plan projects a 2035 water demand of 65,258 acre-feet per year, with a projected supply of 70,581 acre-feet per year. With an estimated water demand of 54,064 gallons per day, the proposed project represents 60.56 acre-feet per year. Because the project is consistent with the General Plan land use designation and the zoning for the site, the water demand is included in the 2011 Urban Water Management Plan. Development of the project was considered in the EVMWD Urban Water Master Plan as part of the City of Wildomar General Plan. Any impact would be less than significant.

e) **Less Than Significant Impact**. As described above, development on the project site would connect to existing water and sewer service infrastructure. Development would be conditioned to obtain approvals from the Riverside County Department of Environmental Health. Consequently, the proposed project development would not impact the Elsinore Valley Municipal Water District's ability to serve existing customers. Impacts are considered less than significant.

f) **Less Than Significant Impact.** The main disposal site in the vicinity of the project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill (CalRecycle Solid Waste Information System Number 33-AA-0217) is projected to reach full capacity of 184,930,000 tons in 2045 (CalRecycle 2011). The landfill covers approximately 1,322 acres and receives approximately 16,054 tons of solid waste per day.

The California Department of Resources Recycling and Recovery (CalRecycle) collects and maintains data that records the rate of solid waste disposal at local, regional, and statewide levels. CalRecycle inputs this data into the Disposal Reporting System (DRS), which is used to determine per capita disposal rates as well as other solid waste disposal statistics. There is currently no regional reporting system in place for inland Southern California, so for this analysis the statewide per capita disposal rate will be used. The most current data available (2011) from the CalRecycle DRS assigns a disposal rate of 4.4 pounds per day to the residents of California (CalRecycle 2011). Using the CalRecycle DRS disposal rates for California residents, the 218 residents of the proposed project may be expected to generate 959.2 pounds per day of solid waste. This incremental generation is well within the capacity of the El Sobrante Landfill, and

impacts would be less than significant.

g) **Less Than Significant Impact**. Development on the project site would be subject to the Solid Waste Reuse and Recycling Access Act of 1991. The act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. Compliance with the required standard conditions will allow any solid waste impacts resulting from residential development to be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

As required by Section 42911 of the Public Resources Code, prior to the issuance of a building permit, the project applicant shall submit a recycling collection and loading area plan to the Riverside County Waste Management Division.

MITIGATION MEASURES

None required.

VI. MANDATORY FINDINGS OF SIGNIFICANCE

Issues, does the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?		✓		
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		✓		
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

DISCUSSION

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

a) **Less Than Significant Impact with Mitigation Incorporated.** Based on evaluations and discussions contained in this IS/MND, the proposed project has a very limited potential to incrementally degrade the quality of the environment because the site was previously disturbed according to the Riverside County Land Information System (2012), is not in an environmentally sensitive location, and is consistent with the City of Wildomar General Plan. As a result, the proposed project would not significantly affect the environment with implementation of the mitigation measures contained in this IS/MND.

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

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts. Mitigation measure **AES-1** and the City's plot plan application process will ensure development is in compliance with City zoning and design standards regulating building design, mass, bulk, height, color, etc. Thus, less than cumulatively considerable impacts to aesthetic resources are anticipated under cumulative conditions.

Agricultural Resources

Implementation of the proposed project would not contribute to cumulative impacts to agricultural resources or forestland impacts. Thus, less than cumulatively considerable impacts to agricultural resources and forestland resources are anticipated under cumulative conditions.

Air Quality

The proposed project may contribute to cumulative air quality impacts in the vicinity. As previously stated, the SCAQMD's approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion under Impact a) in subsection 3, Air Quality, describes the SCAQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed project would be consistent with it. As such, cumulative impacts would be less than significant per the SCAQMD significance threshold since the project would be consistent with the AQMP.

Biological Resources

Cumulative biological impacts are defined as those impacts resulting from development within the MSHCP Plan Area as a result of build out of the cities within western Riverside County consistent with SCAG's regional growth projections. Regional growth projections are based on current land use designations which determine what the planned land use is for cities within the region. Since the proposed project will not include a change of the existing land use designation cumulative impacts for the proposed project have been accounted for by SCAG and by the Riverside Conservation Authority (RCA), the agency which administers the MSHCP.

The potential for the proposed project to result in direct biological impacts is addressed through mitigation measures **BIO-1** through **BIO-8**, resulting in the proposed project having a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development on the project site would contribute to an increase in cultural resource impacts. However, mitigation measures **CUL-1** though **CUL-12** would reduce the potential impacts associated with development on the project site. Thus, the project would have a less than cumulatively considerable impact.

Geology and Soils

Project-related impacts on geology and soils associated with development on the project site are site-specific, and development on the site would not contribute to seismic hazards or water quality impacts associated with soil erosion. However, implementation of mitigation measures **GEO-1** through **GEO-3** would result in a decreased exposure to the risks associated with seismic activity. Therefore, the proposed project is anticipated to have no impact on cumulative geophysical conditions in the region.

Greenhouse Gas Emissions

The greenhouse gas analysis provided in subsection 7, Greenhouse Gas Emissions, analyzed the proposed project's cumulative contribution to global climate change and determined that the project would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions.

Hazards and Hazardous Materials

The proposed project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. However, even if hazardous materials are used on the site, implementation of mitigation measures **HAZ-1** through **HAZ-3** and compliance with federal, state, and city regulations will ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Development on the project site has the potential to result in cumulative hydrology and water quality impacts. However, implementation of mitigation measure **HYD-1** would reduce the project's potential cumulative impacts on hydrology and water quality to less than cumulatively considerable.

Land Use and Planning

The proposed project is consistent with the existing land use designation of the General Plan and would be consistent with the proposed zoning district following the proposed zoning change. The proposed division of the site is consistent with other residential development in the project area. Because the proposed project area is surrounded by urban development and land designated for urban development, and the project would be consistent with both the General Plan and proposed zoning designations for the site, the project would result in no cumulative impacts to land uses.

Mineral Resources

Currently, no mineral resources are known to exist at the proposed project site and there is no significant potential that unknown mineral resources exist at the site. There are no known locally important mineral resource recovery sites identified by the Wildomar General Plan, and the proposed project will not impact access to any unknown mineral sites located outside of the proposed project boundaries. Any impacts would be less than cumulatively considerable.

Noise

As a residential development, the proposed project will be consistent with current land uses surrounding the project site. This consistency will prevent the proposed project from contributing to any significant cumulative noise impacts. Other proposed projects not yet approved by the city which are adjacent to the project site include two separate proposals to install a combined 360 manufactured homes on land to the north of the project site along both sides of Elizabeth Lane. This proposed residential use is also consistent with the existing residential uses and the proposed project.

Development on the project site would result in temporary and permanent changes in the ambient noise levels in the vicinity. These temporary and permanent changes will not correspond with any proposed or approved project within the city. Potential direct noise impacts of the proposed project on the project site and surrounding residents will be mitigated by the implementation mitigation measures **NOI-1** through **NOI-6.** Any cumulative noise impacts will be less than cumulatively considerable.

Population and Housing

Cumulative development in the vicinity of the project would increase the population and number of housing units in Wildomar and Riverside County. However, development at the proposed project site is consistent with current land use designations and growth assumed in the Land Use Element of the Wildomar General Plan. The cumulative environmental and growth inducement effects are evaluated in the technical sections of this IS/MND. Given that this growth is anticipated in the General Plan, this impact is considered less than cumulatively considerable.

Public Services

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services. However, following the implantation of mitigation measure **PUB-1** and given the requirement for CEQA review of future development, any necessary infrastructure or facilities expansion will be reviewed for potential impacts. Impacts related to the proposal project are less than cumulatively considerable.

Recreation

The proposed project would completely satisfy the City's adopted requirement of allowing for 3 acres of neighborhood and community parkland per 1,000 residents by developing and maintaining a 0.89-acre park and 5.57 acres of open space for a projected 218 residents. Since requirements for recreation facilities will be exceeded by proposed project, no cumulative impacts are expected.

Transportation/Traffic

Cumulative impacts to traffic within the region are anticipated by considering current approved land use designations. Specific ranges of the daily trips are assigned to particular land use types. Since the proposed project will not include a change in the land use designation of the project site the proposed project's contribution to cumulative traffic impacts will be less than significant. In addition, as a standard condition, the project applicant will be responsible to implement and pay its fair-share contribution toward necessary improvements through payment of the Transportation Uniform Mitigation Fee. The project's impacts to cumulative traffic conditions would be less than cumulatively considerable.

Utilities and Service Systems

Construction activities related to the development on the project may result in temporary impacts to utilities and service systems, including solid waste. However, any impacts would be less than cumulatively considerable.

c) **Less Than Significant Impact With Mitigation Incorporated**. The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly. While a number of the impacts were identified as having a potential to significantly impact humans, with the identified mitigation measures and standard requirements, these impacts are expected to be less than significant. With implementation of the identified measures, the proposed project is not expected to cause significant adverse impacts to humans. All significant impacts are avoidable, and the City of Wildomar will ensure that measures imposed to protect human beings are implemented.

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