Initial Study & Environmental Analysis For:

Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12

July 2019

Prepared By:

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590
(951) 694-6400

Temecula
Community Development Department

City of Temecula

41000 Main Street, Temecula, CA 92590

Environmental Checklist

Project Title	Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12 (Project)
Lead Agency Name and Address	City of Temecula 41000 Main Street, Temecula, CA 92590
Contact Person and Phone Number	Scott Cooper, Associate Planner (951) 506-5137
Project Location	Regionally, the Project is situated in the northern portion of the City of Temecula, which is located within the County of Riverside approximately 85 miles southeast of Los Angeles, 60 miles northeast of San Diego, and 25 miles inland from the Pacific Ocean (**Figure 1**). Locally, the Project is located east of Interstate 15 (I-15), west of Ynez Road, north of State Route 79 (SR-79), and south of Temecula Center Drive within the Harveston Specific Plan Area (Project Site) (**Figure 2**).
Project Sponsor's Name and Address	City of Temecula 41000 Main Street, Temecula, CA 92590
General Plan Designation	Service Commercial (SC)
Zoning	Specific Plan 13 (SP-13)
Description of Project	Introduction. The proposed Harveston General Plan Amendment (GPA) and Specific Plan Amendment (SPA) – Planning Area 12 (Project) would change the existing General Plan land use designation from Service Commercial (SC) to Specific Plan Implementation (SPI) and a SPA that would include a residential overlay to the Specific Plan on an 87.54-acre portion of Planning Area 12. The residential overlay would allow the future development of a maximum of 1,000 residential units. Existing Site Conditions. The Project Site is currently vacant and mass sheet graded from previous grading activities in 2003 performed under the Harveston mass grading permit. Date Street is a partially paved roadway that bisects the Project Site. A dirt road bisects the central portion of the Project Site and connects Date Street and Temecula Center Drive (**Figure 3**).

Existing General Plan/Zoning Designations. The existing General Plan land use designation for the Project Site is Service Commercial (SC) (**Figure 4**). The land uses proposed in the original 2003 Harveston Specific Plan located in Planning Area 12 would be service and community commercial uses for onsite and offsite residents. The commercial development would consist of a mixture of "big box" commercial, office/professional uses, and support service uses that could serve the adjacent business park developments. Typical commercial uses include mid-rise office buildings, discount retail stores, furniture stores, home improvement stores, and auto service and repair. Warehousing and light manufacturing may be permitted as supporting uses for a business that is consistent with the Service Commercial designation. The Service Commercial designation is intended to provide for intensive commercial uses, selected light manufacturing uses that typically require extensive floor area, and limited business park uses south of Date Street to provide a transition from the existing business park uses to the south. The existing zoning designation for the Project Site is Specific Plan 13 (SP-13) Harveston (**Figure 5**).

Project Background. The Harveston Specific Plan is an approximately 550-acre planned community that was initially approved by the City of Temecula (City) City Council in 2001. The Specific Plan was divided into 12 planning areas in an effort to create a distinct cluster of future uses/activities and to identify potential time frames for individual project development to occur in a timely manner within the overall Specific Plan concept. The Specific Plan proposed a maximum 1,921 dwelling units (1,621 single-family residences and 300 multi-family residences); a 110.4-acre service commercial area; a 17.3-acre lake/lake park facility; a 19.5-acre community park; a 13.9-acre arroyo park; a 2-acre paseo park; three mini parks totaling 1.5 acres; a 1.8-acre village green, trails, paseos, and bike lanes; a 12-acre elementary school on a 550-acre site; and 63.9 acres of major streets. The Specific Plan also allowed for an approximately 13-acre mixed-use district overlay intended to function as the Village Center. This area allowed up to 20,000 square feet of retail, restaurant and office uses; a daycare facility; a congregate care facility; a worship site; an approximately 15,000 square-foot private club house with fitness center; and residential, educational, recreation, and park uses.

The Harveston Specific Plan area has been mostly developed. The Project Site, the lot south of the Audi Temecula car dealership, and the lot east of the Mercedes Benz of Temecula are currently vacant. The remaining planning areas of the Harveston Specific Plan are developed with single family and multi-family residences; the Ysabel Barnett Elementary School; the ABC Child Care Village; the Harveston Lake and Harveston Lake Park; the Harveston Community Park; and open space areas.

Project Objectives. The project objectives include:

- Create a development compatible with and sensitive to the existing land uses in the project area.
- Provide high-quality residential development that would help to fulfill the City's regional housing needs.
- Promote the development of residential land uses that convey a high quality visual image and character.
- Provide high-quality residential architecture that will be required/needed within the proposed residential overlay.

Proposed General Plan and Specific Plan Amendments. The Project would include a GPA that would change the existing General Plan land use designation from Service Commercial (SC) to Specific Plan Implementation (SPI) and a SPA that would include a residential overlay to the Specific Plan on an 87.54-acre portion of Planning Area 12 (**Figure 6** and **Figure 7**). The residential overlay designation would overlay the existing Service Commercial (SC) that is designated on the Project Site within the existing Specific Plan. The GPA from SC to SPI would maintain the Specific Plan's consistency with the existing General Plan Land Use Element but would provide flexibility for the Specific Plan, including the proposed residential overlay, to function as the General Plan land use designation. The residential overlay would allow the future development of a maximum of 1,000 residential units. At this time, the unit count of single-family residences and multi-family residences is unknown as there are no specific detailed project plans or proposed project designs. For the purposes of this analysis, the residential overlay assumes 1,000 small lot detached single-family homes that would be developed. The Project area would not include 11.9 acres of the future French Valley Parkway/I-15 interchange.

Access. Regional access to the Project Site is provided via I-15 from the Winchester Road interchange. Local access to the Project Site is currently provided via Ynez Road and Date Street. Access to the future development within the Project Site would be provided by Ynez Road, Temecula Center Drive, Date Street, and Equity Drive. As there are no specific detailed project plans or proposed project designs, internal circulation is not known at this time.

Utilities/Infrastructure Improvements. Implementation of the Project would require the construction of public facilities and services to serve the future development of a maximum of 1,000 residential units. Services include: water, wastewater, storm drainage, electricity, natural gas, telecommunications, and solid waste disposal.

Water Supply. The Rancho California Water District (RCWD) is the water provider for the Project Site and the City. Future development within the

	Project Site shall provide connections to the existing water servicing lines. A detailed hydraulic analysis will be prepared during subsequent design phases to define pressure zones and pipe sizes for domestic and fire protection flows. The water systems of future development shall be designed in accordance with the RCWD and the City's Public Works Department. Future development within the Project Site would be required to pay a water service charge to RCWD to maintain and upgrade its system. Wastewater. Wastewater facilities for the Project Site and the City are provided by the Eastern Municipal Water District (EMWD). Wastewater produced by future development within the Project Site would be treated by the Temecula Valley Regional Water Reclamation Facility, located at 42565 Avenida Alvarado, Temecula. Proposed gravity sewer lines and interconnections of future development, if applicable, would be designed to standards governed by the EMWD and the City's Public Works Department. Future development within the Project Site would be required to pay a sewer service charge to EMWD to maintain and upgrade its system. Stormwater. The Project Site currently drains in a southerly direction. Two basins are utilized in the mass graded condition. One of which is in the southeasterly corner of the site adjacent to Ynez which captures stormwater flows through the site. The second basin is along the western boundary of site. This basin captures stormwater runoff from north of the site as well as the runoff generated from the partially constructed Date Street. The construction of future development within the Project Site would be required to comply with the development planning requirements of the San Diego Regional Water Quality Control Board (SDRWQCB) MS4 permit and the City of Temecula Stormwater Ordinance. These include implementation of non-structural, structural, source control and treatment control Best Management Practices (BMPs) during the planning process prior to project approval for future development projects, which can include infiltration basin, detention basin, vegetated swale, media filter, pervious concrete, storm drain stenciling or signage, protection of material and trash storage areas from rainfall, and vector avoidance strategies. Each future development project would be required to generate a project-specific Water Quality Management Plan (WQMP), as required by the City of Temecula Stormwater Ordinance and as specified in the City's Jurisdictional Runoff Management Plan. The implementation of the specific drainage features within each WQMP, would ensure that each future development project would meet the City's MS4 Permit and Stormwater Ordinance requirements. As a part of the WQMP, future development would be required to incorporate and maintain low impact development (LID) BMPs into the project design,

<table>
<tr><td></td><td>which include measures to reduce increases in runoff through hydromodification and infiltration protection.</td></tr>
<tr><td>Surrounding Land Uses and Setting</td><td>The following describes each land use surrounding the Project Site:
North – The area immediately north is developed with the Mercedes Benz of Temecula car dealership and the Audi Temecula car dealership.
East – The Project Site is bordered to the east by Ynez Road and existing single-family homes (Harveston Residential Community in Temecula), which includes approximately 1,900 dwelling units (single-family homes and multi-family residential units) and the Harveston Community Park. Ynez Road is a Major Arterial Roadway (four lanes) from Winchester Road to the Temecula/Murrieta city boundary.
South – The area immediately south of the Project Site is developed with three commercial buildings.
West – The Project Site is bordered on the west by the I-15 freeway corridor. I-15 is a major north-south freeway servicing the Temecula/Murrieta area, linking it to Riverside and the Los Angeles metropolitan area (via Corona) and to San Diego (via Escondido). The western perimeter, bordering the I-15 freeway, is also steeply contoured downward. Further to the west are views of a large industrial/commercial area including retail development, warehouses and associated facilities.</td></tr>
<tr><td>Other Public Agencies Whose Approval is Required</td><td>The Project is anticipated to require the following review and approvals:<table><tr><th>Agency</th><th>Action</th></tr><tr><td>City of Temecula</td><td>Certification of the Final Environmental Impact Report and MMRP
Approval of General Plan Amendment
Approval of Harveston Specific Plan Amendment
Approval of subsequent development applications including tentative maps, conditional use permits, and development plans.</td></tr><tr><td>Regional Water Quality Control Board</td><td>Review and approval of water and storm water permits</td></tr><tr><td>Eastern Municipal Water District</td><td>Review and approval of sewer plans</td></tr><tr><td>Rancho California Water District</td><td>Water Supply Assessment Determination</td></tr></table></td></tr>
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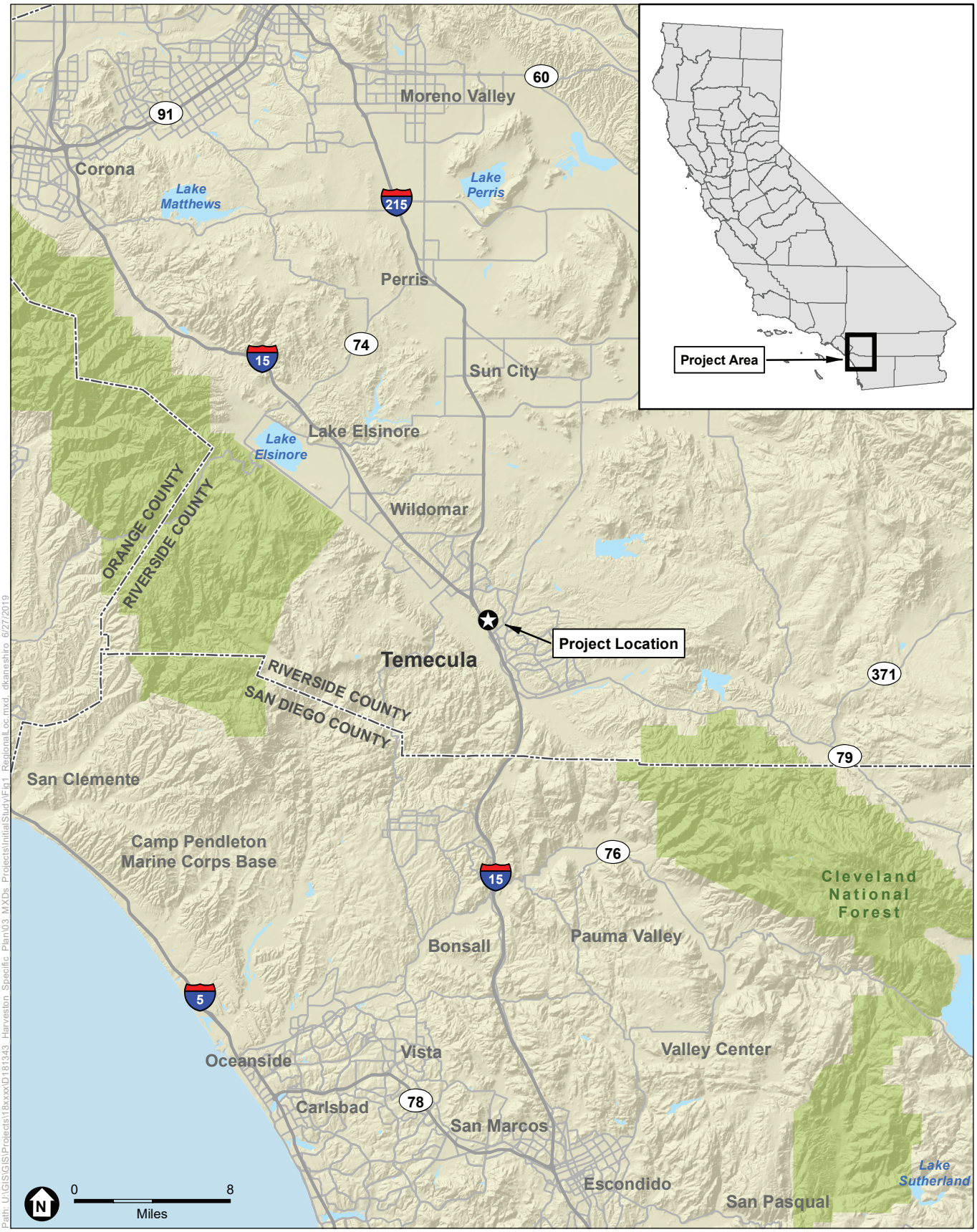


SOURCE: ESRI

Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12

Figure 1
Regional Map

ESA

SOURCE: ESRI

Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12

Figure 2
Project Vicinity

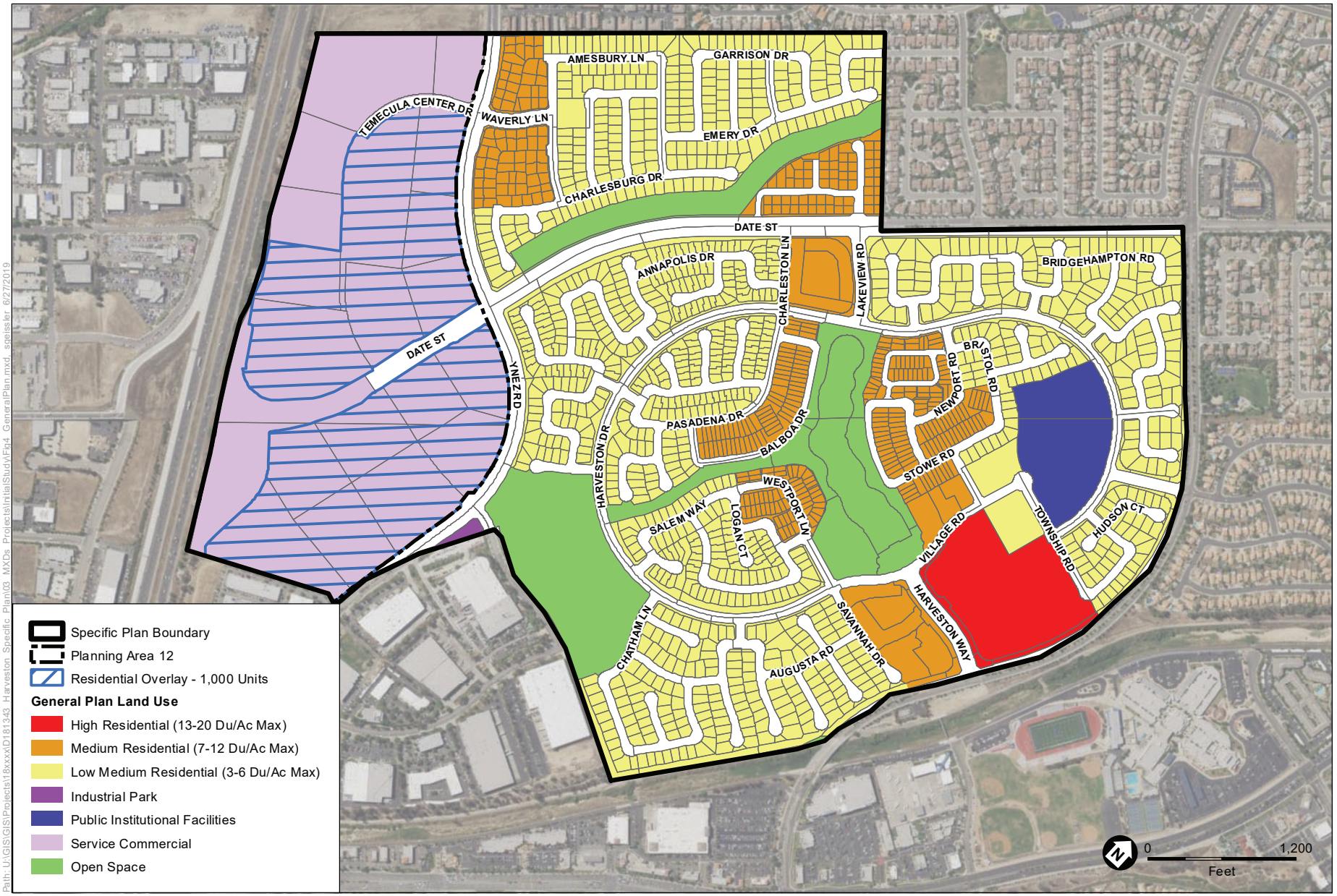
ESA

SOURCE: ESRI, 2019;
Riverside County, 2019; ESA, 2019.

Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12

Figure 3
Project Site

ESA



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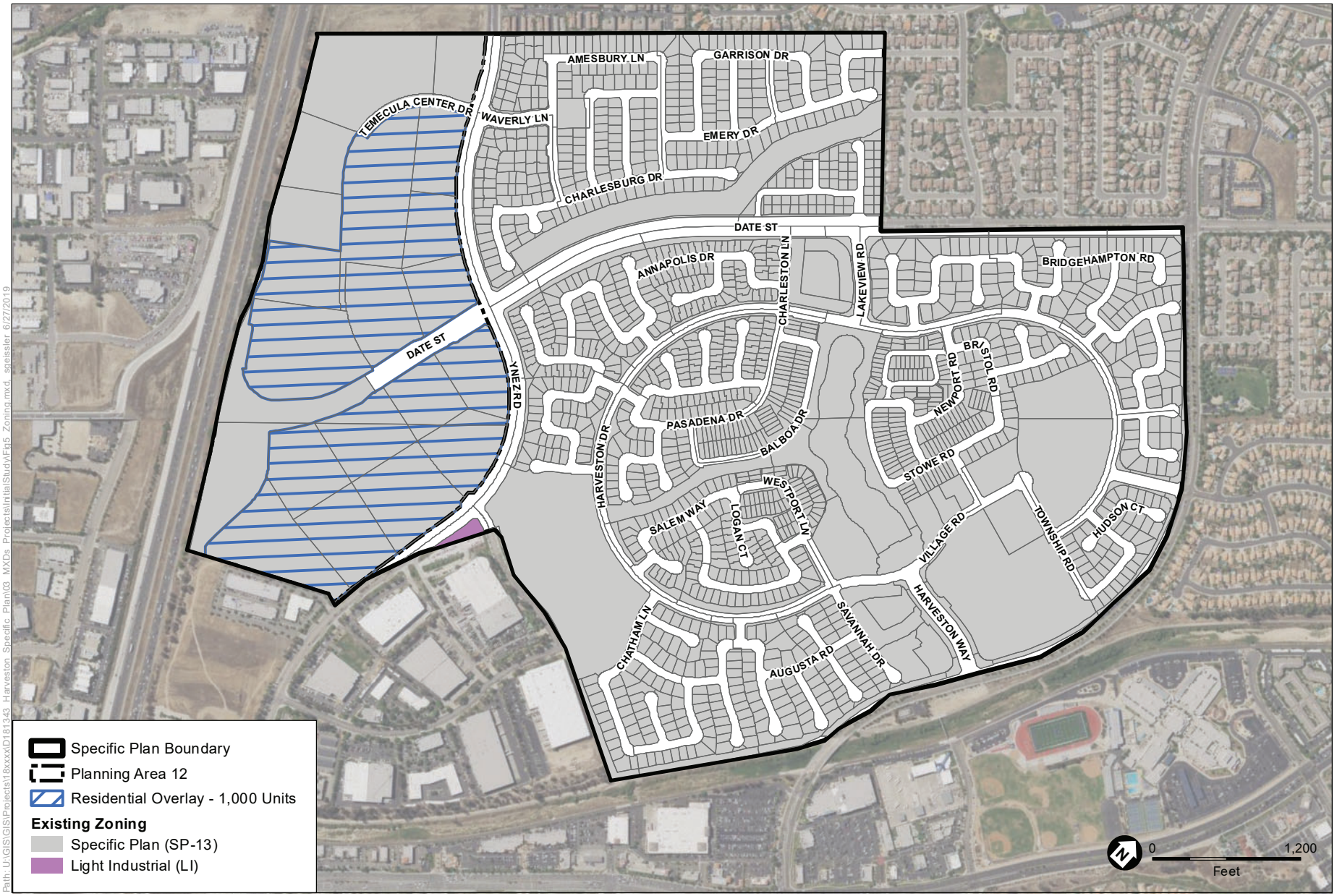
SOURCE: County of Riverside

Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12

Figure 4
Existing General Plan Land Use

ESA



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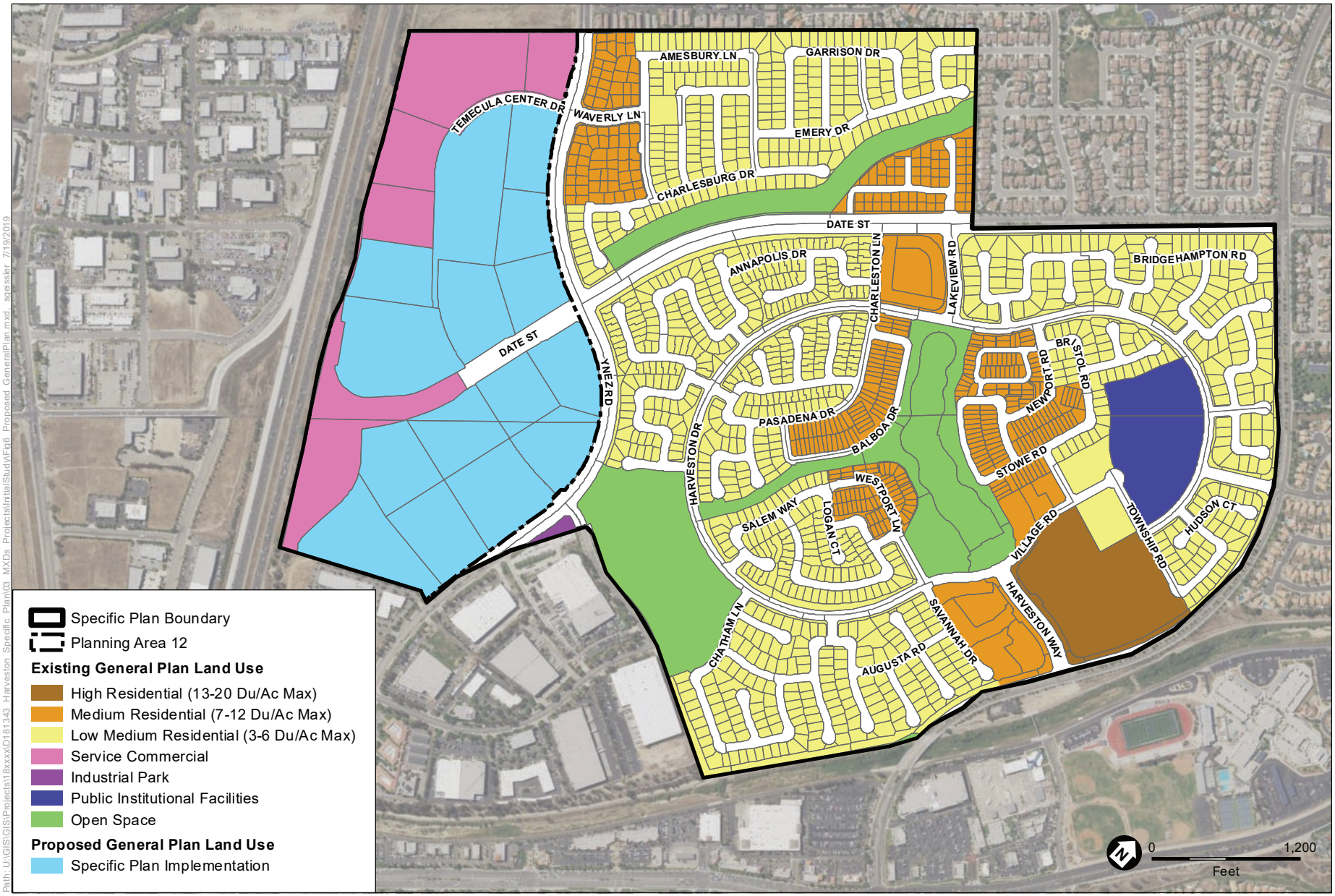
SOURCE: County of Riverside

Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12t

Figure 5
Existing Zoning

ESA

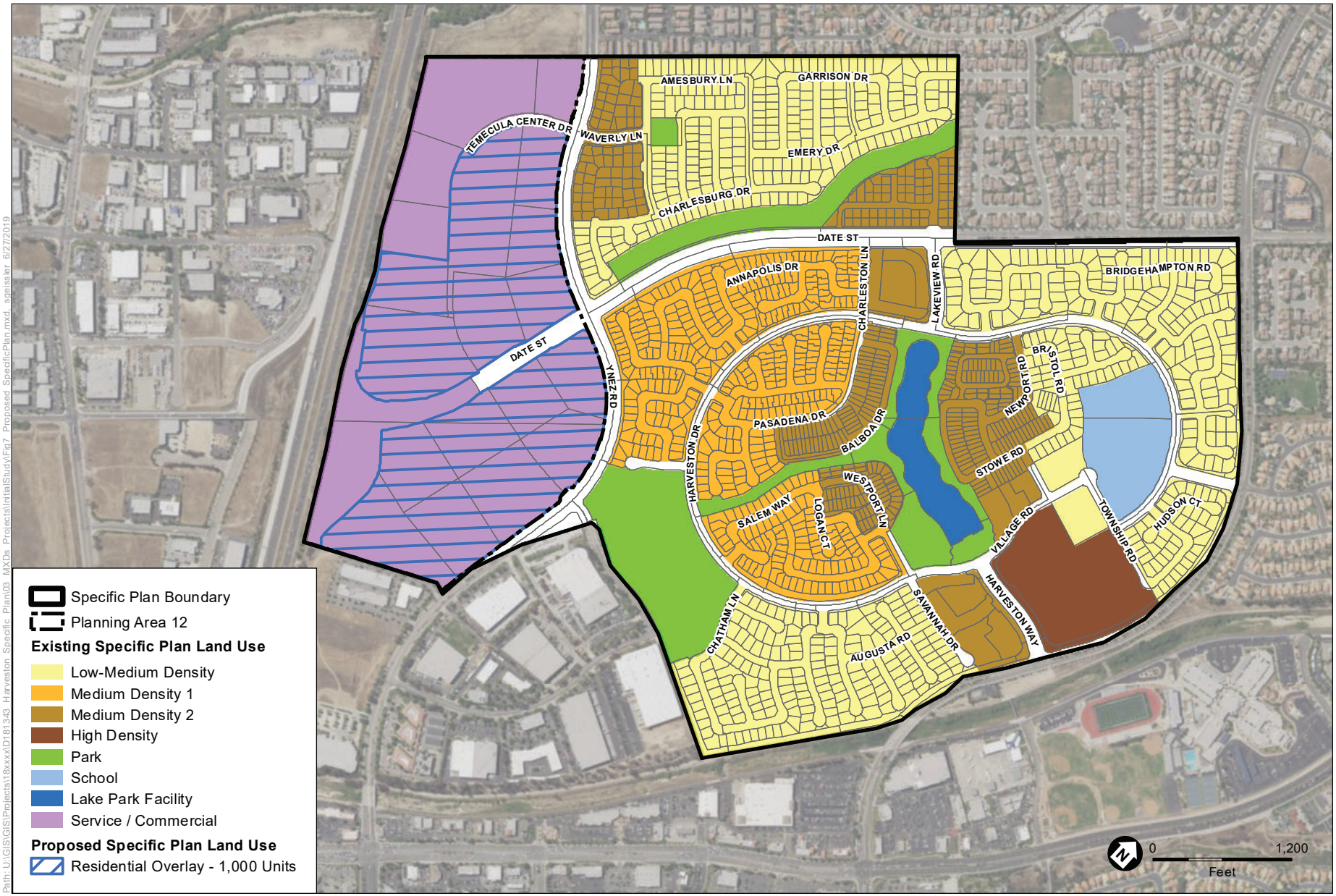


SOURCE: County of Riverside

Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12

Figure 6
Proposed General Plan Land Use

ESA



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SOURCE: County of Riverside

Harveston General Plan Amendment and Specific Plan Amendment – Planning Area 12

Figure 7
Proposed Specific Plan Land Use

ESA

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Mineral Resources
	Agriculture and Forestry Resources	X	Noise
X	Air Quality	X	Population/Housing
X	Biological Resources	X	Public Services
X	Cultural Resources	X	Recreation
X	Energy	X	Transportation
X	Geology/Soils	X	Tribal Cultural Resources
X	Greenhouse Gas Emissions	X	Utilities/Service Systems
	Hazards and Hazardous Materials		Wildfire
	Hydrology/Water Quality	X	Mandatory Findings of Significance
X	Land Use/Planning		

Determination

(To be completed by the lead agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier

	document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

7·23·19

Date

Scott Cooper

Printed Name

For

1. AESTHETICS. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Have a substantial adverse effect on a scenic vista?			X	
b	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d	Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?			X	

Comments:

1.a. **Less Than Significant Impact**. A scenic vista is usually a view of a valued resource, such as waterways, the ocean, hills, valleys, or mountains. The City has generally identified the conservation of the hills and Santa Ana Mountains to the west and southern ridgelines, the Santa Margarita River, the slopes in the Sphere of Influence located west and east of the City limits and other important landforms and historic landscape features as scenic vistas.

The I-15 from Corona south to the San Diego County line has been designated as an Eligible State Scenic Highway. While this portion of the I-15 is eligible to be designated as a state scenic highway, it has not yet been recognized as such (Caltrans, 2016).

The Project Site has been graded and has relatively flat terrain. Residences east of the Project Site are part of the Harveston Specific Plan. These residences are slightly elevated (approximately five feet) above Ynez Road. Development of the Project would not substantially obstruct existing residential views of the Santa Ana Mountains due to the Project's lower elevation compared to the adjacent residential areas as well as the Project's setbacks and orientation that would allow views of the mountains from adjacent residences. Therefore, development within the Project area would result in less than significant impacts related to scenic vistas and no further analysis of this issue in the EIR is necessary.

1.b. **Less Than Significant Impact**. The Project is not located within a designated scenic highway corridor. The nearest designated State Scenic Highways in Riverside County are along SR-74 and SR-243. The portions of these highways that are designated are located about 24 miles northeast of the Project area and are not visible from within the Project area or surrounding areas. The Project is located adjacent to the I-15, which is designated by Caltrans as an Eligible State Scenic Highway; however, it is not officially designated as a State Scenic Highway by Caltrans. Public views of the distant mountains (Cleveland National Forest) from I-15 would not be obscured by development of the Project with residential buildings. Under the Project, public views of the site would change from an undeveloped site with some non-native

vegetation to include a built environment with residential buildings. Therefore, views of the Project area for passengers along I-15 would not be substantially altered by the Project and impacts would be less than significant, and no further analysis of this issue in the EIR is necessary.

1.c. **Less Than Significant Impact**. The Project Site is currently undeveloped and is covered with disturbed grassland communities. The Project Site was previously graded as a relatively flat terrain site. The visual character of the Project Site would be altered; however, the proposed residential character would be consistent with the uses located immediately to the east of the Project Site. Because the visual character would be similar to the surrounding residential uses, the Project would result in a less than significant impact on the visual character of the area and no further analysis of this issue in the EIR is necessary.

1.d. **Less Than Significant Impact**. Sources of new and increased nighttime lighting and illumination include, but are not limited to, new residential development, light associated with vehicular travel (e.g., car headlights), street lighting, parking lot lights, and security-related lighting. Light pollution is regulated by Chapter 17.22 Section 17.22.176 of the City of Temecula Municipal Code. Compliance with the Municipal Code would result in compliance with the County of Riverside's Mount Palomar Light Pollution Ordinance, the Project would result in a less than significant light impact, and no further analysis of this issue in the EIR is necessary.

The effect produced by indirect light sources is commonly referred to as "glare". Daytime glare is typically caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glare or reflective materials. Daytime glare generation is common in urban areas and is typically associated with mid- to high-rise buildings with exterior facades that are largely or entirely comprised of highly reflective glass or mirror-like materials from which the sun can reflect, particularly following sunrise and prior to sunset. Daytime glare generation is typically related to sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Glare can also be produced during evening and nighttime hours by artificial light directed toward a light-sensitive land use. The Project could provide up to 1,000 residential units. These residential units could be single story or multiple story; however, typical residential construction does not include highly reflective building materials and includes landscaping that would impede glare. As a result, the Project would result in a less than significant glare impact.

References:

California Department of Transportation (Caltrans). 2016. California Scenic Highways Mapping System.

2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

Comments:

2.a. **No Impact**. The Project Site is located within an urbanized area of the City. The area immediately north is developed with the Mercedes Benz of Temecula car dealership and the Audi Temecula car dealership. The Project Site is bordered to the east by Ynez Road and existing single-family homes (Harveston Residential Community in Temecula), which includes approximately 1,900 dwelling units (single-family homes and multi-family residential units) including associated parks (Arroyo Park) and community facilities. The area immediately south of the Project Site is developed with three commercial buildings. The Project Site is bordered on the west by the I-15 freeway corridor. The Project Site is currently vacant and mass sheet graded from previous grading activities in 2003 performed under the Harveston mass grading permit. The Project Site does not contain agricultural uses or related operations. According to Figure OS-3, of the City of Temecula

General Plan, the Project Site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impact would occur and further analysis of this issue in the EIR is not necessary.

2.b. **No Impact**. The Project Site is currently zoned Specific Plan 13 (SP-13). No portion of the Project Site or surrounding land uses are zoned for agriculture and no nearby lands are enrolled under the Williamson Act. As such, future development of the Project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur in this regard. Further analysis of this issue in the EIR is not necessary.

2.c. **No Impact**. As discussed above under Response 2.b, the Project Site is currently zoned SP-13. No forest land or timberland zoning is present on the Project Site or in the surrounding area. As such, future development of the Project would not conflict with existing zoning for forest land or timberland, and no impact would occur in this regard. Further analysis of this issue in the EIR is not necessary.

2.d. **No Impact**. No forest land exists on the Project Site or in the surrounding area. As such, future development of the Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur, and further analysis of this issue in the EIR is not necessary.

2.e. **No Impact**. Since there are no agricultural or forest uses or related operations on or near the Project Site, future development of the Project would not involve the conversion of farmland or forest land to other uses, either directly or indirectly. No impacts to agricultural land or uses would occur. Further analysis of this issue in the EIR is not necessary.

References:

City of Temecula, Temecula General Plan, 1993, Updated 2005, Open Space Conservation Element, Figure OS-3, Agricultural Resources, page OS-19.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Conflict with or obstruct implementation of the applicable air quality plan?	X			
b	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	X			
c	Expose sensitive receptors to substantial pollutant concentrations?	X			
d	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			X	

Comments:

3.a. **Potentially Significant Impact**. The construction of future development of the Project would generate exhaust from construction equipment and vehicle trips, fugitive dust from demolition and ground disturbing activities, and off-gas emissions from architectural coatings and paving. Future development of the Project would increase the amount of operational air emissions which could affect implementation of the governing Air Quality Management Plan (AQMP) due to increased traffic and energy consumption, including potential increases in the amounts of gas and electricity needed to support future development of the Project. Pollutant emissions resulting from construction of future development of the Project could also have the potential to affect implementation of the AQMP. Therefore, the EIR will provide further analysis of potential impacts to the implementation of the AQMP.

3.b. **Potentially Significant Impact**. The Project Site is located within the South Coast Air Basin (Basin), which is characterized by relatively poor air quality. According to the AQMP, the Basin is designated nonattainment for Federal and State ozone (O3) standards, as well as the current particulate matter (PM10 and PM2.5) standards. Future development of the Project would result in increased air emissions from construction and operational traffic in the Basin, within an air quality management area currently in non-attainment of Federal and State air quality standards for O3, PM10, and PM2.5. As such, implementation of future development of the Project could potentially contribute to cumulatively significant air quality impacts, in combination with other existing and future emission sources in the Project area. Therefore, the EIR will provide further analysis of potential cumulative impacts associated with an increase in criteria pollutants.

3.c. **Potentially Significant Impact**. An air quality impact is considered potentially significant if emission levels exceed the state or federal ambient air quality standards, thereby exposing sensitive receptors to substantial pollutant concentrations. Certain population groups are especially sensitive to air pollution and should be given special consideration when evaluating potential air quality impacts. These population groups include children, the elderly, persons with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. As defined in the SCAQMD CEQA Air Quality Handbook, a sensitive receptor to air quality is defined as any of the following

land use categories: (1) long-term health care facilities; (2) rehabilitation centers; (3) convalescent centers; (4) retirement homes; (5) residences; (6) schools; (7) parks and playgrounds; (8) child care centers; and (9) athletic fields. The existing single-family homes (Harveston Residential Community in Temecula), which include approximately 1,900 dwelling units (single-family homes and multi-family residential units) to the east of the Project Site, are the nearest sensitive receptors to the Project Site and could be exposed to air pollutants associated with construction of future development on-site. Further, the residents of the Harveston Residential Community would be exposed to project-related operational emissions in the long-term as well. The EIR will evaluate the potential for construction and operation of future development of the Project to exceed SCAQMD's localized significance thresholds (LSTs) in accordance with SCAQMD's guidance methodology.

3.d. **Less Than Significant Impact**. Odors are typically associated with industrial activities involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors are also associated with such uses as sewage treatment facilities and landfills. Implementation of the Project would result in the future development of a maximum of 1,000 residential units. These uses would not introduce any major odor-producing uses that would have the potential to affect a substantial number of people. It is expected refuse generated from future development of the Project would be temporarily stored in covered containers and would be removed at regular intervals in compliance with the City's solid waste regulations. Activities and materials associated with construction would be typical of construction projects of similar type and size. Any odors that may be generated during construction of future development of the Project would be localized and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. Impacts with regard to odors would be less than significant. No further analysis of this topic in the EIR is required.

References:

South Coast Air Quality Management District, Final 2016 Air Quality Management Plan, March 2017, https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15. Accessed June 2019.

4. BIOLOGICAL RESOURCES. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant 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 U.S. Fish and Wildlife Service?	X			
b	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
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?	X			
e	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
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?	X			

Comments:

4.a. **Potentially Significant Impact.** The Project Site is currently vacant and mass sheet graded from previous grading activities in 2003 performed under the Harveston mass grading permit. Implementation of future development of the Project could result in direct and indirect impacts to sensitive resources because vegetation has grown on the project site which could support wildlife species. As such, impacts are considered potentially significant and future analysis of this issue in the EIR is required. A biological resource assessment will be prepared and findings from the assessment will be incorporated into the EIR.

4.b. **Potentially Significant Impact.** Riparian habitats are those habitats located along banks or rivers or streams. Sensitive natural communities are natural communities that are considered rare in the region by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or local regulatory agencies; that are known to provide

habitat for sensitive animal or plant species; or are known to be significant wildlife corridors. There are no rivers or streams on the Project Site. The vegetation that has grown on the Project site subsequent to its grading in 2003 has a potential to provide habitat for sensitive animals or plant species. Therefore, implementation of future development of the Project could result in direct or indirect impacts to natural communities. As such, impacts are considered potentially significant and future analysis of this issue in the EIR is required. A biological resource assessment will be prepared and findings from the assessment will be incorporated into the EIR.

4.c. **Potentially Significant Impact**. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, bogs, mudflats, and vernal pools. Future development on-site could have direct or indirect effects on retention basins that are on the west side of the Project site. These retention basins could be potential wetlands. As such, impacts are considered potentially significant and future analysis of this issue in the EIR is required. A biological resources assessment and wetland delineation will be prepared and findings from the assessments will be incorporated into the EIR.

4.d. **Potentially Significant Impact**. A variety of biological resources are known to exist within the vicinity of the Project Site. Implementation of future development of the Project may have the potential to directly or indirectly impact sensitive species and habitats. As such, potential impacts to biological resources will be evaluated in the EIR. A biological resources assessment will be prepared and findings from the assessment will be incorporated into the EIR.

4.e. **Potentially Significant Impact**. No trees currently existing on the Project Site. However, the City's General Plan includes a number of policies related to the protection of sensitive natural resources, including biological resources. Therefore, impacts would be considered potentially significant and further analysis of this issue in the EIR is required. A biological resources assessment will be prepared and findings from the assessment will be incorporated into the EIR.

4.f. **Potentially Significant Impact**. The City and Project Site are located within the Western Riverside County Multiple Specific Habitat Conservation Plan (MSHCP), a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on the conservation of species and their associated habitats in Western Riverside County. Therefore, the EIR will further evaluate the potential for the Project to conflict with the provisions of the MSHCP.

5. CULTURAL RESOURCES. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	X			
c	Disturb any human remains, including those interred outside of formal cemeteries?	X			

Comments:

5.a. **No Impact**. A historical resource is defined in Section 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register of Historical Resources, included in a local register, or identified as significant in a historic resource survey are also considered historical resources under CEQA.

The Project Site is currently vacant and mass sheet graded from previous grading activities in 2003 performed under the Harveston mass grading permit. According to Figure OS-2, of the City of Temecula General Plan, the Project Site is not located near a historical structure or historic site. As such, future development of the Project would not cause a substantial adverse change in the significant of a historical resource.

5.b. **Potentially Significant Impact**. Section 15064.5(a)(3)(D) of the State CEQA Guidelines generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. The Project Site is currently vacant and mass sheet graded from previous grading activities in 2003 performed under the Harveston mass grading permit. Implementation of the Project would result in the future development of a maximum of 1,000 residential units. Construction of future development of the Project would require further grading and excavation activities for building foundations and streets that could extend into native soils and could disturb existing undiscovered archaeological resources. Therefore, this topic will be analyzed further in the EIR to determine the potential for, and significance of, any impacts on archaeological resources. A cultural site reconnaissance will be prepared and findings from the site reconnaissance will be incorporated into the EIR.

5.c. **Potentially Significant Impact**. The Project Site is located in an urbanized area of the City. Nevertheless, construction of future development of the Project would require excavation that could extend into native soils, with the potential to encounter previously unknown human remains. A Sacred Land File (SLF) review will be conducted to determine the need for monitoring the presence of human remains during construction of future development of the Project. A summary of

the search results and a more detailed analysis of potential impacts to human remains will be included in the EIR. A cultural site reconnaissance will be conducted and findings from the site reconnaissance will be incorporated into the EIR.

References:

City of Temecula, Temecula General Plan, 1993, Updated 2005, Open Space Conservation Element, Figure OS-2, Historic Structures and Sites, page OS-16.

6. ENERGY. Would the project:						
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

Comments:

6.a. **Potentially Significant Impact**. Energy resources, such as electrical power, would be consumed to construct and operate future development of the Project. The demand would be largely supplied from existing electrical services in the vicinity of the Project Site. An assessment regarding energy demand of future development of the Project will be further assessed in the EIR.

6.b. **Potentially Significant Impact**. Construction and operation of future development of the Project would result in additional use of energy that could conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts are considered potentially significant, and this issue will be further analyzed in the EIR.

7. GEOLOGY AND SOILS. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant 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? Refer to Division of Mines and Geology Special Publication 42.			X	
	ii. Strong seismic ground shaking?			X	
	iii. Seismic-related ground failure, including liquefaction?			X	
	iv. Landslides?				X
b	Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
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?				X
f	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

Comments:

7.a.i. **Less Than Significant Impact.** The seismically active region of Southern California is crossed by numerous faults. A fault is a fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time. A fault trace is the line on the earth's surfacing defining the fault. Fault rupture is the displacement that occurs along the surface of a fault during an earthquake. The California Geological Survey has established earthquake fault zones known as Alquist-Priolo Earthquake Fault Zones around the surface traces of active faults to assist cities and counties in planning, zoning, and building regulation functions.

These zones identify areas where potential surface rupture along an active fault could prove hazardous and identify where special studies are required to characterize hazards to habitable structures.

According to Figure PS-1, of the City of Temecula General Plan, the Elsinore fault, which is located to the west of the Project Site, traverses the City. Other faults surrounding the City include the San Andreas, San Jacinto, San Gabriel, Newport-Inglewood, Sierra Madre-Santa Susana-Cucamonga, Rose Canyon, Coronado Banks, San Diego Trough, and San Clemente Island faults. However, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone. Further, all future development of the Project would be required to submit a Geotechnical Report for review and approval by the City. As such, future development of the Project would result in a less than significant impact related to the rupture of a known earthquake fault. No further analysis of this topic in the EIR is required.

7.a.ii. **Less Than Significant Impact.** As discussed under Response 7.a.i., the Elsinore fault traverses the City. Other faults surrounding the City include the San Andreas, San Jacinto, San Gabriel, Newport-Inglewood, Sierra Madre-Santa Susana-Cucamonga, Rose Canyon, Coronado Banks, San Diego Trough, and San Clemente Island faults. Thus, the Project Site would be subject to shaking during earthquake events. The level of ground shaking that would be experienced at the Project Site from faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. As with any new development in the State of California, the construction and building design of the future development of the Project would be required to conform to the current seismic design provisions of the City's Building Code, which incorporates relevant provision of the 2016 California Building Code (CBC). The 2016 CBC incorporates the latest seismic design standards for structural loads and materials to provide for the latest in earthquake safety. Further, all future development of the Project would be required to submit a Geotechnical Report for review and approval by the City. Therefore, future development of the Project would result in a less than significant impact related to strong seismic ground shaking. No further analysis of this topic in the EIR is required.

7.a.iii. **Less Than Significant Impact.** Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when the shock waves from an earthquake of sufficient magnitude and duration compact and decrease the volume of the soil; if drainage cannot occur, this reduction in soil volume will increase the pressure exerted on the water contained in the soil, forcing it upward to the ground surface. This process can transform stable soil material into a fluid-like state. This fluid-like state can result in horizontal and vertical movements of soils and building foundations from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density non-cohesive (granular) soils; and 3) high-intensity ground motion.

According to Figure PS-1, of the City of Temecula General Plan, the Project Site is not located within a liquefaction hazard zone. However, if liquefaction zones were discovered within the Project Site, conforming to the 2016 CBC would reduce impacts from liquefaction within the Project Site to maximum extent possible under currently accepted engineering practices. These engineering practices could include densification of soils, soil reinforcement, and drainage/dewatering to reduce pore water pressure within the soil. Further, all future development of the Project would be required to submit a Geotechnical Report for review and approval by the City. As such, future development of the Project would result in a less than significant impact related to liquefaction. No further analysis of this topic in the EIR is required.

7.a.iv. **No Impact**. The Project Site is relatively flat and is currently vacant. The Project Site was graded from previous grading activities in 2003 performed under the Harveston mass grading permit. There are no slopes on or near the Project Site that could pose a landslide hazard. Further analysis of this issue in the EIR is not necessary.

7.b. **Less Than Significant Impact**. Soil erosion refers to the process by which soil or earth material is loosened or dissolved and removed from its original location. Erosion can occur by varying processes and may occur in the Project Site where

bare soil is exposed to wind or moving water (both rainfall and surface runoff). The processes of erosion are generally a function of material type, terrain steepness, rainfall or irrigation levels, surface drainage conditions, and general land uses.

Construction of future development of the Project would result in ground surface disruption during excavation, grading, and trenching that would create the potential for erosion to occur. Wind erosion would be minimized through soil stabilization measures required by the SCAQMD Rule 403 (Fugitive Dust), such as daily watering. Potential for water erosion would be reduced by implementation of standard erosion control measures imposed during site preparation and grading activities. As discussed in more detail under Section 10, Hydrology and Water Quality, future development of the Project would be subject to all existing regulations associated with the protection of water quality. Construction activities of future development would be carried out in accordance with applicable City standard erosion control practices required pursuant to the 2016 CBC and the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit issued by the SDRWQCB, as applicable. Consistent with these requirements, a Stormwater Pollution Prevention Plan (SWPPP) would be prepared that incorporates BMPs to control water erosion during the construction periods of future development of the Project. With implementation of erosion and sediment control BMPs, construction of future development would result in a less than significant impact related to erosion and topsoil. Further analysis of this issue in the EIR is not necessary.

As part of the Riverside County LID Standards Manual, future development of the Project would be designed to reduce offsite runoff, promote rainwater harvesting, and reduce erosion and hydrologic impacts downstream. By reducing the velocity of quantity of stormwater onsite, the potential for erosion and topsoil loss in landscaped areas caused by runoff is also reduced. The presence of vegetation on future landscaped areas would reduce the ability of soil to be eroded and lost by wind erosion. As such, impacts related to erosion and topsoil during operation of future development of the Project would be less than significant. Further analysis of this issue in the EIR is not necessary.

7.c. **Less Than Significant Impact**. As previously discussed under Responses 7.a.iii and 7.a.iv above, liquefaction was concluded to be less than significant and landslide hazards were concluded to have no impact. Subsidence occurs when a void is located or created underneath a surface, causing the surface to collapse. Common causes of subsidence include withdrawal of groundwater or oil resources or wells beneath a surface. As no oil wells are located on or near the Project Site, subsidence associated with extraction activities is not anticipated. Conformance to the 2016 CBC would reduce impacts from stability hazards within the Project Site to the maximum extent possible under currently accepted engineering practices. These engineering practices could include densification of soils, soil reinforcement, and drainage/dewatering to reduce pore water pressure within the soil. Further, all future development of the Project would be required to submit a Geotechnical Report for review and approval by the City. As such, future development of the Project would result in a less than significant impact related to stability hazards. No further analysis of this topic in the EIR is required.

7.d. **Less Than Significant Impact**. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. Although not anticipated, expansive soils, if encountered within the Project Site, would be removed and/or replaced as part of standard construction practices pursuant to the City and/or 2016 CBC building requirements. Further, all future development of the Project would be required to submit a Geotechnical Report for review and approval by the City. Therefore, future development of the Project would result in less than significant impacts associated with expansive soils and substantial risks to life or property would not occur. Further analysis of this issue in the EIR is not necessary.

7.e. **No Impact**. The Project Site is located in an urbanized area where wastewater infrastructure is currently in place. Future development of the Project would connect to existing infrastructure and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur. No further analysis of this topic in the EIR is required.

7.f. **Potentially Significant Impact**. The Project Site is currently vacant and mass sheet graded from previous grading activities in 2003 performed under the Harveston mass grading permit. Although, future development of the Project would not directly or indirectly destroy a unique geologic feature, it would require grading and excavation for building foundations that could extend into native soils and/or geologic features potentially containing paleontological resources. Therefore, this topic will be analyzed further within the Cultural Resources Section of the EIR to determine the potential for, and significance of, any impacts on paleontological resources.

References:

City of Temecula, Temecula General Plan, 1993, Updated 2005, Public Safety Element, Figure PS-1, Seismic Hazards, page PS-7.

8. GREENHOUSE GAS EMISSIONS. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant 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?	X			
b	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

Comments:

8.a. **Potentially Significant Impact**. Construction and operation of future development of the Project would increase greenhouse gas (GHG) emissions which have the potential to either directly or indirectly result in a significant impact on the environment. In addition, future development of the Project would generate vehicle trips that would contribute to the emission of GHGs. The amount of GHG emissions associated with future development of the Project has not been estimated at this time. Therefore, this topic will be further evaluated in the EIR and include a quantitative assessment of Project-generated GHG emissions resulting from construction equipment, vehicle trips, electricity and natural gas usage, and water conveyance. Relevant features of future development of the Project that reduce GHG emissions, such as green building design, will also be discussed in the EIR.

8.b. **Potentially Significant Impact**. Future development of the Project would be required to comply with the City of Temecula Sustainability Plan (2010), the County of Riverside Climate Action Plan (July 2018), and the California Green Building Standards Code (CALGreen) (Title 24, Part 11). In conformance with these requirements, future development of the Project would be designed to reduce GHG emissions through various energy conservation measures. In addition, future development of the Project would be required to implement applicable energy conservation measures to reduce GHG emissions such as those described in California Air Resources Board Assembly Bill (AB) 32 Scoping Plan, which describes the approaches California will take to achieve the goal of reducing GHG emissions to 1990 levels by 2020. Future development of the Project would incorporate sustainable elements of design during construction and operation. However, the amount of GHG emissions associated with future development of the Project has not been estimated at this time. Therefore, further evaluation of this topic will be included in the EIR to determine if future development of the Project would achieve consistency with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions.

References:

City of Temecula Sustainability Plan, adopted June 22, 2010. Available online at: http://laserfiche.cityoftemecula.org/weblink/2/doc/241368/Electronic.aspx.

County of Riverside Climate Action Plan, revised July 17, 2018. Available online at: https://planning.rctlma.org/Portals/14/CAP/CAP_071717.pdf.

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant 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?			X	
b	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?			X	
e	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			X	

Comments:

9.a. **Less Than Significant Impact**. Construction of future development of the Project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Furthermore, any emissions from the use of such materials would be minimal and localized to the Project Site.

Operation of future development of the Project would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, pool cleaning chemicals, painting supplies, and pesticides and fertilizers for landscaping. The use of these materials would be in small quantities and in accordance with the

manufacturers' instructions for use, storage, and disposal of such products. As with construction, any emissions from the use of such materials regarding the operation of future development of the Project would be minimal and localized to the Project Site.

Therefore, neither construction nor operation of future development of the Project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No further analysis of this topic in the EIR is required.

9.b. **Less Than Significant Impact**. Construction activities of future development would result in a temporary increase in the use of typical construction materials at the Project Site, including concrete, hydraulic fluids, paints, cleaning materials, and vehicle fuels. The use of these materials during construction of future development would be short-term in nature and would occur in accordance with standard construction practices, as well as with applicable federal, state, and local regulations. Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations.

Operation of future development of the Project would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, pool cleaning chemicals, painting supplies, and pesticides and fertilizers for landscaping. The use of these materials would be in small quantities and in accordance with the manufacturers' instructions for use, storage, and disposal of such products. As with construction, any emissions from the use of such materials regarding the operation of future development of the Project would be minimal and localized to the Project Site.

Therefore, neither construction nor operation of future development of the Project is anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No further analysis of this topic in the EIR is required.

9.c. **Less Than Significant Impact.** There are no schools located within one-quarter mile of the Project Site. The nearest schools, Ysabel Barnett Elementary School and Buchanan Elementary School, are both located approximately 0.70 miles northeast of the Project Site. Construction of future development of the Project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Any emissions from the use of such materials would be minimal and localized to the Project Site. Construction of future development could encounter on-site subsurface hazardous materials. However, these materials are required to be handled in accordance with applicable regulations and would likely be localized to the Project Site. Existing schools are located at a sufficient distance from the Project Site to not be significantly impacted if hazardous materials are encountered during construction of future development of the Project.

Operation of future development of the Project would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, pool cleaning chemicals, painting supplies, and pesticides and fertilizers for landscaping. The use of these materials would be in small quantities, and would be handled in accordance with the manufacturers' instructions for use, storage, and disposal of such products. During operation of future development, the limited quantities and any prescribed handling procedures of hazardous materials would not pose a risk to schools in the Project vicinity, since there would be minimal emissions, and they would be localized to the Project Site. As such, future development of the Project would result in less than significant impacts regarding hazardous materials at any existing or proposed schools within a one-quarter mile radius of the Project Site. No further analysis of this topic in the EIR is required.

9.d. **Less Than Significant Impact**. The California Department of Toxic Substances Control (DTSC) maintains the EnviroStor database, which includes identifies potentially hazardous sites where cleanup actions (such as a removal action) or

extensive investigations are planned or have occurred. The database provides a listing of Federal Superfund sites [National Priorities List (NPL)]; State Response sites; Voluntary Cleanup sites; and School Cleanup sites. Based on a review of the EnviroStor database, the Project Site and any of its former uses is not identified on any of the above lists. The Project Site is not on the State Water Board's Geotracker Database, which provides a list of leaking underground storage tank. The Project Site is not listed on any other list compiled pursuant to Section 65962.5 of the Government Code. As such, the Project is not 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 not create a significant hazard to the public or the environment. No further analysis of this topic in the EIR is required.

9.e. **No Impact**. According to Figure LU-2, of the City of Temecula General Plan, the Project Site is not located within an airport land use plan or within two miles of a public airport. The French Valley Airport located at 37600 Sky Canyon Drive, Murrieta, is approximately 2.9 miles northeast of the Project Site. No further analysis of this topic in the EIR is required.

9.f. **Less Than Significant Impact**. The Project Site and surrounding area are located in an area where adequate circulation and access is provided to facilitate emergency response. Future driveway and building configurations would comply with applicable fire access and code requirements for emergency evacuation. As part of the building permit plan check review for future development of the Project, final site plans would be reviewed by the Temecula Fire Department (FD) for approval of access, circulation and emergency access. Construction activities of future development are expected to be generally confined to the Project Site and would be subject to emergency access standards and requirements of the Temecula FD to ensure traffic safety. During construction of future development, partial road closures may be necessary on Ynez Road and Date Street for right-of-way frontage improvements and utility connections, but through access for drivers, including emergency personnel, along Ynez Road and Date Street would still be provided. As such, future development of the Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant and further analysis of this issue is not necessary in the EIR.

9.g. **Less Than Significant Impact**. The Project Site is not located in an area that has a significant amount of vegetation and is characterized by flat topography. The Project Site is currently vacant and was previously graded in 2003. Future development of the Project would be subject to all applicable standards and regulations related to fire protection and prevention such that wildland fire hazards would be less than significant. Further analysis of this issue in the EIR is not required.

References:

City of Temecula, Temecula General Plan, 1993, Updated 2005, Land Use Element, Figure LU-2, French Valley Airport Land Use Compatibility Zones, page LU-7.

Department of Toxic Substances Control, EnviroStor Database at https://www.envirostor.dtsc.ca.gov; accessed July 15, 2019.

State Water Board Geotracker Database, https://geotracker.waterboards.ca.gov, accessed July 15, 2019.

10. HYDROLOGY AND WATER QUALITY. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	X			
c	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of imperious surfaces, in a manner which would:				
	i) result in substantial erosion or siltation on- or off-site;			X	
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
	iii) create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
	iv) impede or redirect flood flows?				X
d	In flood hazard, tsunami, or seiche zones, risk or release of pollutants due to project inundation?				X
e	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Comments:

10.a. **Less Than Significant Impact**. Implementation of the Project would result in the future development of a maximum of 1,000 residential units on a currently vacant site that was previously graded in 2003. As such, future development would contribute to an increase in impervious surfaces. Future development of the Project would be required to be designed to not violate water quality standards or waste discharge requirements. All future development of the Project would be required to comply with the requirements of the NPDES General Construction Permit issued by the SDRWQCB as applicable. Future development would be required to implement a SWPPP during construction that includes BMPs to reduce pollutants in stormwater runoff from the Project Site. By complying with the NPDES requirements, potential impacts related to violation of water quality standards and waste discharge requirements of future development of the Project are anticipated to be less than significant. No further analysis of this topic in the EIR is required.

10.b. **Potentially Significant Impact**. Implementation of the Project would result in the future development of a maximum of 1,000 residential units on a currently vacant site. A Water Supply Assessment will be required to determine available of groundwater supplies and groundwater recharge. Therefore, this topic will be analyzed further within the Utilities and Service Systems Section of the EIR to determine the potential for, and significance of, any impacts on groundwater supply or groundwater recharge.

10.c.i. **Less Than Significant Impact**. Implementation of the Project would result in the future development of a maximum of 1,000 residential units on a currently vacant site that was previously graded in 2003. As such, future development would contribute to an increase in impervious surfaces. Construction of future development of the Project would result in ground surface disruption during excavation, grading, and trenching that would create the potential for erosion to occur. Wind erosion would be minimized through soil stabilization measures required by the SCAQMD Rule 403 (Fugitive Dust), such as daily watering. Potential for water erosion would be reduced by implementation of standard erosion control measures imposed during site preparation and grading activities. Future development of the Project would be subject to all existing regulations associated with the protection of water quality. Construction activities of future development would be carried out in accordance with applicable City standard erosion control practices required pursuant to the 2016 CBC and the requirements of the NPDES General Construction Permit issued by the SDRWQCB, as applicable. Consistent with these requirements, a SWPPP would be prepared that incorporates BMPs to control water erosion during the construction periods of future development of the Project. With implementation of erosion and sediment control BMPs, construction of future development would result in a less than significant erosion and siltation impact. Further analysis of this issue in the EIR is not necessary.

Each future development project would be required to generate a project-specific Water Quality Management Plan (WQMP), as required by the City of Temecula Stormwater Ordinance and as specified in the City's Jurisdictional Runoff Management Plan. The implementation of the specific drainage features within each WQMP, would ensure that each future development project would meet the City's MS4 Permit and Stormwater Ordinance requirements. As a part of the WQMP, future development would be required to incorporate and maintain LID BMPs into the project design, which include measures to reduce increases in runoff through hydromodification and infiltration protection. Therefore, future development would result in a less than significant erosion and siltation impact during future operation. Further analysis of this issue in the EIR is not necessary.

10.c.ii. **Less Than Significant Impact**. According to Figure PS-2, of the City of Temecula General Plan, the Project Site is not located within a 100 Year Flood Zone. Further, the Project Site does not contain any streams or rivers. Implementation of the Project would result in the future development of a maximum of 1,000 residential units on a currently vacant site that was previously graded in 2003. As such, future development would contribute to an increase in impervious surfaces. However, future development would be required to implement a SWPPP during construction that includes BMPs to reduce pollutants in stormwater runoff from the Project Site. By complying with the NPDES requirements, potential impacts related to flooding would be less than significant.

10.c.iii. **Less Than Significant Impact**. The construction of future development within the Project Site would be required to comply with the development planning requirements of the SDRWQCB MS4 permit and the City of Temecula Stormwater Ordinance. Each future development project would be required to generate a project-specific Water Quality Management Plan (WQMP), as required by the City of Temecula Stormwater Ordinance and as specified in the City's Jurisdictional Runoff Management Plan. The implementation of the specific drainage features within each WQMP, would ensure that each future development project would meet the City's MS4 Permit and Stormwater Ordinance requirements. As a part of the WQMP, future development would be required to incorporate and maintain LID BMPs into the project design, which include measures to reduce increases in runoff through hydromodification and infiltration protection. Therefore, impacts would be less than significant in this regard. Further analysis of this issue in the EIR is not necessary.

10.c.iv. **No Impact**. According to Figure PS-2, of the City of Temecula General Plan, the Project Site is not located within a 100 Year Flood Zone. Therefore, the future development of the Project would not result in impacts related to impeding or redirecting flood flows. Further analysis of this issue in the EIR is not necessary.

10.d. **No Impact**. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of the sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

According to Figure PS-2, of the City of Temecula General Plan, the Project Site is not located within a 100 Year Flood Zone or within a dam inundation area. The Project Site is not subject to tsunami hazards given its distance to the Pacific Ocean. Furthermore, the gently sloping topography of the project area is not conducive to sustaining mudflows. No impacts would occur in this regard. Further analysis of this issue in the EIR is not necessary

10.e. **Less Than Significant Impact**. Future development of the Project would be required to be designed to not violate water quality standards or waste discharge requirements. All future development of the Project would be required to comply with the requirements of the NPDES General Construction Permit issued by the SDRWQCB, as applicable. Future development would be required to implement a SWPPP during construction that includes BMPs to reduce pollutants in stormwater runoff from the Project Site. By complying with the NPDES requirements, potential impacts to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan are anticipated to be less than significant. No further analysis of this topic in the EIR is required.

References:

City of Temecula, Temecula General Plan, 1993, Updated 2005, Public Safety Element, Figure PS-2, Flood Hazards and Dam Inundation Areas, page PS-11.

11. LAND USE AND PLANNING. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Physically divide an established community?			X	
b	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	X			

Comments:

11.a. **Less Than Significant Impact**. The Project Site is located within Planning Area 12 of the Harveston Specific Plan Area. The Project Site is currently vacant and mass sheet graded from previous grading activities in 2003 performed under the Harveston mass grading permit. The Project would change the existing General Plan land use designation from Service Commercial (SC) to Specific Plan Implementation (SPI) and a SPA that would include a residential overlay to the Specific Plan on an 87.54-acre portion of Planning Area 12. The residential overlay would allow the future development of a maximum of 1,000 residential units. The area immediately north is developed with the Mercedes Benz of Temecula car dealership and the Audi Temecula car dealership. The Project Site is bordered to the east by Ynez Road and existing single-family homes (Harveston Residential Community in Temecula), which includes approximately 1,900 dwelling units (single-family homes and multi-family residential units) and the Harveston Community Park. The area immediately south of the Project Site is developed with three commercial buildings. The Project Site is bordered on the west by the I-15 freeway corridor. Implementation of the Project would result in the future development of a maximum of 1,000 residential units. The future development would result in a less than significant impact related to the physical division of the existing established Harveston Specific Plan Area. Therefore, this issue will not be further evaluated in the EIR.

11.b. **Potentially Significant Impact**. As discussed under Response 11.a., the Project would include a GPA that would change the existing General Plan land use designation from Service Commercial (SC) to Specific Plan Implementation (SPI) and a SPA that would include a residential overlay to the Specific Plan on an 87.54-acre portion of Planning Area 12. The residential overlay designation would overlay the existing Service Commercial (SC) that is designated on the Project Site within the existing Specific Plan. Based on the requisite changes to applicable plans, policies, and regulations affecting the Project Site, the Project could potentially result in conflicts. As such, impacts in this regard would be potentially significant, and further analysis of this issue in the EIR is required.

12. MINERAL RESOURCES. Would the project:					
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

Comments:

12.a-b. **No Impact**. According to the City of Temecula General Plan, the mineral zoning classification of Mineral Resource Zone 3a (MRZ-3a) has been designated for the City by the State Geologist. The MRZ-3 areas contain sedimentary deposits that have the potential to supply sand and gravel for concrete and crushed stone for aggregate. However, these areas are not considered to contain deposits of significant economic value. There are no known local mineral resources within the Project area. Future development of the Project does not incorporate heavy industrial uses of any type or proposed mineral development activities. Therefore, implementation of the Project would result in no impact regarding mineral resources. Further analysis of this issue in the EIR is not necessary.

References:

City of Temecula, Temecula General Plan, 1993, Updated 2005, Open Space/Conservation Element, page OS-21.

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

Comments:

13.a. **Potentially Significant Impact**. Construction of future development of the Project would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on an intermittent short-term basis. Additionally, operation of future development of the Project may increase existing noise levels as a result of Project-related traffic. As such, nearby noise sensitive uses could potentially be affected. Therefore, the Project's potential to exceed noise standards will be analyzed further in the EIR.

13.b. **Potentially Significant Impact**. Construction of future development of the Project may generate groundborne vibration and noise due to site grading, clearing activities, and haul truck travel. As such, future development of the Project would have the potential to generate or expose people to excessive groundborne vibration and noise levels during short-term construction activities. Therefore, this topic will be analyzed further in the EIR.

Post-construction on-site activities would be limited primarily to residential uses that would not generate excessive groundborne noise or vibration. As such, operation of future development would not have the potential to expose people to excessive groundborne vibration or noise, resulting in a less than significant impact. Therefore, no further analysis of operational groundborne vibration or noise is required in the EIR.

13.c. **No Impact**. According to Figure LU-2, of the City of Temecula General Plan, the Project Site is not located within an airport land use plan or within two miles of a public airport. The French Valley Airport located at 37600 Sky Canyon Drive, Murrieta, is approximately 2.9 miles northeast of the Project Site. No further analysis of this topic in the EIR is required.

14. POPULATION AND HOUSING. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Comments:

14.a. **Potentially Significant Impact**. The Project Site is located within Planning Area 12 of the Harveston Specific Plan Area. Implementation of the Project would result in the future development of a maximum of 1,000 residential units which would result in the inducement of population growth. Further analysis of this issue in the EIR is required.

14.b. **No Impact**. The Project Site is located within Planning Area 12 of the Harveston Specific Plan Area. The Project Site is currently vacant and mass sheet graded from previous grading activities in 2003 performed under the Harveston mass grading permit. As such, no dwelling units are currently located on the Project Site, nor will Project implementation result in a displacement of a substantial number of people. Because no housing or people would be displaced, the construction of replacement housing elsewhere would not be necessary. No impact would occur. No further analysis of this topic in the EIR is required.

15. PUBLIC SERVICES. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant 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 government 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?	X			
b	Police protection?	X			
c	Schools?	X			
d	Parks?	X			
e	Other public facilities?	X			

Comments:

15.a. **Potentially Significant Impact**. Fire protection and emergency medical services are provided to the City and the Project Site by the Temecula Fire Department (FD), who contracts with the Riverside County Fire Department (RCFD). Construction and operation of future development of the Project would introduce temporary construction workers and residents on the Project Site which would result in the inducement of population growth. This inducement of population growth could increase demand on Temecula FD services and facilities which could result in the need for new or physically altered facilities to maintain service. Therefore, the EIR will provide further evaluation on the Project's potential impacts on fire protection.

15.b. **Potentially Significant Impact**. Police services for the City and the Project Site are provided by the City of Temecula Police Department (PD), who contracts with the Riverside County Sheriff Department (RCSD). Construction and operation of future development of the Project would introduce temporary construction workers and residents on the Project Site which would result in the inducement of population growth. This inducement of population growth could increase demand on Temecula PD services and facilities which could result in the need for new or physically altered facilities to maintain service. Therefore, the EIR will provide further evaluation on the Project's potential impacts on police protection.

15.c. **Potentially Significant Impact**. The Project Site is located within the Temecula Valley Unified School District (TVUSD). Implementation of the Project would result in the future development of a maximum of 1,000 residential units which would generate school-aged children. This inducement of population growth could increase demand on school services and facilities which could result in the need for new or physically altered facilities to maintain service. Therefore, the EIR will provide further evaluation on the Project's potential impacts on schools.

15.d. **Potentially Significant Impact**. Operation of future development of the Project would introduce temporary construction workers and residents on the Project Site. This population increase could increase demand on parks services and facilities which could result in the need for new or physically altered facilities to maintain service. Therefore, the EIR will provide further evaluation on the Project's potential impacts on parks.

15.e. **Potentially Significant Impact**. Operation of future development of the Project would introduce residents on the Project Site which would result in the inducement of population growth. This inducement of population growth could increase demand on library services and facilities which could result in the need for new or physically altered facilities to maintain service. Therefore, the EIR will provide further evaluation on the Project's potential impacts on libraries, including other public facilities.

16. RECREATION. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			

Comments:

16.a. **Potentially Significant Impact**. Implementation of the Project would result in the future development of a maximum of 1,000 residential units. Operation of future development of the Project would introduce residents on the Project Site. This daytime population increase could increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility could occur or be accelerated. This issue will be further evaluated in the EIR.

16.b. **Potentially Significant Impact**. Implementation of the Project would result in the future development of a maximum of 1,000 residential units which could lead to the need for new or expanded recreational facilities. The potential adverse physical effects resulting from the addition of new facilities will be addressed in the EIR.

17. TRANSPORTATION/TRAFFIC. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	X			
b	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d	Result in inadequate emergency access?			X	

Comments:

17.a. **Potentially Significant Impact**. Implementation of the Project would result in the future development of a maximum of 1,000 residential units. At this time, the unit count of single-family residences and multi-family residences is unknown as there are no specific detailed project plans or proposed project designs. For the purposes of this analysis, the residential overlay assumes 1,000 small lot detached single-family homes would be developed. The proposed residential uses would add traffic to local and regional transportation systems that could adversely affect the existing capacity of the street system or exceed an established LOS standard. Construction of future development of the Project would also result in a temporary increase in traffic due to construction-related truck trips and worker vehicle trips. Therefore, traffic impacts during construction could also adversely affect the street system. As future development of the Project has the potential to result in a significant traffic impact, further analysis of this topic will be provided in the EIR. A traffic study will be prepared for the Project. The analysis and result of the traffic study will be included in the EIR.

17.b. **No Impact**. CEQA Guidelines section 15064.3 describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (or "VMT") is identified as the most appropriate measure of transportation impacts. For the purposes of this CEQA section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Lead agencies are required to approve a VMT significance threshold by July 1, 2020. Because the City of Temecula does not have an approved VMT significance threshold at this time, a VMT evaluation will not be conducted for the Project and a level of service (LOS) evaluation will be conducted to determine potential impacts to the existing transportation system.

17.c. **Less Than Significant Impact**. The roadways adjacent to the Project Site are part of an established urban roadway network and contain no sharp curves or dangerous intersections. Future development of the Project would require modifications to vehicle or pedestrian access (i.e., new curb cuts or Project driveways) to the Project Site. Specifically, access to the Project Site would continue to be off Ynez Road, Temecula Center Drive, Date Street, and Equity Drive. At this time, internal circulation is not known as there are no specific detailed project plans or proposed project designs. However, all future development would be required to meet the City's design standards in relation to protection of pedestrian and bicycle traffic. Further, the proposed residential uses of the Project would be compatible with the

surrounding uses of the Harveston General Plan. Therefore, a less than significant impact would occur. No further analysis of this topic in the EIR is required.

17.d. **Less Than Significant Impact.** The Project Site is located in an established urban area that is well-served by a roadway network. Local access to the Project Site is currently provided via Ynez Road and Date Street. Access to the future development within the Project Site would be provided by Ynez Road, Temecula Center Drive, Date Street, and Equity Drive. While it is expected that the majority of construction activities of future development would be confined on-site, short term construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. In these instances, the construction of future development would implement traffic control measures (e.g., construction flagmen, signage, etc.) to maintain flow and access. Therefore, construction of future development of the Project is not expected to result in inadequate emergency access.

Project operation would generate traffic in the Project vicinity. At this time, internal circulation is not known as there are no specific detailed project plans or proposed project designs. Future development of the Project would require modifications to vehicle or pedestrian access (i.e., new curb cuts or Project driveways) to the Project Site. Specifically, access to the Project Site would continue to be off Ynez Road, Temecula Center Drive, Date Street, and Equity Drive. As a result, emergency access to the Project Site and surrounding area would continue to be provided as under existing conditions. The City Public Works Department and the Temecula FD would review all future design plans, site access, and circulation plans to ensure that there are no hazardous design features which would impede access along Ynez Road, Temecula Center Drive, Date Street, and Equity Drive within the Project vicinity.

Based on the above, since the Project Site is not located adjacent to, and would not cause an impediment along a City-designated emergency evacuation route, and future development of the Project would not impair implementation of the City's emergency response plan, the Project would have a less than significant impact with respect to emergency access. As such, no further evaluation of this topic in the EIR is required.

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

Comments:

18.a.i.-ii. **Potentially Significant Impact**. AB 52 establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to tribal cultural resources, as defined in Public Resources Code Section 21074, as part of CEQA. AB 52 applies to projects that file a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration on or after July 1, 2015, which includes the Project. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Should any information be gained during the consultation process, it would be used to analyze impacts to the Tribal Cultural Resources in the EIR. The existence of tribal cultural resources on the Project Site is currently unknown. Therefore, further analysis of the topic will be provided in the EIR to determine the potential for, and significance of, the Project's impacts on tribal cultural resources.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	X			
b	Have sufficient water supplies available to serve the project and responsibly foreseeable future development during normal, dry and multiple dry years?	X			
c	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?	X			
d	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	X			
e	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Comments:

19.a. **Potentially Significant Impact**. Implementation of the Project would result in the future development of a maximum of 1,000 residential units on a vacant site. As such, given the associated increase in demand for water service and wastewater treatment, the potential exists for future development of the Project to require the relocation or construction or expansion of water and/or wastewater treatment facilities. Therefore, further analysis of this issue in the EIR is necessary.

19.b. **Potentially Significant Impact**. Implementation of the Project would result in the future development of a maximum of 1,000 residential units. As such, the Project would be subject to Senate Bill (SB) 610 which requires that a water supply assessment be conducted by the water service provider to determine if there is sufficient water supply to serve the project during normal, single dry, and multiple dry water years. Therefore, further analysis of this issue in the EIR is necessary.

19.c. **Potentially Significant Impact**. As discussed above, implementation of the Project would result in the future development of a maximum of 1,000 residential units on a vacant site. As such, given the associated increase in demand for wastewater treatment, the potential exists for future development of the Project to exceed the capacity of wastewater treatment facilities serving the Project area. Therefore, further analysis of this issue in the EIR is necessary.

19.d. **Potentially Significant Impact**. Construction of future development of the Project would generate inert solid waste (e.g., export soils, construction and demolition debris) which would require disposal at an unclassified landfill. In addition, during operation of future development, the Project's residential uses would generate solid waste which would be disposed of at the landfill(s) serving the City. Although recycling would extend the life of the landfill(s) serving the Project area, implementation of the Project would increase demand for landfill services and potentially accelerate projected landfill closures. As such, future development of the Project could generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Therefore, the impact of the Project with respect to solid waste disposal will be further analyzed in the EIR.

19.e. **Less Than Significant Impact**. Future development of the Project would comply with applicable regulations related to solid waste, including those pertaining to waste reduction and recycling. As all solid waste collection from the Project Site would be managed by CR&R, Inc., which is in compliance with federal, state, and local statutes and regulations, the future development of the Project would be consistent with respective regulatory measures. Further analysis of this issue in the EIR is not required.

20. WILDFIRE. Would the project:						
	Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Comments:

20.a-d. **No Impact.** The Project Site is not located within or near an area designated as a state responsibility area (Cal Fire, 2007, 2011) nor is it classified as a very high fire hazard severity zone or located near a very high fire hazard severity zone (VHFHSZ) (Cal Fire, 2007, 2011). The Project Site is mapped as Non-VHFHSZ per the California Department of Forestry and Fire Protection (Cal Fire) Fire Hazard Severity Zone Maps prepared under the Fire and Resource Assessment Program (FRAP). The nearest SRA VHFHSZ is located along the hillside approximately 1.65 miles west of the Project Site. The nearest LRA VHFHSZ zone appears to be approximately 0.25 miles north of the Project Site. No further analysis of this issue is required in the EIR.

References:

California Department of Forestry and Fire Protection (Cal Fire), *Orange County Fire Hazard Severity Zones in State Responsibility Area (SRA),* Adopted by Cal Fire on November 7, 2007. Accessed at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps. Accessed on June 27, 2019.

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

Comments:

21.a. **Potentially Significant**. Based on evaluations and discussions contained in this Initial Study, future development of the Project may have a potential to degrade the quality of the environment. Additional information is required to determine whether the Project would result in a significant impact on the environment. As a result, the EIR will be prepared to assess the potential impacts identified in this Initial Study.

21.b-c. **Potentially Significant**. Based on evaluations and discussions contained in this Initial Study, future development of the Project may have impacts that are cumulatively considerable as a result of the incremental effects of the Project in context of the effects of past, current and probable future projects. As a result, the EIR will be prepared to assess the potential impacts identified in this Initial Study.

SOURCES

1. California Department of Forestry and Fire Protection (Cal Fire), *Orange County Fire Hazard Severity Zones in State Responsibility Area (SRA),* Adopted by Cal Fire on November 7, 2007. Accessed at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps. Accessed on June 27, 2019.

2. California Department of Transportation (Caltrans). 2016. California Scenic Highways Mapping System.

3. City of Temecula Sustainability Plan, adopted June 22, 2010. Available online at: http://laserfiche.cityoftemecula.org/weblink/2/doc/241368/Electronic.aspx.

4. City of Temecula, Temecula General Plan, 1993, Updated 2005.

5. City of Temecula, Temecula General Plan, 1993, Updated 2005, Land Use Element, Figure LU-2, French Valley Airport Land Use Compatibility Zones, page LU-7.

6. City of Temecula, Temecula General Plan, 1993, Updated 2005, Open Space Conservation Element, Figure OS-2, Historic Structures, page OS-16; Figure OS-3, Agricultural Resources, page OS-19.

7. City of Temecula, Temecula General Plan, 1993, Updated 2005, Public Safety Element, Figure PS-1, Seismic Hazards, page PS-7; Figure PS-2, Flood Hazards and Dam Inundation Areas, page PS-11.

8. County of Riverside Climate Action Plan, revised July 17, 2018. Available online at: https://planning.rctlma.org/Portals/14/CAP/CAP_071717.pdf.

9. Department of Toxic Substances Control, EnvirosStor Database at https://www.envirostor.dtsc.ca.gov; accessed July 15, 2019.

10. South Coast Air Quality Management District, Final 2016 Air Quality Management Plan, March 2017, https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15. Accessed June 2019.

11. State Water Board Geotracker Database, https://geotracker.waterboards.ca.gov, accessed July 15, 2019.