DRAFT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

San Jacinto Residential Development Project TTM 38202

LEAD AGENCY:

City of San Jacinto
595 S. San Jacinto Avenue
San Jacinto, California 92583
Contact: Kevin White
951.487.7330, ext. 306

PREPARED BY:

VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, California 92675
Contact: Eric Turner
949.489.2700

March 2023

This document has been setup for double-sided printing to conserve natural resources.

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LIST OF TABLES

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1.0 ENVIRONMENTAL CHECKLIST

1.1 Background

1. Project Title:

San Jacinto Residential Development Project, TTM 38202

2. Lead Agency Name and Address:

City of San Jacinto
595 S. San Jacinto Avenue
San Jacinto, California 92583

3. Contact Person and Phone Number:

Kevin White, Planning Manager
Telephone: (951) 487-7330, ext. 306

4. Project Location:

The Project site is in the City of San Jacinto, County of Riverside, California. The nearest intersections are Lyon Avenue/Appaloosa Drive and Marilyn Drive/Estrella Street (Figure 3-1, *Regional Location*, Figure 3-2, *USGS Topographic Map*, Figure 3-3, *Aerial Vicinity Map*).

5. Project Sponsor's Name and Address:

JS Bray, LLC/JA Bray, LLC
3161 Michelson Drive, Suite 425
Irvine, California 92612
(831) 383-8083

6. General Plan Designation:

Low Density Residential (LDR) (between 2 and 7 Dwelling Units per Acre), pursuant to the General Plan, Residential Land Use Designations and *Figure LU-2 General Plan Land Use Map* (City of San Jacinto, November 2022).

7. Zoning:

Residential, Low Density (RL), pursuant to the City of San Jacinto Zoning Map 2022. The southwestern and western portions of the Project site are also partially within a Residential Agricultural Accessory Business (RAAB) Combining/Overlay Zone (City of San Jacinto, November 2022).

8. Description of Project:

The proposed Project would develop an approximately 33.8-acre vacant site with up to 181 single-family residential homes and associated infrastructure (Figure 3-3, *Aerial Vicinity Map*, Figure 3-4, *Tentative Tract Map (TTM) 38202*). The Project requires subdividing five (5) existing parcels (APNs 436-280-011, 436-280-012, 436-280-013, 436-280-014 and 436-280-025). The total Project footprint is approximately 35.06 acres, which includes both the approximately

33.8-acre Project site and 1.26-acre offsite improvement area Offsite improvements include connecting the proposed internal circulation system to the intersections of Lyon Avenue/Appaloosa Drive and Marilyn Drive/Estrella Street; connecting to existing utility systems within Lyon Avenue; frontage improvements along Lyon Avenue including a Class I multi-use path (per City of San Jacinto Trails Master Plan), sidewalk and street lights; and constructing a portion of the San Jacinto Valley Master Drainage Plan storm drain system Line G-3 from Marilyn Drive/Estrella Street along the northeast edge of the development to a future connection point (Note: continuation of Line G-3 to be constructed by others) at the Monte Vista Middle School property to the north. Refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

9. Surrounding Land Uses and Setting:

The Project site is comprised of five (5) parcels totaling approximately 33.8 acres and is currently vacant and undeveloped. Surrounding land uses include a mix of undeveloped, rural residential, low-density residential, parks (i.e., Stallions Crossing, Warneke, and Haugen Parks), and educational (i.e., Monte Vista Middle School) uses. Refer to Section 3.0, *Project Description*, for a comprehensive description of the surrounding land uses and setting.

10. Other public agencies whose approval is required:

The Project requires various discretionary approvals and building permits from the City of San Jacinto as well as a consistency determination with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). Refer to Section 3.0, *Project Description*, for a comprehensive description of anticipated discretionary approvals, permits and studies.

11. California Native American tribes consultation pursuant to Public Resources Code section 21080.3.1:

The City initiated request for Native American tribal consultation letters on February 1, 2022. The following are the Tribes that received letters:

- Morongo Band of Mission Indians; Honorable Robert Martin, Chairperson.
- Morongo Band of Mission Indians; Denisa Torres, Cultural Heritage Program Coordinator.
- Pechanga Band of Mission Indians; Ebru Ozdil, Cultural Analyst, Pechanga Cultural Resources Department.
- Rincon Band of Luiseño Indians; Deneen Pelton, Administrative Assistant, Cultural Resources Department.
- Rincon Band of Luiseño Indians; Sheryl Madrigal, Manager, Cultural Resources Department.
- Soboba Band of Luiseño Indians; Joseph Ontiveros, Cultural Resource Director.
- Soboba Band of Luiseño Indians; Jessica Valdez, Assistant to the Cultural Resource Director.
- Agua Caliente Band of Cahuilla Indians; Patricia Garcia, Director of Tribal Historic Preservation Office.

- Torres Martinez Desert Cahuilla Indians; Alicia Reed, Cultural Resource Coordinator.
- San Manuel Band of Mission Indians; Ryan Nordness, Cultural Resources Analyst.

The City received responses from the Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians, and San Manuel Band of Mission Indians. No other Tribal responses were received. The Rincon Band of Luiseño Indians and the San Manuel Band of Mission Indians indicated they did not wish to consult on this Project. The Soboba Band of Luiseño Indians requested consultation on February 28, 2022 and the consultation was held on March 17, 2022. Input received from the Soboba Band of Luiseño Indians indicated no known presence of tribal cultural resources within the Project boundary but the Tribe's requests regarding input on mitigation for tribal cultural resources, should a resource be discovered, were incorporated into the Project's mitigation requirements. The City concluded consultation in accordance with Assembly Bill 52 (AB 52)/Public Resources Code section 21080.3.1 on February 16, 2023.

1.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one (1) impact that is a "Potentially Significant Impact" or "Less Than Significant Impact With Mitigation Incorporated," as indicated by the checklist on the following pages.

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

1.3 Lead Agency Determination

Based on the analysis conducted in this Initial Study, the City of San Jacinto, as the Lead Agency, has made the following determination:

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 or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	☒
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☐
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	☐
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	☐
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to the State CEQA Guidelines and the County's adopted Local CEQA Guidelines. The proposed project is a component of the whole action analyzed in the previously adopted/certified CEQA document.	☐
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project which are documented in this addendum to the earlier CEQA document (CEQA Section 15164).	☐
I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. However, there is important new information and/or substantial changes have occurred requiring the preparation of an additional CEQA document (ND or EIR) pursuant to CEQA Guidelines Sections 15162 through 15163.	☐

Signature _____ Date _____

Printed Name _____

1.4 Evaluation of Environmental Impacts

This Initial Study analyzes the potential construction related and long-term operational environmental impacts associated with implementation of the proposed Project. The issue areas evaluated in this Initial Study include:

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

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2.0 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. Pursuant to Section 15367 of the State CEQA Guidelines, the City of San Jacinto (City) is the Lead Agency and has the principal responsibility of approving the proposed Project. As the Lead Agency, the City is required to ensure that the Project complies with CEQA and that the appropriate level of CEQA documentation is prepared. Through preparation of an Initial Study (IS) as the Lead Agency, the City would determine whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND) or Mitigated Negative Declaration (MND). Based on the conclusions of this Draft IS, the City has recommended that the appropriate level of environmental documentation for the Project is an MND. This IS/MND analyzes the potential direct, indirect, and cumulative effects associated with implementation of the proposed Project.

2.1 Statutory Authority and Requirements

In accordance with CEQA (Public Resources Code Sections 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the City as the Lead Agency, is required to undertake the preparation of an Initial Study to determine whether the proposed Project would have a significant environmental impact.

This Initial Study/Mitigated Negative Declaration, (IS/MND) which may ultimately be adopted by the City in accordance with CEQA, is intended as an informational document undertaken to describe the potential environmental impacts of the Project. However, the resulting documentation is not a policy document, and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits, and other discretionary approvals would be required.

2.2 Purpose

Section 15063 of the CEQA Guidelines identifies global disclosure requirements for inclusion in an IS. Pursuant to those requirements, an Initial Study must include: (1) a description of the project, including the location of the project; (2) an identification of the environmental setting; (3) an identification of environmental effects by use of a checklist, matrix or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and (6) the name of the person or persons who prepared or participated in the preparation of the IS/MND.

2.3 Incorporation by Reference

The planning documents listed below were utilized during the preparation of this IS/MND. These documents are incorporated by reference and were utilized throughout this IS/MND as the fundamental planning documents that may apply to work on the Project site. Background information and policy information, as well as specific adopted rules and regulations pertaining to the City were also relied upon throughout this document. The documents are available for review at the City of San Jacinto Planning Department, 595 S. San Jacinto Avenue San Jacinto, CA 92583. These documents are also available online. The hyperlinks have been provided for reader convenience.

- City of San Jacinto 2040 General Plan (Adopted November 15, 2022). The *City of San Jacinto 2040 General Plan* (General Plan) is the long-range guide for growth and development within the City. The General Plan also provides guidance to preserve the qualities that define the natural and built environment. The General Plan is divided into seven (7) chapters that contain goals and policies which are intended to guide land use and development decisions. The General Plan includes discussions related to: Land Use, Economic Development, Mobility, Public Safety, Resource Management, Environmental Justice, and Housing. The General Plan can be accessed at the following website:
  https://sanjacinto.generalplan.org/documents-amp-maps
- City of San Jacinto 2040 General Plan Draft Environmental Impact Report and Final Environmental Impact Report SCH# 2020120312 (July 28, 2022 and November 15, 2022, respectively). The *City of San Jacinto General Plan Draft EIR* (Draft EIR) was circulated for public review and comment on July 28, 2022. Responses to comments on the Draft EIR and errata were provided in the *City of San Jacinto General Plan Final EIR* (Final EIR), which was certified by the City in November 2022. These documents provide a comprehensive analysis of the environmental impacts associated with implementing the 2040 General Plan. It also serves as a reference document for which the proposed Project's potential environmental impacts may be evaluated. The General Plan Draft EIR and Final EIR can be accessed at the following website:
  https://sanjacinto.generalplan.org/documents-amp-maps
- City of San Jacinto Zoning/Development Code (Adopted December 2012 and as Amended through December 2022). The *City of San Jacinto's Zoning/Development Code* (Development Code) was updated for consistency with the recently adopted General Plan. The Development Code is intended to protect and promote public health, safety, comfort, convenience, prosperity, and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources. The Development Code carries out the policies of the San Jacinto General Plan by classifying and regulating the uses of land and structures within the City, consistent with the General Plan. The Development Code can be accessed at the following website:
  https://sanjacintoca.hosted.civiclive.com/cms/One.aspx?portalId=10384430&pageId=12929328

3.0 PROJECT DESCRIPTION

3.1 Proposed Project

JS Bray, LLC/JA Bray, LLC ("Applicant") proposes to develop approximately 33.8 acres of vacant land with detached single-family homes and associated infrastructure and amenities to serve the proposed residential community ("Project"). The Project would include the subdivision of five (5) parcels and the construction of up to 181 homes, two (2) pocket parks, two (2) water quality/stormwater detention basins, internal streets and sidewalks, landscaping, signage, and utility improvements to serve the site.

The offsite improvement area associated with the proposed Project is approximately 1.26 acres. Offsite improvements include a Class I multi-use pedestrian path, street lighting, street and sidewalk connections (at the intersections of Lyon Avenue/ Appaloosa Drive and Marilyn Drive/Estrella Street), frontage improvements, and constructing a portion of the San Jacinto Valley Master Drainage Plan storm drain system Line G-3.

The total Project footprint is approximately 35.06 acres.

3.2 Site Location

The Project site is located in the City of San Jacinto, County of Riverside; refer to Figure 3-1, *Regional Location*, and within Township 4 South and Range 1 West, Section 28 of the United States Geological Survey (USGS) Topographic Map, 7.5 Minute Series, San Jacinto; refer to Figure 3-2, *USGS Topographic Map*. The Project site is situated south of Monte Vista Middle School, east of Lyon Avenue and Appaloosa Drive, north of Cottonwood Avenue, and west of Marylin Drive and Estrella Street; refer to Figure 3-3, *Aerial Vicinity Map*. Regional access to the site is provided by State Route 79 (SR-79) to Interstate 10 (I-10) to the north and by State Route 74 (SR-74) to Interstate 215 (I-215) to the south and west. SR-79 is located approximately 1.5 miles to the north via Lyon Avenue and SR-74 is located approximately 2.8 miles to the south via Lyon Avenue.

The Project site is comprised of five (5) parcels (Assessor Parcel Numbers (APNs): 436-280-011, 436-280-012, 436-280-013, 436-280-014 and 436-280-025), totaling approximately 33.8 acres. The Project also proposes constructing a portion of the San Jacinto Valley Master Drainage Plan storm drain system Line G-3; refer to Figure 3-4, *Tentative Tract Map (TTM) 38202*. The Project site and offsite improvement locations collectively comprise the "Project footprint" for purposes of this IS/MND. The "Project vicinity" is defined as approximately one-quarter mile from the Project footprint.

3.3 Existing Site Physical Setting

The Project site is currently vacant and undeveloped. The site was most recently used as a horse ranch prior to 2005 and is heavily disturbed. No existing structures or facilities are present except for a small, dilapidated shade/shed structure with no walls and some loose trash located in the southeastern portion of the Project site. The site supports three (3) vegetation community/land cover types, which includes herbaceous non-native forbs and grasses, ornamental palms and disturbed/developed areas. The Project site is regularly maintained for weed abatement. Topography throughout the Project site is generally flat with gradual drainage to the west/northwest. Elevations range from 1,505 to 1,510 feet (~458 to 460 meters) above mean sea level (MSL).

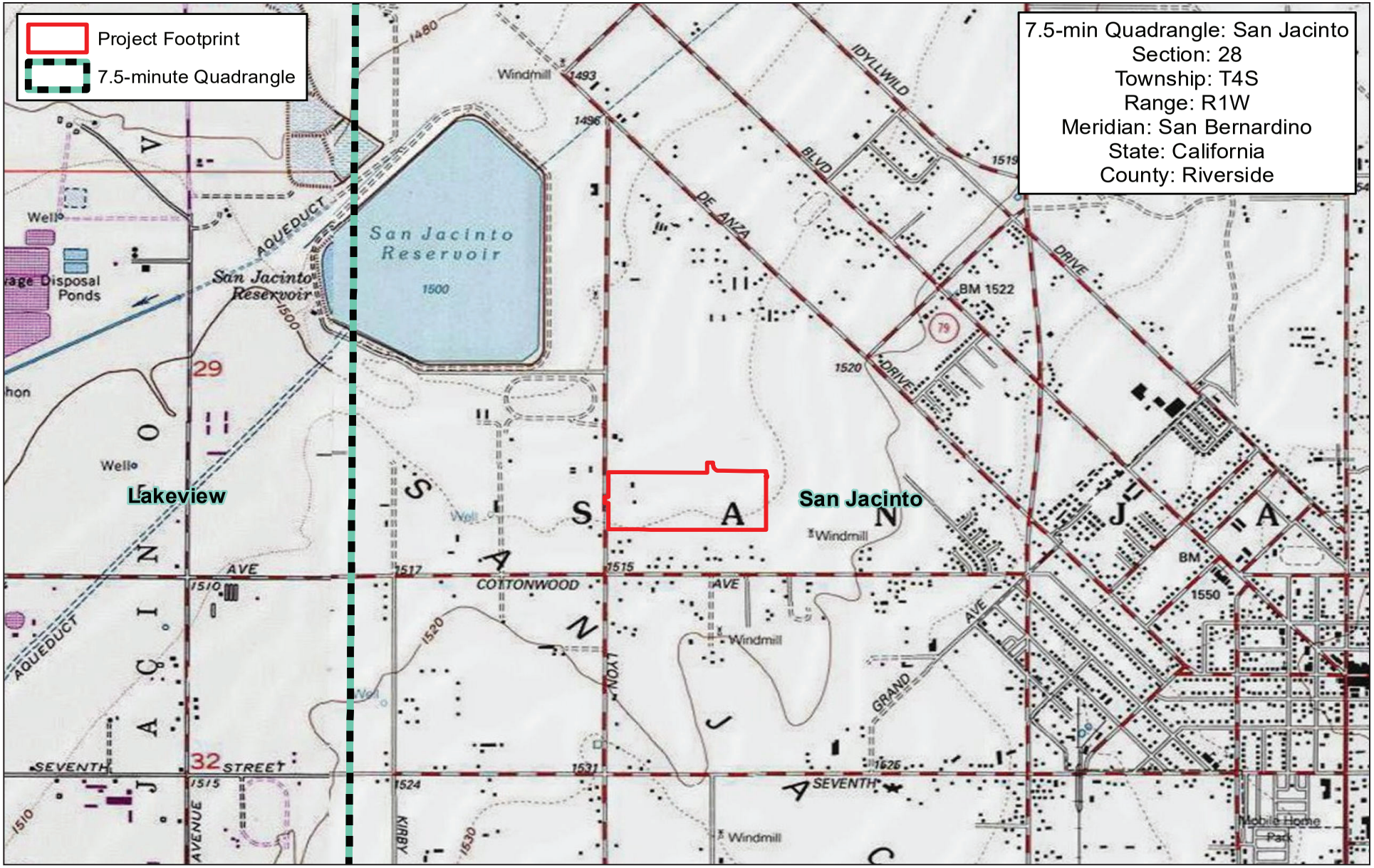
Source: ESRI and USGS; January 2022.
- approximate Project Location

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

Regional Site Location Map

VCS Environmental

Figure 3-1



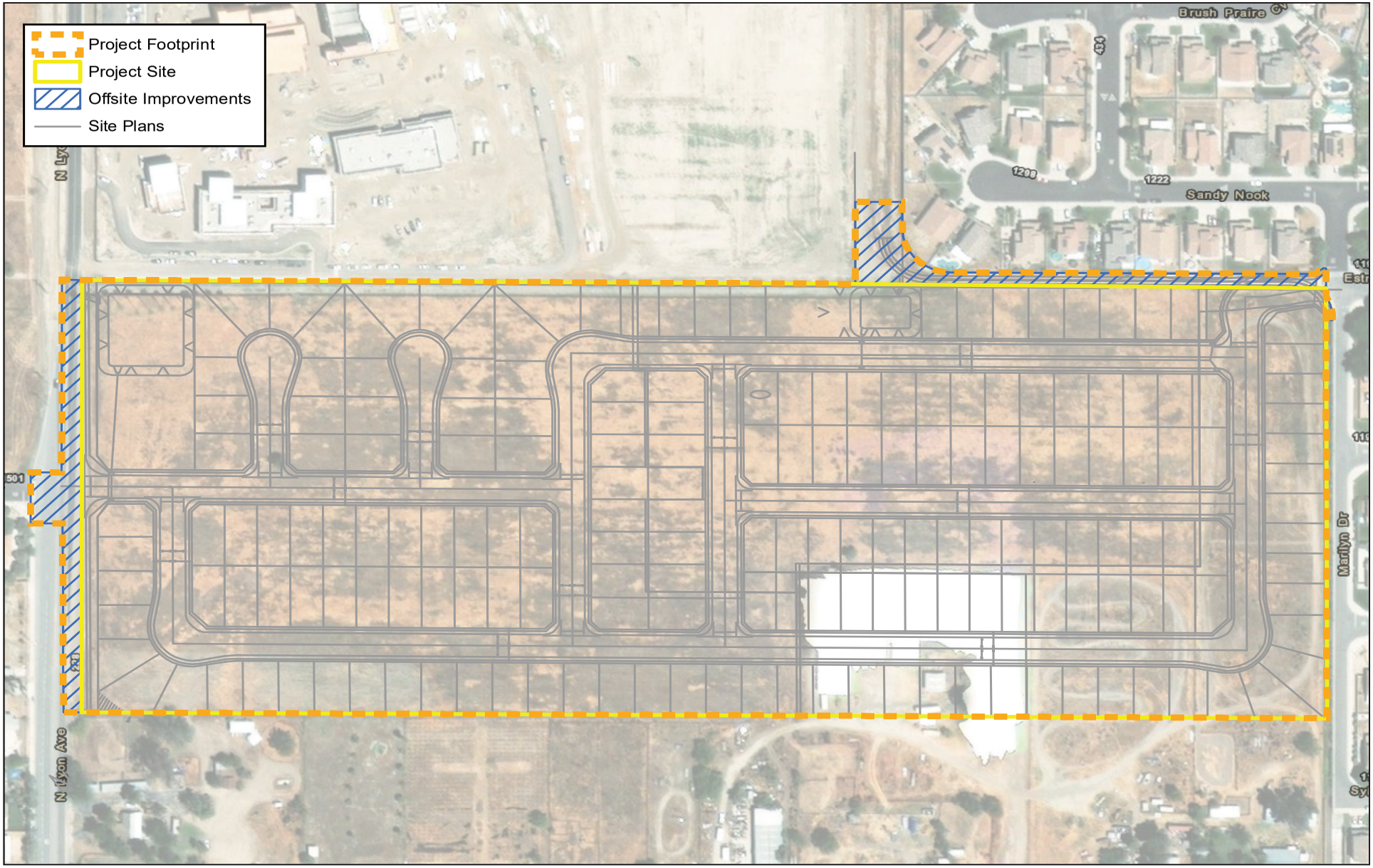
Source: ESRI and BAWCE; April 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

USGS Topographic Map

VCS Environmental

Figure 3-2

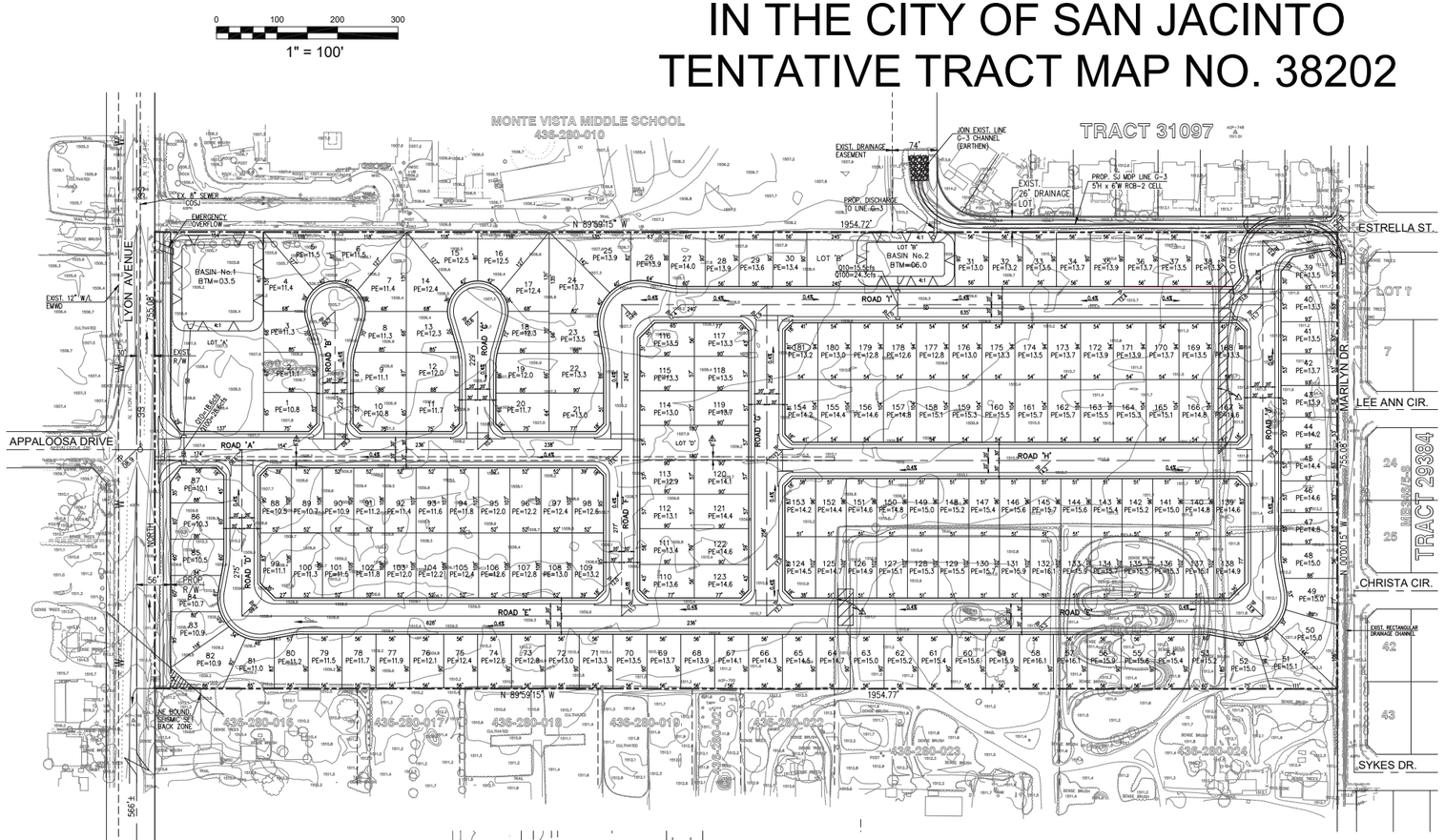


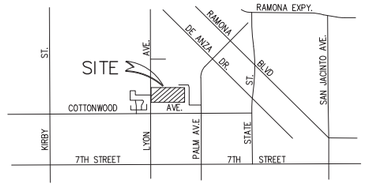
Source: ESRI and BAWCE; April 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

Project Aerial Map

IN THE CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 38202





VICINITY MAP
N.T.S.

ADJACENT LAND USE / ZONING

NORTH –	VACANT/SFR	RL
SOUTH –	RESIDENCE	RL
EAST –	SFR	RL
WEST –	VACANT/SFR	OSR/RL

EXISTING LAND USE
LOW DENSITY RESIDENTIAL

PROPOSED LAND USE
LOW DENSITY RESIDENTIAL

EXISTING ZONING
RL

PROPOSED ZONING
RL

UTILITIES

SEWER	–	CITY OF SAN JACINTO
WATER	–	EASTERN MUNICIPAL WATER DISTRICT
GAS	–	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	–	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	–	FRONTIER
CABLE	–	FRONTIER

NUMBER OF PARCELS
181 RESIDENTIAL LOTS PLUS 4 LETTERED LOTS.
LOT 'A': WATER QUALITY MITIGATION AND OPEN SPACE.
LOT 'B': WATER QUALITY MITIGATION AND OPEN SPACE.
LOT 'C': LANDSCAPED OPEN SPACE.
LOT 'D': LANDSCAPED OPEN SPACE.

ACREAGE
33.8 ACRES WITHIN BOLD BOUNDARY

SCHOOL DISTRICT
SAN JACINTO UNIFIED

SOURCE OF TOPOGRAPHY
AERIAL SURVEY BY AEROTECH SURVEYS, INC. DATED FEBRUARY, 2018

FLOOD PLAIN
ZONE X
COMMUNITY PANEL NO. 06065C1490H
DATED APRIL 19, 2017

PROPERTY DESCRIPTION
A PORTION OF FARM LOT 142 OF LANDS OF THE SAN JACINTO LAND ASSOCIATION, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER IN SAID COUNTY.

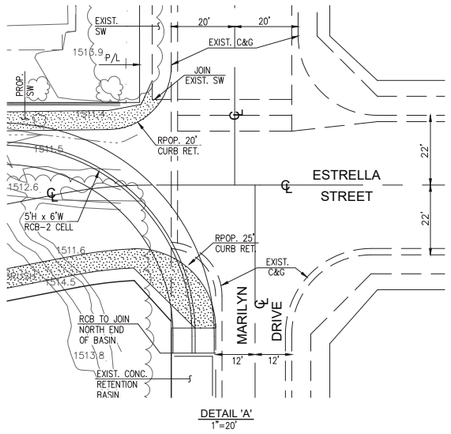
EASEMENT NOTES
1. AN EASEMENT IN FAVOR OF THE CITY OF SAN JACINTO FOR RIGHT OF WAY DEDICATION FOR ROAD PURPOSES, RECORDED JANUARY 5, 2007 AS INST. No. 2007–0011902, O.R.
2. AN EASEMENT IN FAVOR OF THE CITY OF SAN JACINTO FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED JANUARY 5, 2007 AS INST. No. 2007–0011903, O.R.
3. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1965 AS INST. No. 122670, O.R,
4. A RIGHT OF WAY FOR ONE DITCH, FLUME, OR OTHER AQUEDUCT ACROSS SAID LAND AS RESERVED TO EACH AND EVERY OWNER OF LANDS IN THE RANCHO SAN JACINTO VIEJO BY DECREE OF PARTITION OF SAID RANCHO, RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND CAN NOT BE LOCATED FROM RECORD.

LEGEND
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- SS — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- TP TOP OF PAVEMENT
- PE PAD ELEVATION
- ( ) EXISTING ELEV.\GRADE INFORMATION
- SD — PROPOSED STORM DRAIN
- 1510 — EXISTING CONTOUR

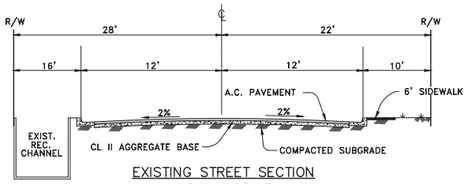
OWNER
JS BRAY, LLC
JA BRAY, LLC
3161 MICHELSON DRIVE, SUITE 425
IRVINE, CA 92612
(831) 383–8083

APPLICANT
WILLIAM INGHRAM
ROCKWELL LAND COMPANY
23986 ALLSO CREEK ROAD, #711
LAGUNA NIGUEL, CA 92677
(831) 383–8083

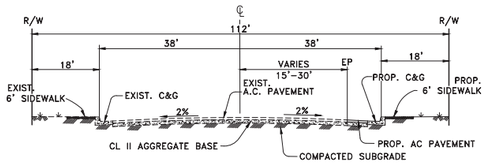
ASSESSOR'S PARCEL NO(S).
436–280–011, 012, 013, 014 AND 025.



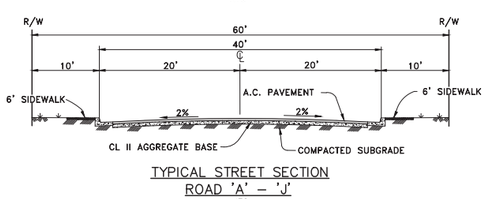
DETAIL 'A'
1"=20'



EXISTING STREET SECTION
MARILYN DRIVE
NTS



TYPICAL STREET SECTION
LYON AVENUE–SECONDARY
NTS



TYPICAL STREET SECTION
ROAD 'A' – 'J'
NTS

Source: Blaine A. Womer Civil Engineering; July 2021.

Back of 11 x 17 Figure.
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Surrounding land uses include a mix of undeveloped, rural uses to the south and west; residential uses to the east; low-density residential uses and parks to the north, east, and west (i.e., Stallions Crossing, Warneke, and Haugen Parks); and educational uses to the north (i.e., Monte Vista Middle School). Based on review of historic aerials, the most recently constructed low-density residential communities within the Project vicinity were built between 2003 and 2006 and Monte Vista Middle School was built between 2019 and 2021. To the east of the Project site, along Marilyn Drive, is an existing concrete retention basin that is a section of the San Jacinto Valley Master Drainage Plan storm drain system Line G-3. This existing section was constructed as part of the residential community to the east, also between 2003 and 2006. Line G-3 is not fully constructed.

3.4 Existing Land Use Setting

LAND USE

The Project site and surrounding properties have a land use designation of Low Density Residential (LDR) (2 to 7 Dwelling Units per Acre), pursuant to the General Plan, Residential Land Use Designations section and Figure LU-2, General Plan Land Use Map (City of San Jacinto, November 2022). The LDR designation is primarily for single-family detached residential uses and accessory buildings. This designation allows a maximum density of 7.0 dwelling units per net acre.

ZONING

The Project site is zoned for Residential, Low Density (RL), pursuant to the City of San Jacinto Zoning Map 2022. The southwestern and western portions of the Project site are also partially within a Residential Agricultural Accessory Business (-RAAB) Combining/Overlay Zone (City of San Jacinto, November 2022).

The RL zone is applied to areas appropriate for a range of detached single-family residential dwellings on standard suburban parcels, together with appropriate accessory structures and uses. The RL zone may also allow for mobile and modular homes, condominiums, townhomes, public facilities, and other uses that are compatible with low density single-family neighborhoods. This zone allows a density ranging from 2.1 to 7.0 dwelling units per gross acre. The minimum parcel area for development within the RL zone is 5,000 square feet pursuant to the Development Code Table 2-4, Development Standards for Residential Zones (City of San Jacinto, December 2022).

The -RAAB combining/overlay zone is applied to various areas of the City that have both low-density residential uses and low-intensity nonresidential uses. The intent of this overlay zone is to establish standards that allow the continued and expanded use and operation of the low-intensity nonresidential uses and that will ensure the compatibility of these uses with low-density residential uses.

3.5 Project Characteristics

The proposed Project would develop an approximately 33.8-acre vacant site with up to 181 single-family residential homes and associated landscaping and infrastructure; refer to Figure 3-4, *Tentative Tract Map (TTM) 38202*. The Project requires subdividing five (5) existing parcels (APNs 436-280-011, 436-280-012, 436-280-013, 436-280-014 and 436-280-025) into 181 residential lots and four (4) additional open space lots (Lots A, B, C and D). The Project would be constructed consistent with the City of San Jacinto 2040 General Plan and City of San Jacinto Zoning/Development Code (Adopted

December 2012 and as Amended through December 2022). Residential lot sizes would vary within an approximate range of 5,000 to 8,000 square feet. Lot A and Lot B would each accommodate a pocket park and water quality/stormwater detention basin. Lot C and Lot D would accommodate landscaping and paseo areas. Block walls (five [5] to six [6] feet high with decorative pilasters at maximum seven [7] feet high) would be constructed around the perimeter of the development with a combination of gated and vinyl fencing (maximum six [6] feet high) around open space uses and between residential property lines; refer to Figure 3-4, *Tentative Tract Map (TTM) 38202*. The conceptual landscape plan with plant palette, elevations, and wall and fence design are shown in Figure 3-5a, *Schematic Landscape Plan*, Figures 3-5b and 3-5c, *Plant Palette*, Figures 3-6a thru 3-6d, *Plan View Enlargements and Elevations*, and Figures 3-7a and 3-7b, *Wall and Fence Plans*.

Access to the new development would be provided from Lyon Avenue/Appaloosa Drive and Marilyn Drive/Estrella Street. Internal vehicular and pedestrian circulation would be accessible on new streets and sidewalks that would be publicly maintained in the future. Parking would be accommodated in two-car garages, two-car driveways, and on public streets.

Offsite improvements include connecting the proposed internal circulation system to the intersections of Lyon Avenue/Appaloosa Drive and Marilyn Drive/Estrella Street; connecting to existing utility systems within Lyon Avenue; frontage improvements along Lyon Avenue including a Class I multi-use path (per City of San Jacinto Trails Master Plan), sidewalk and street lights; and constructing a portion of the San Jacinto Valley Master Drainage Plan storm drain system Line G-3 from Marilyn Drive/Estrella Street along the northeast edge of the development to a future connection point (note: continuation of Line G-3 to be constructed by others) at the Monte Vista Middle School property to the north.

3.6 Construction Activities

Project construction stages would include minimal demolition of a small, dilapidated shade/shed structure; site preparation; grading; building construction (including construction of offsite facilities and underground utility construction); architectural coatings (e.g., painting); and street paving. Import of fill dirt would occur during site preparation and grading. Project construction is anticipated to begin in the first or second quarter of 2023 and last approximately 36 months.

SCHEDULE

The estimated schedule is as follows:

- Demolition – 30 working days
- Site Preparation – 66 working days
- Grading – 70 working days
- Building Construction – 500 working days
- Architectural Coating – 65 working days
- Paving – 35 working days

LEGEND

1. VEHICULAR ENTRY
2. POCKET PARK
3. OPEN SPACE WALKWAY
4. STORM WATER BASIN
5. PASSIVE LANDSCAPE AREA

SCALE: 1"=60'-0"

NARRATIVE

JA BRAY IS A VIBRANT COMMUNITY NESTLED WITHIN THE SAN JACINTO MOUNTAINS AND ADJACENT TO THE SAN JACINTO RIVER. THE NEIGHBORHOOD'S LAYOUT ENCOURAGES A SENSE OF COMMUNITY WITH A WELCOMING ENTRY AND MULTI-USE OPEN SPACE DESIGNED TO PROVIDE OPPORTUNITIES FOR SOCIAL INTERACTIONS. WATER-WISE PLANTS ADAPTED TO THRIVE IN DESERT CLIMATE CREATE SPACES WITH A VARIETY OF TEXTURES, POPS OF COLOR, AND VERDANT BACKDROPS.

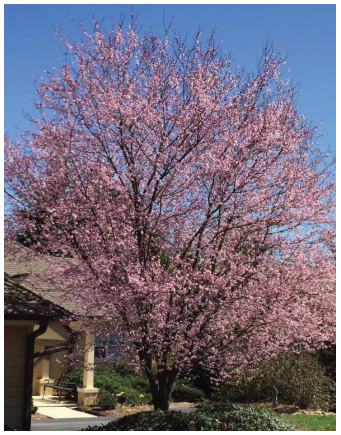
Source: BrightView; April 7, 2022.

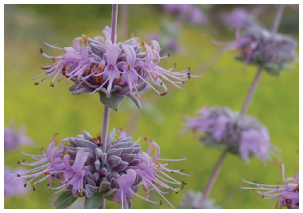
SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

Schematic Landscape Plan

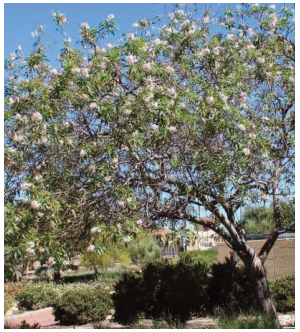










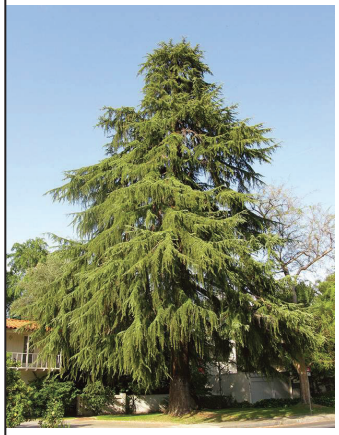
PLANT PALETTE

Front Yard Typical
San Jacinto is in USDA ZONE 9a

	Wate Use	Tree Size
Trees		
x Chitalpa tashkentensis	Low	Min. 15 Gal
Lagerstremon indica	Med.	Min. 15 Gal
Maytenus boaria	Med.	Min. 15 Gal
Prunus caroliniana	Med.	Min. 15 Gal
Prunus cerasifera 'Thundercloud'	Med.	Min. 15 Gal
Prunus cerasifera 'Krauter'	Med.	Min. 15 Gal
Shrubs		
Abelia g. 'Edward Goucher'	Med.	Min. 5 Gal
Abelia g. 'Prostrata'	Med.	Min. 1 Gal
Buxus m. j. 'Green Beauty'	Med.	Min. 5 Gal
Buxus m. j. 'Winter Gem'	Med.	Min. 5 Gal
Berberis 'Atropupurea'	Low	Min. 5 Gal
Berberis g. 'William Penn'	Low	Min. 5 Gal
Berberis thunbergii	Low	Min. 5 Gal
Chaenomeles j. 'Texas Scarlet'	Med.	Min. 5 Gal
Escallonia fradesii	Med.	Min. 5 Gal
Euonymus j. 'Aureomarginata'	Med.	Min. 5 Gal
Euonymus i. microphylla	Med.	Min. 5 Gal
Euonymus j. m. 'Variegata'	Med.	Min. 5 Gal
Fatsia japonica	Med.	Min. 5 Gal
Hemerocallis hybrid	Med.	Min. 1 Gal
Liriope gigantea	Med.	Min. 1 Gal
Liriope m. 'Silvery Sunproof'	Med.	Min. 1 Gal
Liriope s. 'Silvery Sunroof'	Med.	Min. 1 Gal
Nandina domestica 'Compacta'	Med.	Min. 5 Gal
Pittosporum t. 'Wheeler's Dwarf'	Med.	Min. 5 Gal
Pruncia g. 'Nana'	Low	Min. 5 Gal
Rhapiolepis i. ' Ballerina'	Low	Min. 5 Gal
Rhapiolepis i. 'Indian Princess'	Low	Min. 5 Gal
Rhapiolepis i. 'Spring Time'	Low	Min. 5 Gal
Salvia greggii	Low	Min. 1 Gal
Salvia leucophylla	Low	Min. 1 Gal
Ground Cover		
Abelia x g. 'Prostrata'	Med.	Min. 1 Gal
Baccharis pilularis	Low.	Min. 1 Gal
Juniperius (Prostrate)	Low	Min. 1 Gal
Lonicera japonica	Med.	Min. 1 Gal
Myoporum parvifolium	Low	Min. 1 Gal
Rosmarinus offi cinalis	Low	Min. 1 Gal

Source: BrightView; April 7, 2022.

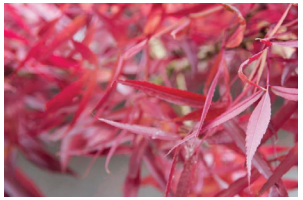


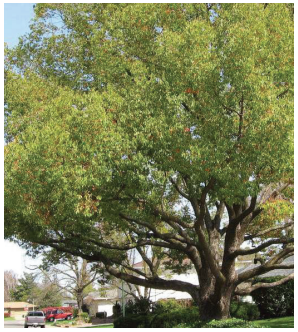










PLANT PALETTE

PARKS / OPEN SPACE
San Jacinto is in USDA ZONE 9a

Trees	**Water Use**	**Tree Size**
Alnus cordata	Med.	Min. 15 Gal
Alnus rhombifolia	High	Min. 15 Gal
Calodendron decurrens	Med.	Min. 15 Gal
Cedrus deodara	Med.	Min. 15 Gal
Chamaerops humilis	Low	Min. 15 Gal
Chorisia speciosa	Low	Min. 15 Gal
Cinnamonum camphora	Med.	Min. 15 Gal
Cupressus sempervirens	Low	Min. 15 Gal
Fraxinus angustifolia 'Raywood"	Med.	Min. 15 Gal
Ginkgo Biloba	Med.	Min. 15 Gal
Koelreuteria bipinnata	Med.	Min. 15 Gal
Magnolia grandiflora	Med.	Min. 15 Gal
Olea europaea 'Swan Hill'	Low	24" Box
Platanus acerfolia 'Bloodgood'	Med.	Min. 15 Gal
Platanus racemosa	Med.	Min. 15 Gal
Prosopia chilensis	Low	Min. 15 Gal
Pinus halepensis	Low	Min. 15 Gal
Podocarpus gracilior	Med.	Min. 15 Gal
Quercus agrifolia	Low	Min. 15 Gal
Quercus coccinea	Med.	Min. 15 Gal
Quercus kelloggii	Med.	Min. 15 Gal
Quercus lobata	Med.	Min. 15 Gal
Quercus suber	Low	Min. 15 Gal
Quercus virginiana	Med.	Min. 15 Gal
Sequoia sempervirens	High	Min. 15 Gal
Zelkova serrata	Med.	Min. 15 Gal

Shrubs		
Abelia g. 'Edward Goucher'	Med.	Min. 5 Gal
Abelia g. 'Prostrata'	Med.	Min. 1 Gal
Buxus m. j. 'Green Beauty'	Med.	Min. 5 Gal
Buxus m. j. 'Winter Gem'	Med.	Min. 5 Gal
Berberis 'Atropupurea'	Low	Min. 5 Gal
Berberis g. 'William Penn'	Low	Min. 5 Gal
Berberis thunbergii	Low	Min. 5 Gal
Chaenomeles j. 'Texas Scarlet'	Med.	Min. 5 Gal
Euonymus j. 'Aureomarginata'	Med.	Min. 5 Gal
Euonymus i. microphylla	Med.	Min. 5 Gal
Euonymus j. m. 'Variegata'	Med.	Min. 5 Gal
Liriope gigantea	Med.	Min. 5 Gal
Liriope m. 'Silvery Sunproof'	Med.	Min. 5 Gal
Liriope s. 'Silvery Sunroof'	Med.	Min. 5 Gal
Rhapiolepis i. 'Indian Princess'	Med.	Min. 5 Gal
Rhapiolepis i. 'Spring Time'	Med.	Min. 5 Gal
Salvia leucophylla	Low	Min. 5 Gal

Source: BrightView; April 7, 2022.

PLAN VIEW

LEGEND

1. MULTI-PURPOSE LAWN
2. ENTRY MONUMENT
3. CONCRETE PATHWAY
4. SEATING
5. TRASH RECEPTICALS
6. STORM WATER BASIN
7. STYLIZED PLANTING
8. DOG WASTE STATION
9. MAINTENANCE GATE
10. DECOMPOSED GRANITE

ELEVATIONS

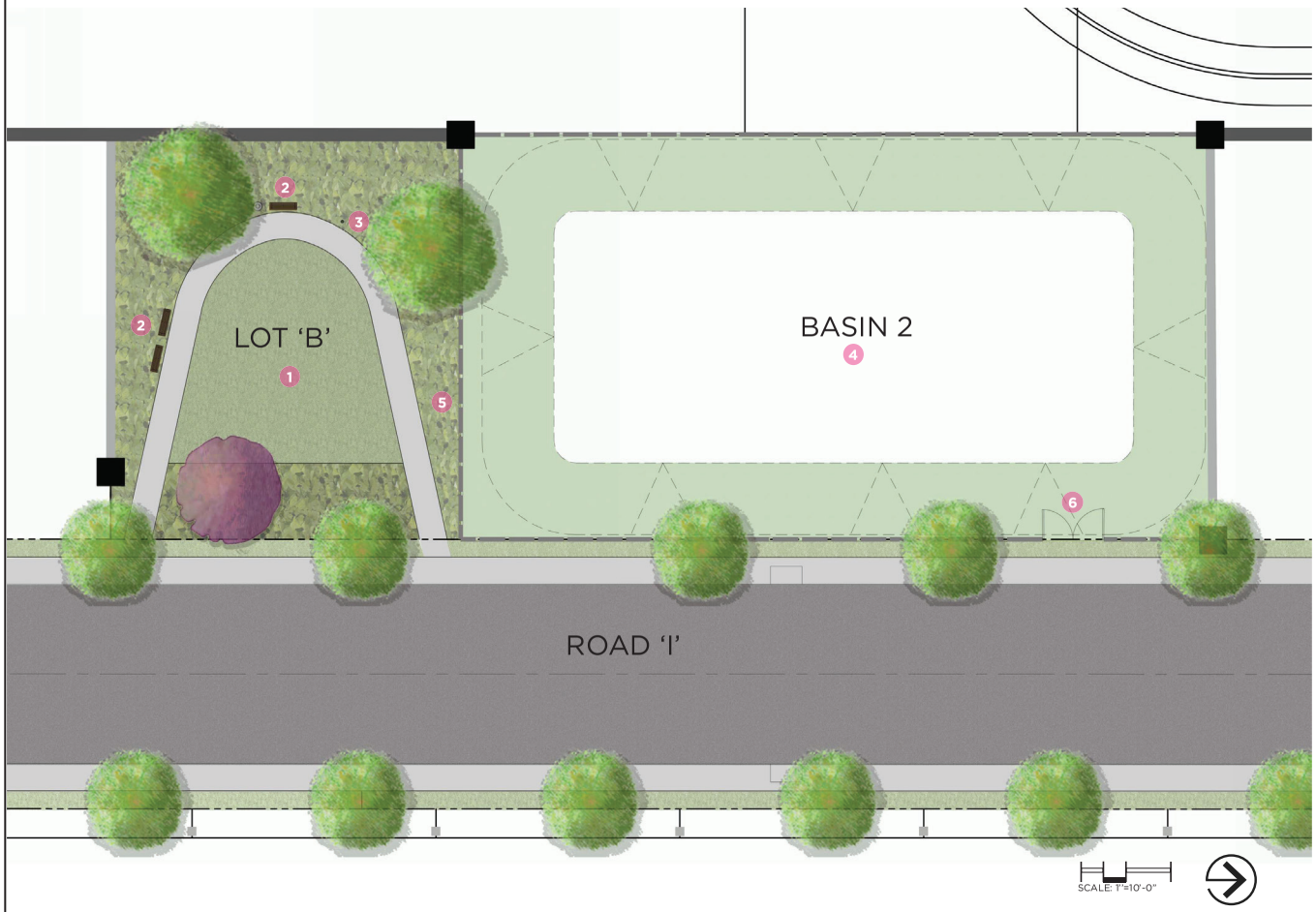
ELEVATION A-A

Source: BrightView; April 7, 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

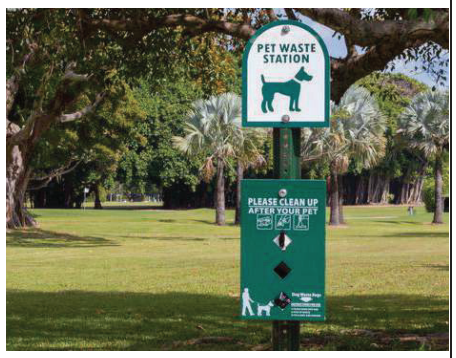
Plan View Enlargements and Elevations

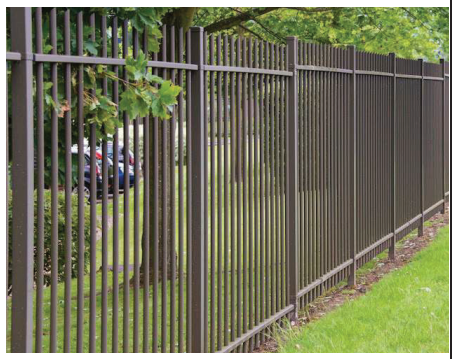
PLAN VIEW



LEGEND

1. MULTI-PURPOSE LAWN
2. SEATING
3. PET WASTE STATION
4. STORM WATER BASIN
5. STYLIZED PLANTING
6. MAINTENANCE GATE



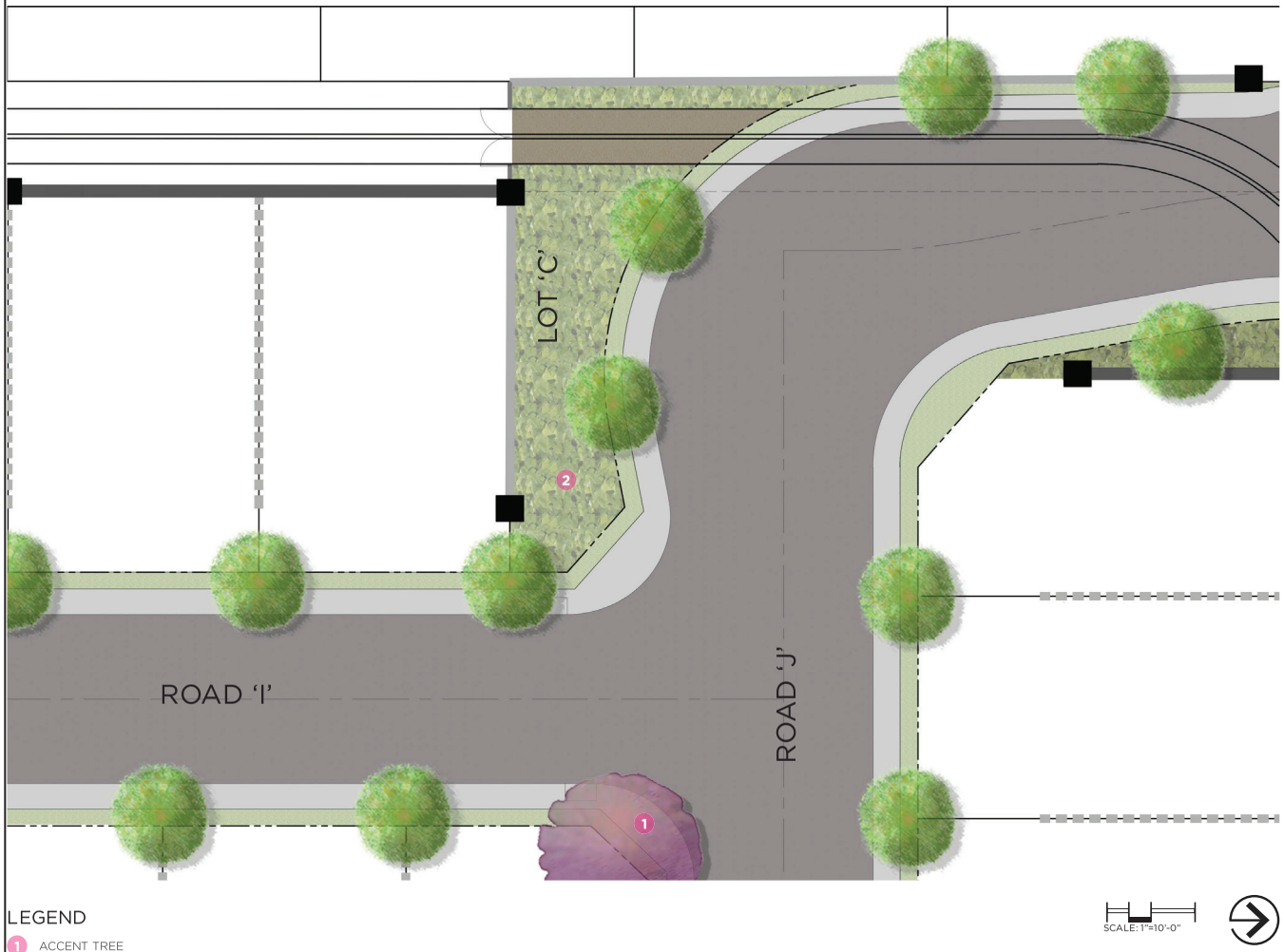


Source: BrightView; April 7, 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

Plan View Enlargements and Elevations

PLAN VIEW

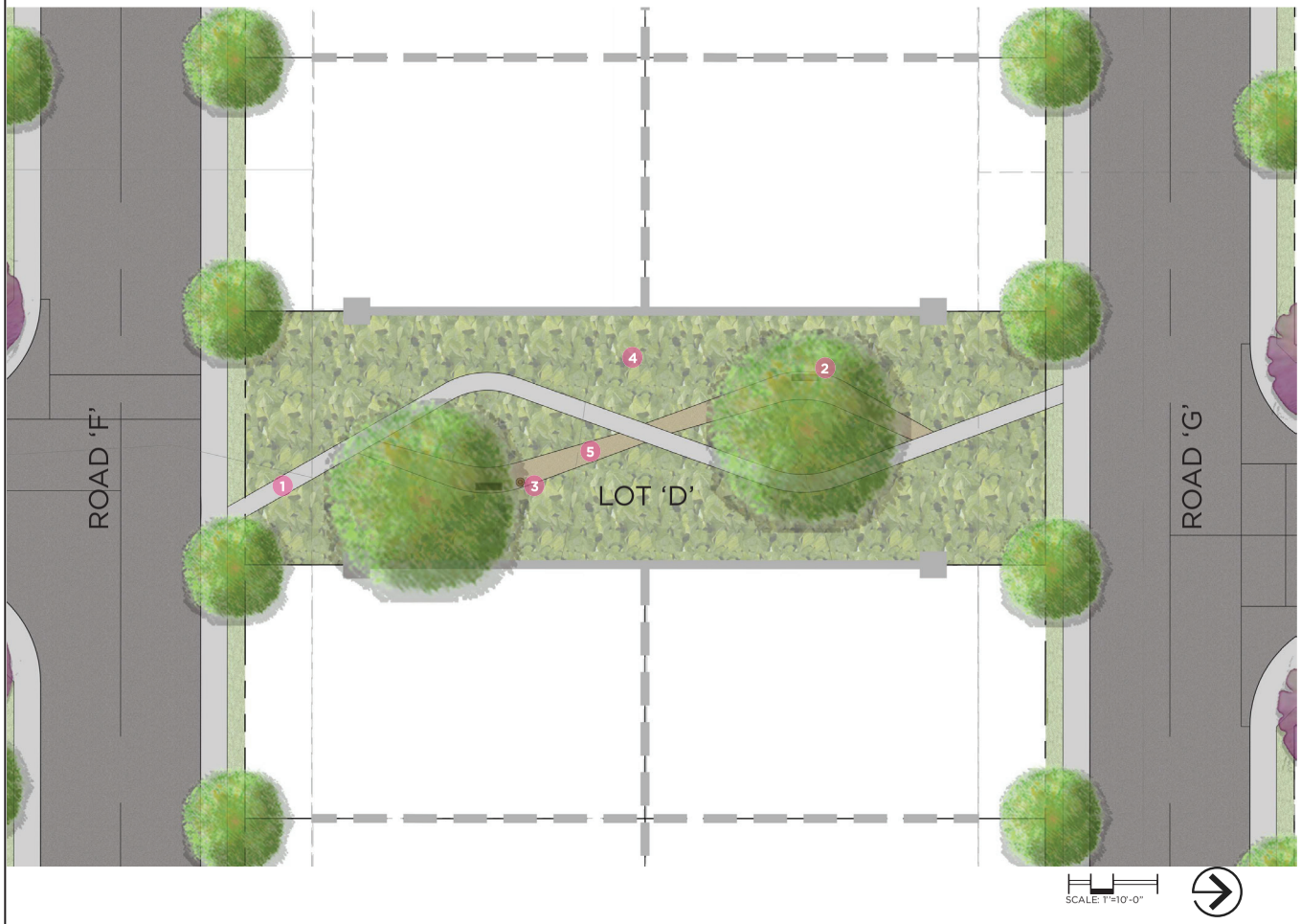


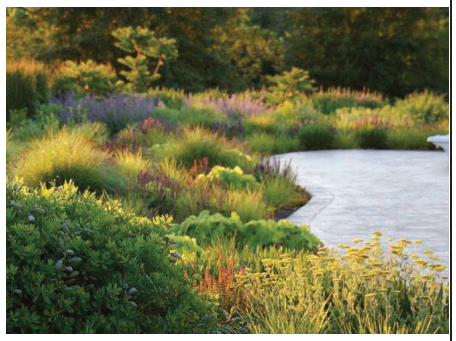
Source: BrightView; April 7, 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

Plan View Enlargements and Elevations

PLAN VIEW





LEGEND

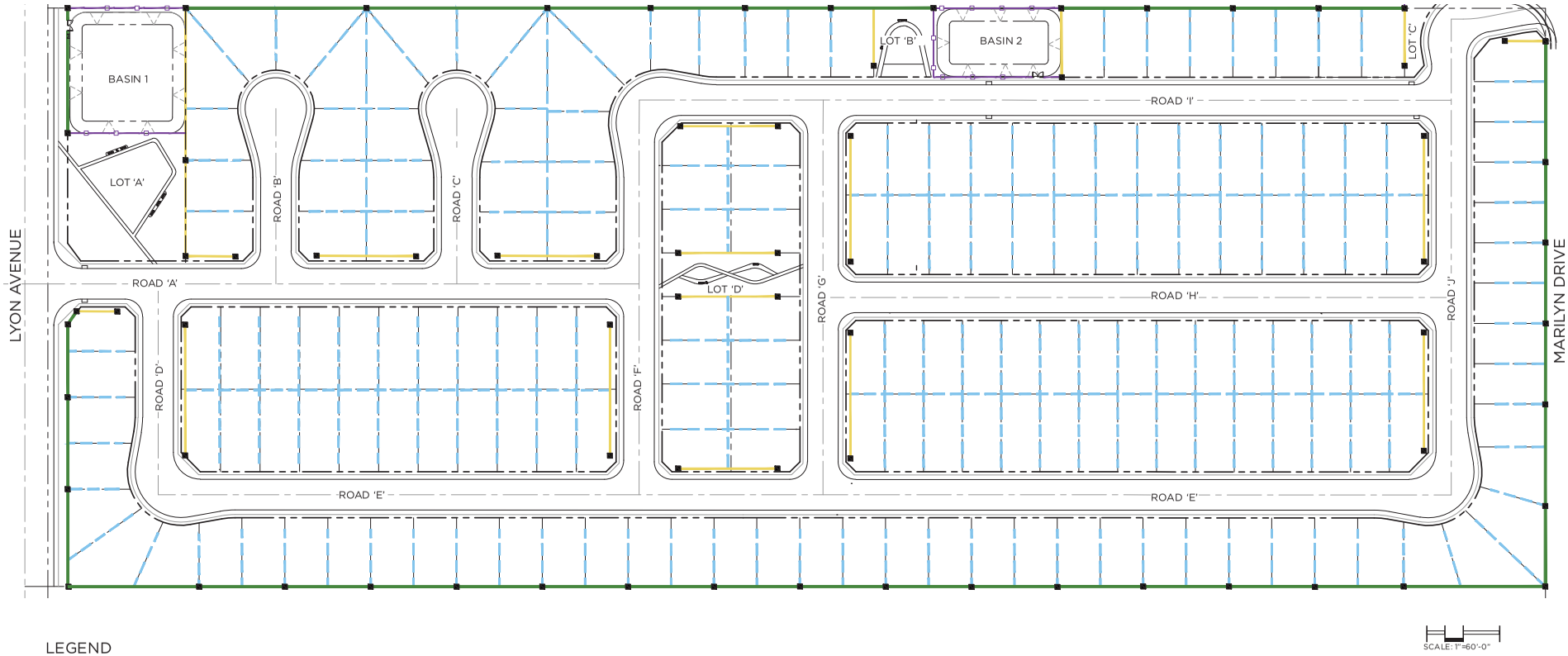
1. CONCRETE PATH
2. SEATING
3. TRASH RECEPTICALS
4. STYLIZED PLANTING
5. DECOMPOSED GRANITE

Source: BrightView; April 7, 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

Plan View Enlargements and Elevations

PLAN VIEW



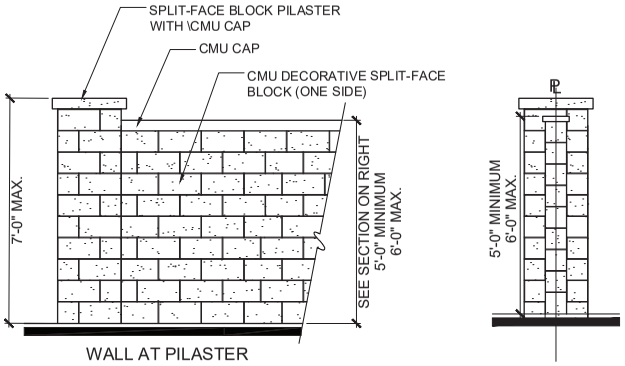
Source: BrightView; April 7, 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

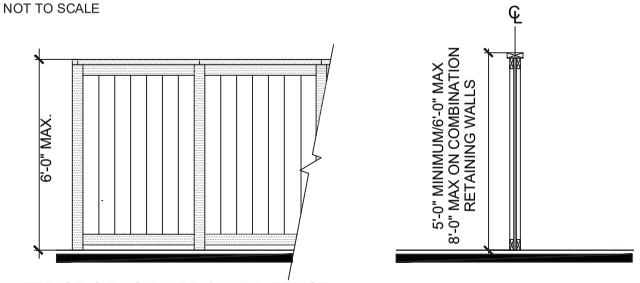
Wall and Fence Plans

DETAILS

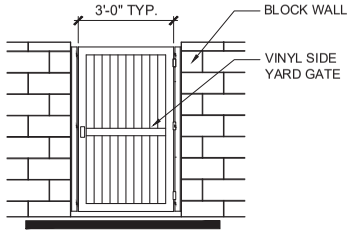
LYON AVENUE LANDSCAPE DESIGN GUIDELINES:		
DESCRIPTION	MANUFACTURER/SUPPLIER	MATERIAL/COLOR/FINISH
ACCENT FLATWORK	ACKER STONE	KOBBLE STONE PAVERS, COLOR MATCH THE WALL STONE
ACCENT COLUMN AND WALL	NAPA VALLEY FIELD STONE	CULTURED STONE
WALL MATERIAL	SPLIT FACE BLOCK	ANGELES BLOCK #224
INTERMEDIATE COLUM	SPLIT FACE BLOCK	ANGELES BLOCK #224
CAP	PRECISION BEVELED	ANGELES BLOCK #224



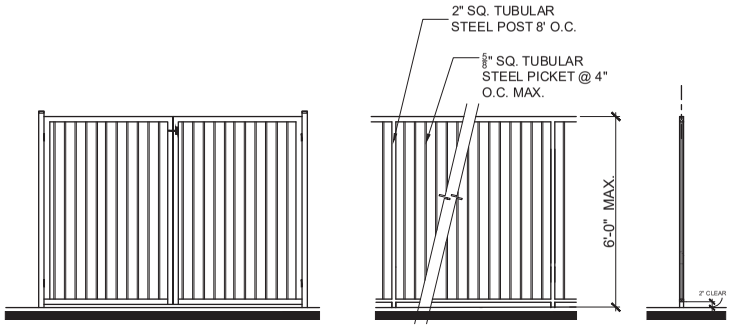
PERIMETER / SPLIT FACE BLOCK WALL
NOT TO SCALE



INTERIOR & BACKYARD / VINYL FENCE
NOT TO SCALE



INTERIOR SIDE YARD GATE
NOT TO SCALE



TUBULAR STEEL FENCE AND GATE AT WATER QUALITY BASIN
NOT TO SCALE

Source: BrightView; April 7, 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

Wall and Fence Plans

3.7 Requested Project Approvals/Permitting/Coordination

The following discretionary approvals, permits and/or coordination is anticipated to be necessary for implementation of the proposed Project:

City of San Jacinto

- Planned Development Permit (PDP) to modify the Development Standards of the RL zone
- Tentative Tract Map (TTM) in accordance with Section 16.12.040 of the Municipal Code
- Will-Serve Letter for sewer services from the Eastern Municipal Water District (EMWD)
- Preliminary Water Quality Management Plan (WQMP)
- Site Plan and Design Review for all new residential development to provide a process for the appropriate review of development projects
- Conceptual Landscape Plan
- Grading Permits
- Encroachment Permit to construct streets and utilities
- Building Permits

Western Riverside Multiple Species Habitat Plan (MSHCP) with Regional Conservation Authority / Wildlife Agencies

- Consistency Determination (CD)

4.0 ENVIRONMENTAL ANALYSIS

A Mitigated Negative Declaration has been prepared for the proposed Project because the Initial Study concluded that the proposed Project would not result in significant unavoidable environmental impacts once mitigation measures are implemented. The following Sections 4.1 through 4.21, provide a discussion of the potential Project impacts as identified in this Initial Study/Mitigated Negative Declaration (IS/MND). Explanations are provided within each corresponding impact category in this analysis.

4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In 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?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

ENVIRONMENTAL ANALYSIS

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact: The Project would not have a substantial adverse effect on a scenic vista. For purposes of determining significance under CEQA, a scenic vista is defined as an area that is designated, signed and accessible to the public for the express purposes of viewing and sightseeing. This includes any such areas designated by a federal, state, or local agency (City of San Jacinto, July 2022). Pursuant to the General Plan Draft EIR, scenic resources visible from the City include Lakeview Mountains to the west, the San Jacinto Mountain foothills to the northeast, and the San Timoteo badlands to the northwest (City of San Jacinto, July 2022).

The Project site is situated in a relatively low and flat area of the City. Scenic vistas of the San Jacinto Mountains to the east and north, the Santa Rosa Mountains to the southeast, and the Lakeview Mountains to the west are visible from the Project site. Adjacent offsite public views of these resources are available from Stallions Crossings Park and Lyon Avenue.

The introduction of new residential homes at the Project site would partially obstruct existing views of the San Jacinto Mountains when looking east/northeast from Stallions Crossings Park and when traveling north and south on Lyon Avenue, for a total distance of approximately 0.15 miles along the Project's frontage (Google Earth 2021). After Project construction, views of the San Jacinto Mountains would still be available between homes and over homes from these public locations depending on the viewer's specific location. Additionally, visual clearance would be provided by the proposed Project's Lot A pocket park and water quality basin located along Lyon Avenue (frontage distance of approximately 0.08 mile), which would set back the residential structures from the street approximately 150 feet (Google Earth 2021). Further additional visual clearance would be provided from Stallions Crossings Park and from the east side of Lyon Avenue by the street itself. No change in public views of the Santa Rosa Mountains and/or Lakeview Mountains are anticipated. Based on the analysis above, direct impacts to a scenic vista would not occur and potential indirect impacts to offsite public viewsheds would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact: The Project would not substantially damage scenic resources within a state scenic highway. The State Scenic Highway Program was established by the California Department of Transportation (Caltrans) to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of lands adjacent to state highways. Highways may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. According to the California State Scenic Highway Mapping System, there are no designated or eligible state scenic highways within the viewshed of the proposed Project. The nearest such resource is State Route 74 (SR-74) located approximately three (3) miles south of the Project site (Caltrans 2021). Therefore, no impacts to scenic resources along a state scenic highway would occur.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact: The Project would not conflict with applicable zoning or other regulations that govern scenic quality. The Project site is currently vacant and undeveloped. No existing structures or facilities are present except for a small, dilapidated shade/shed structure with no walls and some loose trash located in the southeastern portion of the Project site. The Project vicinity is characterized by a mix of both non-urbanized and urbanized areas. Surrounding land uses include a mix of undeveloped, rural residential, low-density residential, park (i.e., Stallions Crossing, Warneke, and Haugen Parks), and educational (i.e., Monte Vista Middle School) uses. Based on review of historic aerials, the most recently constructed low-density residential communities within the Project vicinity were built between 2003 and 2006. Monte Vista Middle School was built between 2019 and 2021. The

proposed Project would be consistent with these other low-density single-family communities in the Project vicinity.

The Project site and surrounding properties have a land use designation of Low Density Residential (LDR) (2 to 7 Dwelling Units per Acre) pursuant to the General Plan, Residential Land Use Designations section and Figure LU-2, General Plan Land Use Map (City of San Jacinto, November 2022). The LDR designation is primarily for single-family detached residential uses and accessory buildings. The Project proposes RL uses, which would result in development of low density residential housing. Based on the analysis above, the Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings or conflict with applicable zoning and other regulations governing scenic quality.

Mitigation Measures: No mitigation measures are required.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact: The Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The Project site is currently vacant with no existing sources of light or glare. The area surrounding the Project is partially developed with urbanized land uses that provide various levels of nighttime lighting. Construction activities for the proposed Project would occur during the day. Therefore, no temporary nighttime construction lighting impacts would occur. The operation of the proposed Project would introduce new sources of residential and street lighting into the Project site. However, the proposed lighting would be similar to the type and level of existing lighting provided in the Project vicinity and be designed to direct light downward within the property to minimize spillover illumination and glare consistent with the City's Development Code Section 17.300.080 – Outdoor Light and Glare (City of San Jacinto 2022). In addition, the exteriors of the proposed residential structures would be built of low-glare materials. Potential light and glare impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

REFERENCES

Caltrans. 2021. *California State Scenic Highway Mapping System*. Accessed 12/16/2021 at https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

City of San Jacinto. *City of San Jacinto General Plan*. November 15, 2022.

City of San Jacinto. *City of San Jacinto General Plan Draft EIR*. July 2022.

City of San Jacinto. *City of San Jacinto Zoning/Development Code*. Adopted December 2012, Amended through December 2022.

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4.2 Agricultural and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

ENVIRONMENTAL ANALYSIS

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?

No Impact: The Project site is not designated or utilized for farmland; and therefore, would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The State of California Farmland Mapping and Monitoring Program and *Figure 5.2-1 Important Farmlands Map*, of the Draft EIR indicate that there is no Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the Project site or adjacent properties (California Department

of Conservation 2016; City of San Jacinto, July 2022). The Project site is designated mostly as "Other Land" with a small section along Lyon Avenue designated as "Farmland of Local Importance," which is not currently or actively being used for agriculture. Therefore, no impacts to Prime Farmland, Unique Farmland or Farmland of Statewide Importance would occur.

Mitigation Measures: No mitigation measures are required.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact: The Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The Project site is currently zoned Residential, Low Density (RL). The development of the site would not conflict with any lands zoned for agriculture uses. According to the General Plan Draft EIR, *Figure 5.2-2 Agricultural Preserve Lands*, the Project site is not under a Williamson Act Contract (City of San Jacinto, July 2022). In addition, a parcel report generated through Riverside County Information Technology (RCIT), Map My County system indicates the Project is not within an agricultural preserve (RCIT 2021). Implementation of the Project would have no impact regarding potential conflicts with existing agricultural zoning or a Williamson Act contract.

Mitigation Measures: No mitigation measures are required.

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))?

No Impact: The Project site is currently zoned for Residential uses and contains no forest land or timberland resources. Therefore, no impacts to forest land, timberland or lands zoned for timberland would occur. The Project would not conflict with existing zoning or cause a rezoning of forest land or timberland.

Mitigation Measures: No mitigation measures are required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact: There are no existing forest lands or timberland resources on the Project site and the Project site is not zoned for timberland production.

The Project would not result in the loss of forest land or conversion of forest land to non-forest use.

Mitigation Measures: No mitigation measures are required.

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?

No Impact: The Project site and surrounding properties do not contain farmland or timberland resources. The construction and operation of the Project would be confined to the Project footprint and would not cause any onsite or offsite conversion of farmland or forest land to non-agriculture uses or non-forest uses.

The Project would not 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.

Mitigation Measures: No mitigation measures are required.

REFERENCES

California Department of Conservation. 2016. California Important Farmland Finder accessed 12/20/21 at https://maps.conservation.ca.gov/DLRP/CIFF/.

City of San Jacinto. *City of San Jacinto General Plan Draft EIR*. July 2022.

Riverside County Information Technology (RCIT). *Map My County Parcel Report*. Generated 11/23/2021 at https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public.

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4.3 Air Quality

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

ENVIRONMENTAL ANALYSIS

The following analysis is based on the Air Quality/Greenhouse Study prepared by Birdseye Planning Group in July 2022 (Appendix A). This air quality analysis conforms to the methodologies recommended in the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook (1993). The SCAQMD CEQA Air Quality Handbook (handbook) includes thresholds for emissions associated with both construction and operation of projects. The Project's emissions were calculated using the California Emissions Estimator Model (CalEEMod) software version 2020.4.0. The Project's projected construction and operational emissions were compared with the SCAQMD's regional thresholds and localized significance thresholds to determine whether the Project would have a significant impact on Air Quality. The Air Quality/Greenhouse Study is presented in its entirety in Appendix A.

The Federal and state governments have been empowered by the Federal and state Clean Air Acts to regulate emissions of airborne pollutants and have established ambient air quality standards (AAQS) for the protection of public health. The United States Environmental Protection Agency (USEPA) is the federal agency designated to administer air quality regulation, while the California Air Resources Board (ARB) is the state equivalent in California. Federal and state standards have been established for six (6) criteria pollutants, including ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter less than 10 and 2.5 microns in diameter (PM_{10} and $PM_{2.5}$), and lead (Pb). California has also set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility reducing particles. Refer to *Table 1* of the Air Quality/Greenhouse Gas Study (Appendix A) for the complete listing of the Federal and state AAQS.

AAQS defines the maximum amount of a pollutant, averaged over a specified time, that can be present in outdoor air without any harmful effects on people or the environment. California law continues to mandate California Ambient Air Quality Standards (CAAQS), which are often more stringent than National Ambient Air Quality Standards (NAAQS). Air basins are the areas defined to identify which regions meet the CAAQS and NAAQS standards. If a pollutant level is too high for the region and the

AAQS standard is not met, the air basin is considered a "non-attainment" area for that pollutant. The Project is located within the South Coast Air Basin (SCAB), with air quality standards and monitoring set under the jurisdiction of the SCAQMD. The SCAB is a non-attainment area for both the federal and state standards for O_3 and $PM_{2.5}$. The SCAB is a designated non-attainment area for state standards and a maintenance area for federal PM_{10} standards. For NO_X and CO, the SCAB is a designated attainment area for state standards and unclassified/attainment for federal standards.

The characteristics and associated health effects of O_3, CO, NO_2, PM_{10}, $PM_{2.5}$, and other "precursor" pollutants that lead to the formation of O_3 are described below.

- Ozone. Ozone (O_3) is produced by a photochemical reaction (triggered by sunlight) between nitrogen oxides (NO_X) and reactive organic gases (ROG)[1]. NO_X are formed during the combustion of fuels, while ROG are formed during combustion and evaporation of organic solvents. Because O_3 requires sunlight to form, it mostly occurs in concentrations considered serious between the months of April and October. O_3 is a pungent, colorless, toxic gas with direct health effects on humans including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors.

- Carbon Monoxide. Carbon monoxide (CO) is a local pollutant that is found in high concentrations only near the source. The major source of CO, a colorless, odorless, poisonous gas, is automobile traffic. Elevated concentrations, therefore, are usually only found near areas of high traffic volumes. CO's health effects are related to its affinity for hemoglobin in the blood. At high concentrations, CO reduces the amount of oxygen in the blood, causing heart difficulties in people with chronic diseases, reduced lung capacity and impaired mental abilities.

- Nitrogen Dioxide. Nitrogen dioxide (NO_2) is a by-product of fuel combustion, with the primary source being motor vehicles and industrial boilers and furnaces. The principal form of NO_X produced by combustion is nitric oxide (NO), but NO reacts rapidly to form NO_2, creating the mixture of NO and NO_2 commonly called NO_X. NO_2 is an acute irritant. A relationship between NO_2 and chronic pulmonary fibrosis may exist, and an increase in bronchitis in young children at concentrations below 0.3 parts per million (ppm) may occur. NO_2 absorbs blue light and causes a reddish-brown cast to the atmosphere and reduced visibility. It can also contribute to the formation of Particulate Matter (PM), especially PM_{10} and acid rain.

- Suspended Particulates. PM_{10} is particulate matter measuring no more than 10 microns in diameter, while $PM_{2.5}$ is fine particulate matter measuring no more than 2.5 microns in diameter. Suspended particulates are mostly dust particles, nitrates and sulfates. Both PM_{10} and $PM_{2.5}$ are by-products of fuel combustion and wind erosion of soil and unpaved roads and are directly emitted into the atmosphere through these processes. Suspended particulates are also created in the atmosphere through chemical reactions. The characteristics, sources, and potential health effects associated with the small particulates (those between 2.5 and 10 microns in diameter) and fine particulates ($PM_{2.5}$) can be very different. The small particulates generally come from windblown dust and dust kicked up from mobile sources. The fine

[1] Organic compound precursors of ozone are routinely described under various terms such as Reactive Organic Gasses (ROG), Total Organic Gases (TOG), and Volatile Organic Compounds (VOC). Although chemically different, they are similar from an air quality perspective.

particulates are generally associated with combustion processes as well as being formed in the atmosphere as a secondary pollutant through chemical reactions. Fine particulate matter is more likely to penetrate deeply into the lungs and poses a health threat to all groups, but particularly to the elderly, children, and those with respiratory problems. More than half of the small and fine particulate matter that is inhaled into the lungs remains there. These materials can damage health by interfering with the body's mechanisms for clearing the respiratory tract or by acting as carriers of an absorbed toxic substance.

- Toxic Air Contaminants/Diesel Particulate Matter. Hazardous air pollutants, also known as toxic air pollutants (TACs) or air toxics, are those pollutants that are known or suspected to cause cancer or other serious health effects, such as reproductive effects or birth defects, or adverse environmental effects. Examples of toxic air pollutants include:

  - benzene, which is found in gasoline;
  - perchloroethylene, which is emitted from some dry-cleaning facilities; and
  - methylene chloride, which is used as a solvent.

  Transportation related emissions are focused on particulate matter constituents within diesel exhaust and TAC constituents that comprise a portion of total organic gas (TOG) emissions from both diesel and gasoline fueled vehicles. Diesel engine emissions are comprised of exhaust particulate matter and TOGs which are collectively defined as Diesel Particulate Matter (DPM). DPM and TOG emissions from both diesel and gasoline fueled vehicles are typically composed of carbon particles and carcinogenic substances including polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene. Diesel exhaust also contains gaseous pollutants, including volatile organic compounds (VOC) and NO_X.

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance/non-attainment. The SCAQMD updates the plan every three (3) years. Each iteration of the SCAQMD's Air Quality Management Plan (AQMP) is an update of the previous plan and has a 20-year horizon. SCAQMD adopted the 2016 AQMP in March 2017. The 2016 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP. The 2016 AQMP is the most currently adopted AQMP. The 2022 AQMP is currently being developed by SCAQMD to address the EPA's strengthened ozone standard. Development of the 2022 AQMP is in its early stages and no formal timeline for completion and adoption is currently known.

The 2016 AQMP was prepared to ensure continued progress towards clean air and to comply with state and federal requirements. This AQMP builds upon the approaches taken in the 2012 AQMP for the SCAB for the attainment of state and federal ozone air quality standards. The 2016 AQMP incorporates the Southern California Association of Governments' (SCAG) adopted Final 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and updated emission inventory methodologies for applicable source categories. The 2016 AQMP also includes the new and changing federal requirements, implementation of new technology measures, and the continued development of economically sound, flexible compliance approaches.

PROJECT IMPACTS

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact: A project may be considered inconsistent with the AQMP if it would: (1) generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP; and/or (2) result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations; or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city General Plans and the SCAG's adopted Final 2016 RTP/SCS socioeconomic forecast projections of regional population, housing and employment growth. The proposed Project involves the construction of 181 single-family residential units and related improvements. The Project would be consistent with the existing zoning and existing residential uses surrounding the Project site. Vehicle trips associated with the Project would also be consistent with similar uses in the area. Therefore, the Project's proposed residential development is considered consistent with population, housing and employment growth forecasts.

As discussed in more detail below in Section 4.3.b, Project-related criteria pollutant emissions would not exceed the thresholds recommended by SCAQMD. Therefore, no substantial increase in the frequency or severity of existing air quality violations or delays in meeting attainment goals are anticipated with Project implementation. Both potential temporary and long-term permanent operational impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact With Mitigation Incorporated: Project implementation would not 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. The SCAQMD has published a report on how to address cumulative impacts from air pollution: White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution (http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper.pdf). In this report, the SCAQMD clearly states (Page D-3):

> *"…the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or Environmental Impact Report (EIR). The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for TAC emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility- wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative*

impacts. Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant."

Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. The following section calculates the potential air emissions associated with the construction and operations of the Project and compares the emissions to the SCAQMD thresholds.

CONSTRUCTION EMISSIONS

Construction activities such as clearing, grading and excavation would generate diesel and dust emissions. Construction equipment that would generate criteria air pollutants includes excavators, graders, dump trucks, and loaders. To provide a conservative evaluation of construction emissions, it was assumed that all construction equipment used would be diesel-powered. The Project's construction emissions were calculated by estimating the types of equipment (including the number) that would be used onsite during each of the construction phases. Construction emissions are analyzed using the regional thresholds established by the SCAQMD and published in the CEQA Air Quality Handbook. Regional thresholds or "Mass Daily Thresholds" for construction are as follows:

- NO_X = 100 lbs/day
- ROG/VOC = 75 lbs/day
- PM_{10} = 150 lbs/day
- $PM_{2.5}$ = 55 lbs/day
- SO_X = 150 lbs/day
- CO = 550 lbs/day
- Lead = 3 lbs/day

Project construction would generate temporary air pollutant emissions. These impacts are associated with fugitive dust (PM_{10} and $PM_{2.5}$) and exhaust emissions from heavy construction vehicles, work crew vehicle trips in addition to ROG/VOC that would be released during the drying phase upon application of paint and other architectural coatings. Project construction would generally consist of demolition, site preparation, grading, construction of the proposed buildings, paving, and architectural coating (i.e., paint) application. The Project site is currently vacant and regularly maintained/disced for weed abatement.

This analysis assumes that approximately 136,562 cubic yards of soil import is needed during site preparation/grading. The Project would be required to comply with SCAQMD Rule 403, which identifies standard measures to reduce fugitive dust and is required to be implemented at all construction sites located within the SCAB. Therefore, the following conditions, which are required to reduce fugitive dust in compliance with SCAQMD Rule 403, were included in the CalEEMod assumptions for site preparation and grading phases of construction:

1) Minimization of Disturbance. Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.

2) Soil Treatment. Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site

roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.

3) Soil Stabilization. Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four (4) days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.

4) No Grading During High Winds. Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).

5) Street Sweeping. Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

Construction emissions modeling for demolition, site preparation, grading, building construction, paving, and architectural coating application is based on the overall scope of the proposed development and construction phasing, which is expected to begin early 2023 and extend through late 2025. The total area disturbed as a result of the Project would be approximately 35.06 acres with construction of the residences on the approximately 33.8-acre Project site and the immediate approximately 1.26-acre offsite related street and stormwater Line G-3 improvements. For modeling purposes, it was assumed the site would be watered three (3) times daily. In addition to SCAQMD Rule 403 requirements, emissions modeling also accounts for the use of low-VOC paint (50 g/L for non-flat coatings) as required by SCAQMD Rule 1113. Further, the application of architectural coatings was overlapped with the building construction phase to reflect a typical construction scenario and reduce daily ROG/VOC emissions relative to those calculated using CalEEMod defaults. Table 4.3-1, *Regional Estimated Maximum Unmitigated Daily Construction Emissions*, summarizes the estimated maximum daily emissions of pollutants occurring during construction.

As shown in Table 4.3-1, Project construction emissions would not exceed the SCAQMD regional thresholds. No additional mitigation would be required with implementation of standard SCAQMD Rule 403 and Rule 1113 dust control measures, which would reduce construction emissions to less than significant.

Table 4.3-1
Regional Estimated Maximum Unmitigated Daily Construction Emissions

Construction Phase	Maximum Emissions (lbs/day)					
	ROG/VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
2023 Maximum lbs/day	3.7	47.7	32.1	0.13	16.6	8.2
2024 Maximum lbs/day	1.7	14.1	18.6	0.03	1.4	0.8
2025 Maximum lbs/day	34.1	23.0	35.6	0.06	2.1	1.2
SCAQMD Regional Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Threshold Exceeded 2023	No	No	No	No	No	No
Threshold Exceeded 2024	No	No	No	No	No	No
Threshold Exceeded 2025	No	No	No	No	No	No
Source: Birdseye Planning Group, *Air Quality/Greenhouse Study;* July 2022.						

The SCAQMD has also published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds." CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. Construction-related emissions reported by CalEEMod are compared to the localized significance threshold lookup tables. Refer to the CalEEMod output in Attachment A of the Air Quality/Greenhouse Study (Appendix A) for the equipment assumed for this analysis.

Localized Significance Thresholds (LSTs) were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that would not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_X, CO, PM_{10} and $PM_{2.5}$. LSTs are not applicable to mobile sources such as cars on a roadway pursuant to SCAQMD's Final Localized Significance Threshold Methodology. However, according to the SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site such as warehouse/transfer facilities or drive-through window aisles. The Project does not include those uses; therefore, no operational LST evaluation was performed.

LSTs have been developed for emissions within areas up to five (5) acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one (1), two (2), or five (5) acres. A total of 3.5 acres is assumed to be disturbed daily during the site preparation phase and five (5) acres would be disturbed daily during grading. To provide a conservative evaluation of potential short-term construction LST impacts, the look up table values for two (2) acres were used to provide a conservative evaluation of potential impacts during site preparation and grading. The Project site is located in Source Receptor Area 28 (SRA-28, Hemet/San Jacinto Valley).

The nearest sensitive receptors to the Project site are residential homes located approximately 50 feet (15 meters) east of the eastern property boundary. Monte Vista Middle School is also located

approximately 50 feet (15 meters) north of the northern property boundary. Approximately 2/3 of the school property that borders the Project site is buffered from the Project by the school entrance driveway and school buildings; approximately 1/3 of the school property that borders the Project site has an athletic ball field. For sensitive properties located less than 25 meters from an emission source, the 25-meter values are used to evaluate construction emissions relative to LST thresholds as stated in Chapter 3 of the SCAQMD Final Significance Threshold Methodology. As shown in Table 4.3-2, *Localized Estimated Maximum Unmitigated and Mitigated Daily Construction Emissions*, unmitigated on-site PM_{10} and $PM_{2.5}$ emissions would exceed the applicable LST thresholds at 25 meters during site preparation and grading. Temporary construction emissions would be potentially significant, without mitigation, during the site preparation and grading phases. Therefore, Mitigation Measure AQ-1 would be required to reduce the Project's PM_{10} and $PM_{2.5}$ emissions during site preparation and grading.

Table 4.3-2
Localized Estimated Maximum Unmitigated and Mitigated Daily Construction Emissions

Emissions Sources	NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition	21.4	19.6	1.0	0.9
Site Preparation	17.3	10.7	14.0	7.4
Grading	34.5	28.0	12.8	5.2
Building Construction – 2023	14.3	16.2	0.7	0.7
Building Construction – 2024	13.4	16.1	0.6	0.6
Building Construction – 2025	12.4	16.0	0.5	0.5
Architectural Coating	1.1	1.8	0.05	0.05
Paving	8.5	14.5	0.4	0.4
LST Thresholds at 25 Meters	*234*	*1,100*	*7*	*4*
Exceeds LST Thresholds without Mitigation	No	No	Yes	Yes
Maximum Emissions with Mitigation	-	-	5.9	3.3
Exceeds LST Thresholds with Mitigation	-	-	No	No

Notes:
SRA-28: Hemet/San Jacinto Valley, assumes 2 acres disturbed daily during site preparation and grading.
LST threshold based on 25-meter distance for a two-acre site.
Source: Birdseye Planning Group, *Air Quality/Greenhouse Study;* July 2022.

During site preparation, implementation of Mitigation Measure AQ-1 would reduce the Project's maximum daily PM_{10} emissions from 14.0 pounds/day to 5.9 pounds/day (approximately 42% estimated reduction) and reduce the Project's maximum daily $PM_{2.5}$ emissions from 7.4 pounds/day to 3.3 pounds/day (approximately 45% estimated reduction). During grading, Mitigation Measure AQ-1 would reduce PM_{10} emissions from 12.8 pounds/day to 5.8 pounds/day (approximately 45% estimated reduction), and $PM_{2.5}$ emissions from 5.2 pounds/day to 2.8 pounds/day (approximately 54% estimated reduction). Implementation of Mitigation Measure AQ-1 would reduce these fugitive dust related impacts to less than significant.

OPERATIONAL EMISSIONS

Operational emissions include mobile source emissions, energy emissions, and area source emissions. Mobile source emissions are generated by motor vehicle trips associated with the operation of the Project. Emissions attributed to energy use include electricity and natural gas consumption for space

and water heating. Area source emissions are generated by landscape maintenance equipment, consumer products and architectural coatings (i.e., paints). To determine whether a regional air quality impact would occur, the increase in emissions is compared with the SCAQMD's recommended regional thresholds for operational emissions. Projects that meet the SCAQMD daily thresholds have no significant project-specific air quality impact and do not contribute to significant cumulative air quality impacts.

Table 4.3-3, *Regional Estimated Operational Emissions*, summarizes emissions associated with the operation of the proposed Project. Operational emissions include emissions from electricity consumption (energy sources), vehicle trips (mobile sources), and area sources including landscape equipment and architectural coating emissions as the structures are repainted over the life of the Project. Most of the operational emissions would be associated with vehicle trips to and from the Project site. Trip volumes based on CalEEMod trip generation defaults were modified based on trip generation rates in the Project's Traffic Impact Analysis prepared by TJW Engineering, Inc. (Appendix J).

Table 4.3-3
Regional Estimated Operational Emissions

Operational Source	Maximum Emissions (lbs/day)					
	ROG/VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Area	7.4	0.17	14.9	0.01	0.08	0.08
Energy	0.1	1.3	0.6	0.01	0.1	0.1
Mobile	5.1	6.6	50.2	0.1	12.5	3.4
Maximum lbs/day	12.7	8.0	65.7	0.12	12.7	3.5
SCAQMD Thresholds	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded	No	No	No	No	No	No
Source: Birdseye Planning Group, *Air Quality/Greenhouse Study;* July 2022.						

Area source emissions from the Project would include stationary combustion emissions of natural gas used for space and water heating (shown in a separate row as energy), yard and landscape maintenance, consumer use of solvents and personal care products, and an average building square footage to be repainted each year. As shown in Table 4.3-3, daily unmitigated emissions would not exceed the SCAQMD thresholds for ROG/VOC, NO_X, CO, SO_X, PM_{10} or $PM_{2.5}$. Therefore, the Project's regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be less than significant. Further, the Project would not contribute to a cumulatively considerable impact.

Local CO Hotspot Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with Project CO levels to the state and federal CO standards of 20 ppm over one (1) hour or 9 ppm over eight (8) hours.

At the time of the 1993 Handbook, the SCAB was designated non-attainment under the CAAQS and NAAQS for CO. With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations in the SCAB and in the state have steadily declined. In 2007, the SCAB was designated in attainment for CO under both the CAAQS and NAAQS. SCAQMD conducted a CO hot spot analysis for attainment at the busiest intersections in Los Angeles during the peak morning and afternoon periods and did not predict a violation of CO standards.[2] Since the nearby intersections to the Project are much smaller with less traffic than what was analyzed by the SCAQMD, no local CO Hotspot are anticipated to be created from the proposed Project and no CO Hotspot modeling was performed. Therefore, potential impacts are considered less than significant.

Mitigation Measures:

AQ-1: PM_{10} and $PM_{2.5}$ Reduction. Contractor shall be conditioned to apply water to soils being actively disturbed during site preparation and grading activities occurring within 25 meters of the nearest residence and Monte Vista Middle School. Water shall be applied at least three (3) times daily such that the moisture content reaches 15%. Further, during site preparation specifically, equipment use shall be limited to no more than two (2) rubber-tired dozers and two (2) tractors/loaders/backhoes or like equipment, working simultaneously within 25 meters of the nearest residence and Monte Vista Middle School ball field when students are present.

Additionally, contractor shall apply soil stabilizers to unpaved onsite roads; sweep adjacent offsite paved roads and limit onsite vehicle travel to 15 miles per hour to minimize tire entrainment.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact With Mitigation Incorporated: Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to the adverse effects of exposure to air pollutants. Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare as well as that segment of the public most susceptible to respiratory distress, such as children under 14; the elderly over 65; persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases. The closest properties defined herein as sensitive receptors are single-family residences and Monte Vista Middle School located within approximately 50 feet from the eastern Project footprint and of the northern Project footprint, respectively.

As discussed previously in Section 4.3.b, the Project would not exceed SCAQMD's regional thresholds of significance for pollutants during temporary construction activities or long-term permanent operation/occupation of the residential development. In terms of SCAQMD's Localized Significance Thresholds (LSTs), no long-term impacts are anticipated based on the type of proposed land uses. Temporary construction emissions would exceed LSTs for PM_{10} and $PM_{2.5}$ during the site preparation

[2] The four (4) intersections analyzed by the SCAQMD were: Long Beach Boulevard and Imperial Highway; Wilshire Boulevard and Veteran Avenue; Sunset Boulevard and Highland Avenue; and La Cienega Boulevard and Century Boulevard. The busiest intersection evaluated (Wilshire and Veteran) had a daily traffic volume of approximately 100,000 vehicles per day with LOS E in the morning and LOS F in the evening peak hour.

and grading phases, without the use of mitigation. Therefore, Mitigation Measure AQ-1 would be required to implement additional dust control measures beyond the standard measures required by SCAQMD Rule 403 and Rule 113 near residential and school receptors. Implementation of Mitigation Measure AQ-1 would reduce the potential for impacts on sensitive receptors to less than significant. No additional mitigation beyond Mitigation Measure AQ-1 would be required.

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during Project construction. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk." The California Office of Environmental Health Hazard Assessment (OEHHA) health risk guidance states that a residential receptor (for example) should be evaluated based on a 30-year exposure period. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the short-term construction schedule, the proposed Project would not result in a long-term (i.e., 30 or 70 year) exposure to a substantial source of toxic air contaminant emissions; and thus, would not expose people, including sensitive receptors to the related individual cancer risk. Therefore, impacts are considered less than significant.

Mitigation Measures: Mitigation Measure AQ-1 is required.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Less Than Significant Impact: Project implementation would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Individual responses to odors are highly variable and can result in a variety of effects. Generally, the impact of an odor results from a variety of factors such as frequency, duration, offensiveness, location, and sensory perception.

Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints, and solvents and from emissions from diesel equipment. Standard construction requirements that limit the time of day when construction may occur as well as SCAQMD Rule 1108 that limits VOC content in asphalt and Rule 1113 that limits the VOC content in paints and solvents would minimize odor impacts from construction. As such, the objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the Project site's boundaries. Through compliance with the applicable regulations that reduce odors and due to the transitory nature of construction odors, a less than significant odor impact would occur.

Any potential odors associated with Project construction would be temporary. The Project operation does not propose land uses or facilities identified as likely to be associated with the generation of odors or dust by the SCAQMD (SCAQMD 2005). Such facilities, for example, include those associated with agriculture, chemical plants, asphalt and cement plants, composting operations, auto body facilities, dairy facilities and landfills. The proposed Project would consist of a residential development. Potential sources that may emit odors during on-going operations would primarily occur from the trash storage areas. Pursuant to City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Based on the type of development and with implementation of standard City requirements, potential impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

REFERENCES

Birdseye Planning Group. *San Jacinto Residential TTM 38202 Project Air Quality/Greenhouse Study*. July 2022.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

South Coast Air Quality Management District (SCAQMD). *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, A Reference for Local Governments Within the South Coast Air Quality Management District*. 2005.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

ENVIRONMENTAL ANALYSIS

The following analysis is based on the Biological Technical Report prepared by VCS Environmental in April 2022. The report is presented in its entirety in Appendix B.

Existing Setting

The Project site is surrounded by residential development, with rural residential homes to the south. It has previously been used as a horse ranch and is heavily disturbed. The Project footprint supports three (3) vegetation community/land cover types, which includes herbaceous non-native forbs and grasses, ornamental palms and developed areas. Most of the Project footprint is maintained for weed abatement. A section of the Project site to the south is rural residential with scattered piles of trash

and debris. The topography throughout the Project footprint is generally flat. Elevations on the Project footprint range from 1,505– 1,510 feet (~458 – 460 meters) above mean sea level (MSL).

VEGETATION COMMUNITIES

A vegetation community/land cover is classified as 0.10 acre or larger in size. The majority of vegetation within the Project footprint is characterized by maintained open fields comprised of herbaceous non-native forbs (flowering plants) and grasses vegetated with a variety of non-native and early successional weedy plant species. The Project footprint does not support any sensitive vegetation communities. Southern Cottonwood Willow Riparian Forest habitat was reported in the California Natural Diversity Database (CNDDB) approximately one (1) mile north-northwest of the Project site but is not present within the Project footprint.

The Project site is regularly maintained on an annual basis. Vegetation and weed abatement management activities (mowing) had occurred within the entire Project site prior to the July/August 2021 site visit; however, no mowing had occurred prior to the March/April 2022 surveys allowing for more vegetation to grow and a more conclusive assessment of existing vegetation. Vegetation/land cover mapping and acreages for each vegetation community and land type within the Project footprint can be found in Table 4.4-1, *Vegetation Communities/Land Cover Observed*, and are depicted on Figure 4.4-1, *Vegetation/Land Cover Map*.

Table 4.4-1
Vegetation Communities/Land Cover Observed

Vegetation Community/Land Cover Type	Project Footprint (acres)
Herbaceous Non-Native Forbs and Grasses	32.15
Ornamental Palms	0.15
Disturbed/Developed	2.76
Total	**35.06**
Source: VCS Environmental, *Biological Technical Report*, April 2022.	

A description of the of the vegetation community/landcover types within the Project footprint are as follows:

- Herbaceous Non-Native Forbs and Grasses: Approximately 32.15 acres of herbaceous non-native forbs and grasses were mapped within most of the Project footprint. Native plant species observed within this area include fiddleneck (*Amsinckia menziesii*), Jimsonweed (*Datura wrightii*), salt heliotrope (*Heliotropium curassavicum*), salt grass (*Distichlis spicata*), and one Fremont cottonwood tree (*Populus fremontii*). Non-native plant species observed include foxtail barley (*Hordeum murinum*), coastal heron's bill (*Erodium cicutarium*), short-pod mustard (*Hirschfeldia incana*), and stinknet (*Oncosiphon piluliferum*).
- Ornamental Palms: Approximately 0.15 acre of ornamental palms was mapped within the northwestern corner of the Project footprint. This community includes 13 Mexican fan palms (*Washingtonia robusta*) planted in a row along the northern boundary of the site.
- Disturbed/Developed: Approximately 2.76 acres of disturbed/developed area was mapped along the western boundary and a section in the middle of the site near the southern boundary of the Project footprint. The western area of the Project footprint is a paved portion of Lyon

Avenue that would be directly impacted by street, stormwater, and utility infrastructure. The area in the middle of the site near the southern boundary is considered disturbed as there is very little cover of non-native grasses and contains mostly bare areas, trash/debris, and old RV trailers.

JURISDICTIONAL WATERS

The Project site lies within the San Jacinto watershed. The closest significant aquatic features to the Project include the San Jacinto River, located approximately 2.2 miles to the northeast, and the San Jacinto Reservoir, located approximately 0.5 mile northwest of the Project footprint. The San Jacinto Reservoir is operated by the Eastern Municipal Water District (EMWD), which also operates the San Jacinto Valley Regional Water Reclamation Facility (SJVRWRF) located west of the Project.

No aquatic features are mapped within the Project footprint according to the USFWS's National Wetland Inventory; refer to Figure 4.4-2, *National Wetland Inventory Map*. Also, no streambed or drainage features containing Waters of the United States or Waters of the State are within the Project footprint. A non-jurisdictional interim channel is located along the northern boundary in the northeastern section of the Project footprint. The interim channel will ultimately be undergrounded as the storm drain system (i.e., San Jacinto Valley Master Drainage Plan, Line G-3) for this region is built out. This channel is an excavated upland channel with no natural flow of water and lacks riparian or wetland vegetation. There is no historic drainage course that connects to this channel, and the only source of water flow is through pumping from an upstream concrete lined facility that stores urban runoff.

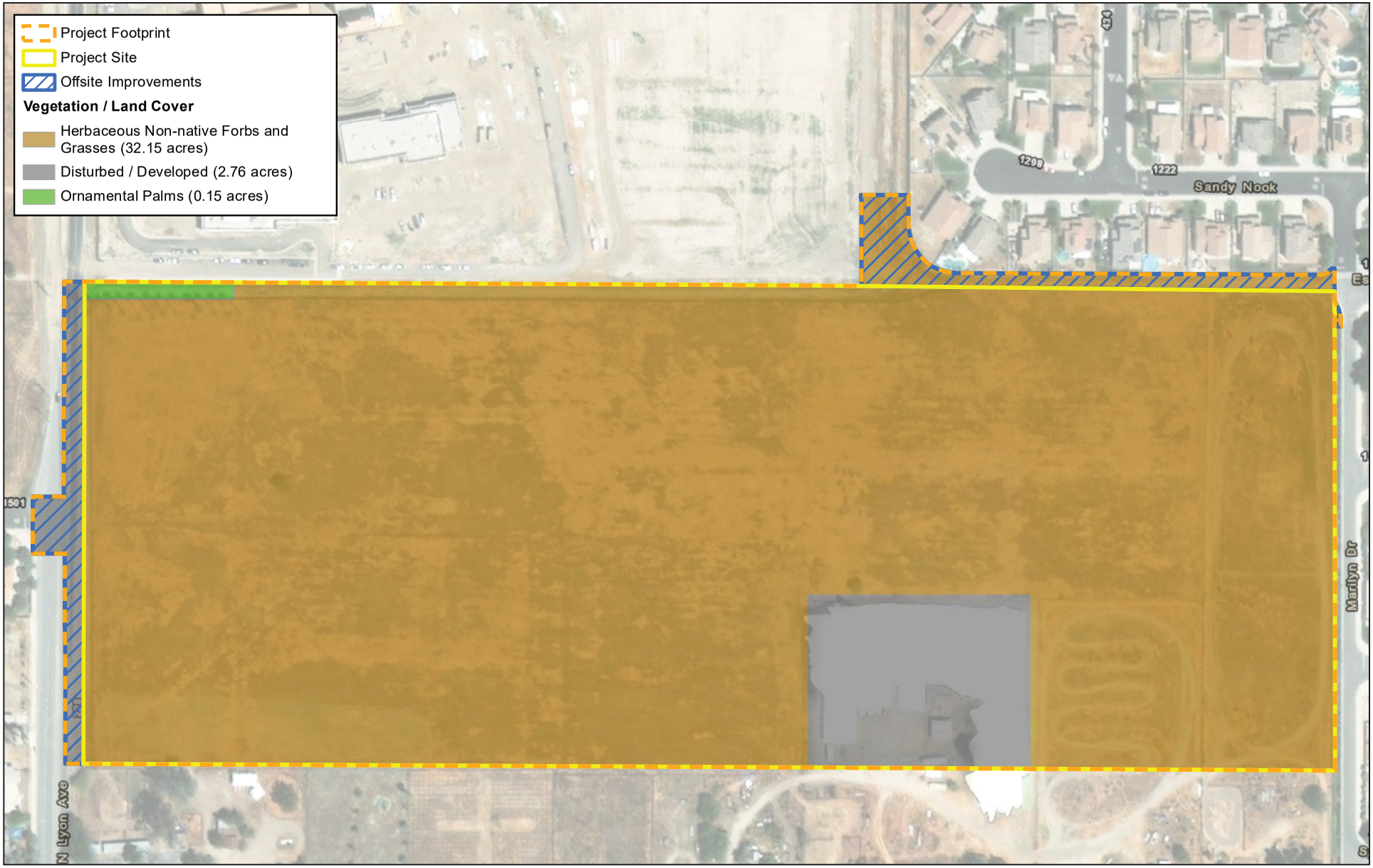
PLANT AND WILDLIFE

Plants

A total of 37 plant species were observed within the Project footprint during the July and August 2021 and the March/April 2022 plant surveys. Common non-native plant species observed included barley (*Hordeum* sp.), short-pod mustard (*Hirschfeldia incana*), and Russian thistle (*Salsola tragus*). Common native species observed included fiddleneck (*Amsinckia menziesii*), and salt heliotrope (*Heliotropium curassavicum*). Note, one (1) Fremont cottonwood (*Populus fremontii*), approximately 25 feet in height and one (1) goldenrain tree (*Koelreuteria paniculata*) was observed onsite; however, these were single trees and therefore not considered vegetation communities large enough to call out separately. A complete listing of observed plants is provided in the Biological Technical Report (Appendix B).

Wildlife

A total of 17 wildlife species or signs thereof were observed during the July/August 2021 and March/April 2022 surveys. Common birds observed include American crow (*Corvus brachyrhynchos*), black phoebe (*Sayornis nigricans*), mourning dove (*Zenaida macroura*), and Cassin's kingbird (*Tyrannus vociferans*). Raptors observed in the Project footprint include red-tailed hawk (*Buteo jamaicensis*). Mammals observed include Audubon's cottontail (*Sylvilagus audubonii*) and California ground squirrel (*Ostopermophilus beechey*). A complete listing of observed wildlife is provided in the Biological Technical Report (Appendix B).



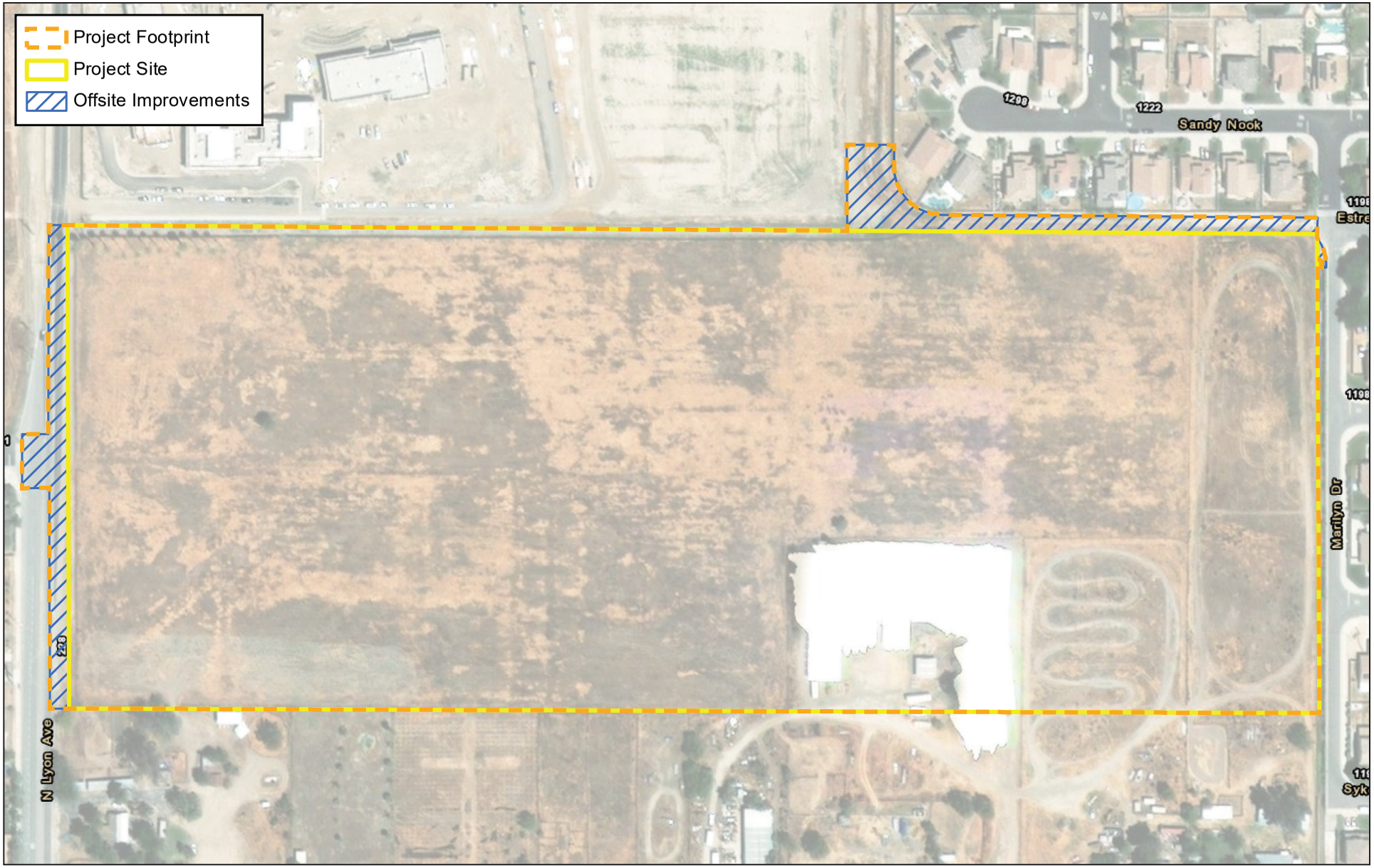
Source: ESRI and BAWCE; April 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

Vegetation/Land Cover Map

VCS Environmental

Figure 4.4-1



Note: No National Wetland Inventory waters present onsite.
Source: ESRI and BAWCE; April 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
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National Wetland Inventory Map

Special Status Species

No special status plant or wildlife species were observed during the August 19, 2021 botanical habitat assessment, the April 20, 2022 focused rare plant survey, or the July/August 2021 and March/April 2022 biological surveys (Appendix B). A database search of special status plant species and wildlife species listed in the California Native Plant Society (CNPS) online Inventory of Rare and Endangered Plants and the CNDDB were conducted to determine the potential for special status plant and wildlife species to occur in the Project footprint. A listing of special status plant and wildlife species that have a moderate or higher potential to occur in the Project footprint is shown in Table 4.4-2, *Special Status Species with Moderate or Higher Potential to Occur within the Project Footprint*. Note, none of the species in Table 4.4-2 have a federal or state threatened or endangered status. Also note, plant species included in Table 4.4-2 were found to have a low to moderate chance of occurring on the Project site but were reduced to the "low" potential based on the results of the April 20, 2022 focused rare plant survey, which produced negative results. A complete listing of all special status species that have low or no potential to occur on the Project site is presented in the Biological Technical Report (Appendix B), and graphically shown in Figure 4.4-3, *California Natural Diversity Database (CNDDB) Occurrences*.

Table 4.4-2
Special Status Species with Moderate or Higher Potential to Occur within the Project Footprint

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence
PLANTS				
Abronia villosa var. *aurita*	Chaparral sand-verbena (also foothill sand-verbena)	CRPR: 1B.1, BLMS, FSS	Exposed sites with sandy soils, especially washes and dunes, in chaparral, sage scrub, and alluvial scrub. Elevation: <1600 meters Blooming period: (Jan)March – September	Low. Nearby occurrences; however, species not observed during the April 20, 2022 focused rare plant survey. Potential reduced from low-moderate to low.
Atriplex parishii	Parish's brittlescale	CRPR: 1B.1, FSS MSHCP: Group 3	Annual herb native to California and Baja California. Habitat includes alkaline soils, chenopod scrub, playas, and vernal pools. Threatened by development, agricultural conversion, and grazing. Restricted to highly alkaline silty-clay soils. Elevation: <470 meters Blooming period: June – October	Low. Nearby occurrences and alkaline soils occur on portions of site; however, species not observed during the August 2021 or April 2022 focused rare plant surveys. Potential reduced from low-moderate to low.

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence
Atriplex serenana var. *davidsonii*	Davidson's saltscale	CRPR: 1B.2 MSHCP: Group 3	Annual herb native to California and Baja California. Habitat includes alkaline soils, coastal bluff scrub, and coastal scrub. In Riverside County, Davidson's saltscale is found in the Domino, Willows and Traver soils series in association with the alkali vernal pools, alkali annual grassland, alkali playa, and alkali scrub components of alkali vernal plains. Elevation: < 200 meters Blooming period: April – October	Low. Alkaline and Traver soils occur on portions of site. Recorded occurrence approximately 3 miles NW of site from 2015; however, species not observed during the April 2022 focused rare plant survey. Potential reduced from low-moderate to low.
Centromadia pungens ssp. *Laevis*	smooth tarplant	CRPR: 1B.1, MSHCP: Group 3	Suitable habitat for the smooth tarplant includes alkali scrub, alkali playas, and grasslands with alkaline affinities. Elevation: 0 – 640 meters Blooming period: April – September	Low. Numerous nearby occurrences; however, species not observed during the August 2021 or April 2022 plant surveys. Potential reduced from moderate to low.
Deinandra paniculate	San Diego tarplant (paniculate tarplant)	CRPR: 4.2	Occurs as a dominant or co-dominant plant in the herbaceous layer of grasslands, forblands, openings of coastal sage scrub and oak woodland. Often in sandy soils. Elevation: < 1300 meters Blooming period: (Mar)April – November (Dec)	Low. Nearby occurrences; however, species not observed during the August 2021 or April 2022 plant surveys. Potential reduced from moderate to low.
Hordeum intercedens	vernal barley	CRPR: 3.2 MSHCP: Group 2	Annual herb native to California and Baja California. Habitat includes vernal pools; mesic grasslands; dry, saline streambeds; and alkaline flats. Known from the San Joaquin Valley, the outer South Coast Ranges, the South Coast, the Channel Islands, the Peninsular Ranges, and northwest Baja California. In Riverside County, vernal barley is found in the Domino, Willows and Traver soils series and is associated with alkali flats and flood plains within the alkali vernal plains community. Within this community vernal	Low. Alkaline and Traver soils occur on portions of site, however, no floodplain or wetland conditions occur. Species not observed during the April 20, 2022 focused rare plant survey. Potential reduced from low-moderate to low.

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence
			barley is primarily associated with alkali annual grasslands and vernal pools and to a lesser extent alkali scrub and alkali playa. Elevation: 5 – 1,000 meters Blooming period: March – June	
Lasthenia glabrata ssp. *Coulteri*	Coulter's goldfields	CRPR: 1B.1, BLMS MSHCP: Group 3	Coulter's goldfields are associated with low-lying alkali habitats along the coast and in inland valleys. Most of the populations are associated with coastal salt marsh. In Riverside County, Coulter's goldfields occur primarily in highly alkaline, silty-clay soils in association with Traver, Domino and Willows soils. Most Riverside County populations are associated with the Willows soil series. Coulter's goldfields occur primarily in the alkali vernal plains community. Elevation: 1 – 1200 meters Blooming period: February – June	Low. Alkaline and Traver soils occur on portions of site, however, no floodplain or wetland conditions occur. Species not observed during the April 20, 2022 focused rare plant survey. Potential reduced from low-moderate to low.
Sidalcea neomexicana	salt spring checkerbloom	CRPR: 2B.2, FSS	It can be found in a diverse number of alkaline/mesic habitat types including chaparral and coastal sage scrub, Yellow Pine Forest, and riparian zones, creosote bush scrub, and alkali flats and other salty substrates. Possibly extirpated from the Western Transverse Ranges (Baldwin et al. 2012). Elevation: 15 – 1,530 meters Blooming period: March – June	Low. Nearby historical collections and alkaline soils occur on site; however, species not observed during the April 20, 2022 focused rare plant survey. Potential reduced from low-moderate to low.
BIRDS				
Ammodramus savannarum	Grasshopper Sparrow	SSC, MSHCP: Group 2 and Table 9-3	Breeds in open grasslands, prairies, hayfields, and pastures, typically with some bare ground. Grasshopper Sparrows usually avoid breeding in grasslands with extensive shrub cover but are a bit more tolerant of shrubs in migration and during the winter. Nests are domed with grasses, typically well concealed in depressions at the base of grass clumps. Sensitive to edge effects and requires relatively large blocks of contiguous habitat. Valley and foothill (native) grasslands are the preferred habitat although non-native grasslands are used by the species as well.	Moderate. Project footprint includes moderately suitable breeding and foraging habitat.

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence
Athene cunicularia	burrowing owl	SSC, BCC, BLMS, MSHCP: Group 3	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Moderate. Project footprint includes suitable burrows. No burrowing owls or their sign were observed during focused surveys conducted in 2021.
Buteo regalis	ferruginous hawk	WL, BCC, MSHCP: Group 1	Live in the open spaces of the West, in grasslands, prairie, sagebrush steppe, scrubland, and pinyon-juniper woodland edges. Present in southern California in the winter.	Moderate. Project footprint offers suitable foraging habitat but lacks suitable nesting habitat for the species. Suitable raptor nesting habitat occurs within adjacent (offsite) land.
Lanius ludovicianus	loggerhead shrike	SSC, BCC, MSCHP: Group 2	The species is known to forage over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral and beach with scattered shrubs. Nest is placed in a dense (and often thorny) tree or shrub, usually 5-30 ft above the ground, occasionally higher, in a spot well hidden by foliage.	Moderate. Project footprint offers suitable foraging habitat but lacks suitable nesting habitat for the species.
MAMMALS				
Lasiurus blossevillii	western red bat	SSC, IUCN: LC WBWG (H)	Locally common in some areas of California, occurring from Shasta Co. to the Mexican border, west of the Sierra Nevada/Cascade crest. Not found in desert areas. Roosts primarily in trees, less often in shrubs. Roost sites often are in edge habitats adjacent to streams, fields, or urban areas.	Moderate; Marginal suitable roosting habitat occurs on and adjacent to the site.
Lasiurus xanthinus	western yellow bat	SSC, WBWG (H)	Year-round resident of southern California, found below 2000 ft in or near foothill or desert riparian habitats. Roosts in trees, including palm trees, in and near palm oases and riparian habitats.	Moderate; Project footprint contains a few palm trees that could be potential roosting and foraging habitat.

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence

Legend:

Federal Endangered Species Act (ESA):
- FE = federally listed as endangered
- FT = federally listed as threatened

California Endangered Species Act (CESA):
- SE = state listed as endangered
- ST = state listed as threatened

California Department of Fish and Wildlife (CDFW):
- SSC = species of special concern
- CE= Candidate Endangered
- FP = fully protected
- WL = watch list

California Rare Plant Ranks (CRPR – formerly known as CNPS Lists):
- CRPR: 1A = Plants presumed extirpated in California and either rare or extinct elsewhere.
- CRPR: 1B = Plants rare, threatened, or endangered in California and elsewhere.
- CRPR: 2A = Plants presumed extirpated in California but common elsewhere.
- CRPR: 2B = Plants rare, threatened, or endangered in California but common elsewhere.
- CRPR: 3 = California Rare Plant Rank 3: Plants about which more information is needed, lack information to assign/reject.
- CRPR: 4 = Plants of limited distribution, a watch list.

California Native Plant Society (CNPS) Threat Ranks:
- The CNPS Threat Rank is an extension added onto the California Rare Plant Rank (CRPR) and designates the level of endangerment by a 0.1 to 0.3 ranking with 0.1 being the most endangered and 0.3 being the least endangered.

Western Riverside Multiple Species Habitat Conservation Plan (MSHCP): Planning species covered by the MSHCP. Additional surveys for Narrow Endemic Plant Species and Criteria Area Species to determine presence/absence may be required.
- PS = planning species
- NEPSSA # = Narrow Endemic Plant Species Survey Area (with survey area number noted).
- CASSA # = Criteria Area Species Survey Area (with survey area number noted).
- Group 1 = Species that have wide distribution throughout the Plan Area within suitable habitat. Take coverage is warranted based upon regional or landscape level considerations, such as healthy population levels, widespread distribution throughout the MSHCP Plan Area, and life history characteristics that respond to habitat-scale conservation and management actions.
- Group 2 = Species that are relatively well-distributed throughout the MSCHP Plan Area. Take coverage is warranted based on regional or landscape level considerations with the addition of site-specific conservation and management requirements that are clearly identified in the MSHCP for species that are generally well-distributed, but that have Core Areas that require Conservation.
- Group 3 = Species that have narrow habitat requirements and limited distribution within the Plan Area. Take coverage is warranted based upon site specific considerations and the identification of specific conservation and management conditions for species within a narrowly defined Habitat or limited geographic area within the MSHCP Plan Area.

United States Bureau of Land Management (BLM):
- BLMS = BLM sensitive

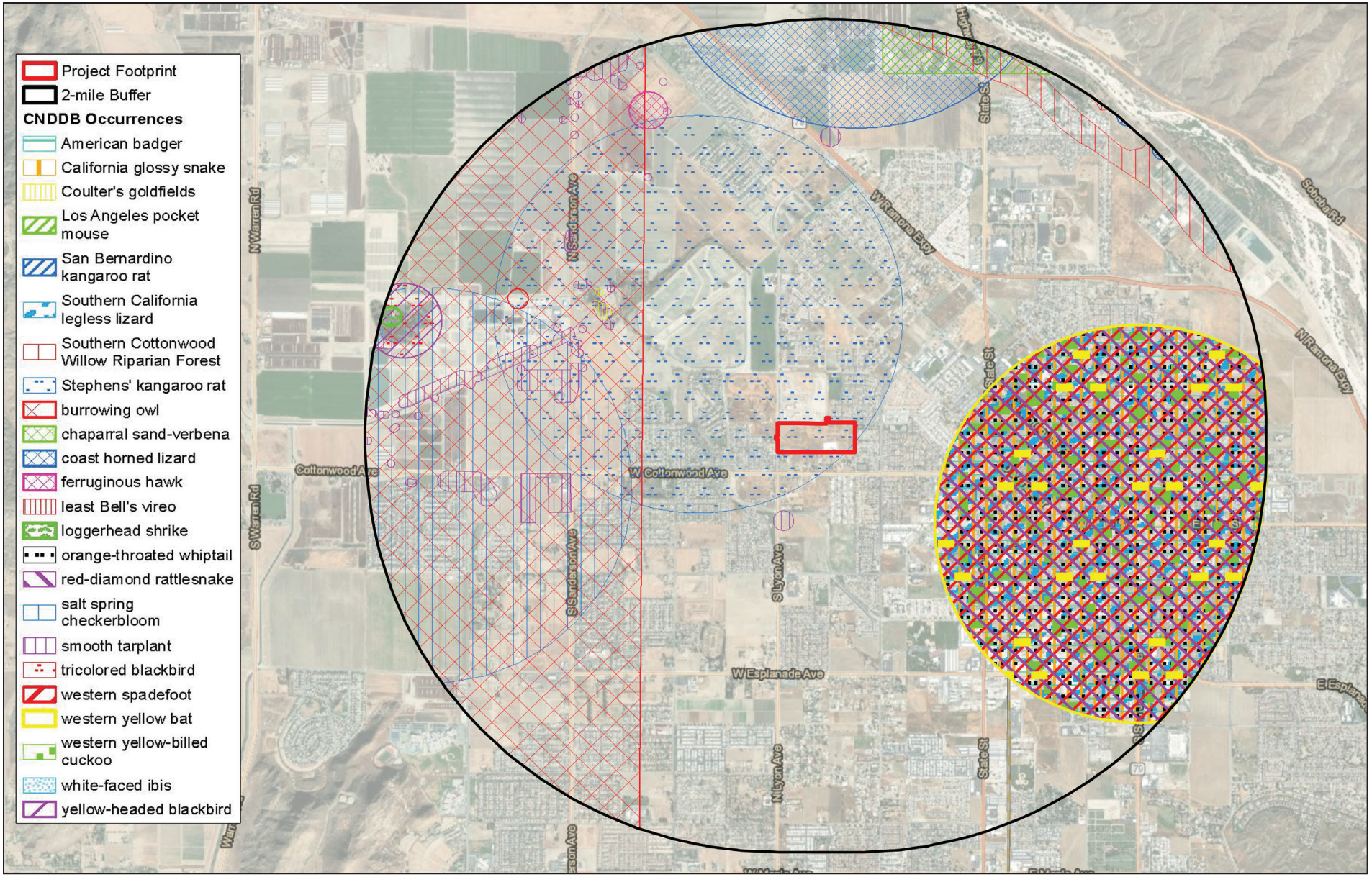
United States Forest Service (USFS):
- FSS = Forest Service sensitive

United States Fish and Wildlife Service (USFWS):
- BCC = USFWS bird of conservation concern

The International Union for Conservation of Nature (IUCN):
- IUCN-LC = Least concern

Western Bat Working Group (WBWG):
- WBWG-H= High Priority

Source: VCS Environmental, *Biological Technical Report*, April 2022.



Source: ESRI, BAWCE and CDFW; April 2022.

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California Natural Diversity Database (CNDDB) Occurrences

VCS Environmental

Figure 4.4-3

SOILS

The U.S. Department of Agriculture Natural Resources Conservation service (NRCS 2021) identifies seven (7) soil types present within the Project footprint; refer to Figure 4.4-4, *Soils Map*. Soil types in the Project footprint generally consist of Grangeville loamy fine sand and sandy loam, Dello loamy sand and loamy fine sand, Traver loamy fine sand, and Chino silt loam.

CRITICAL HABITAT

According to the USFWS's online service for information regarding Threatened and Endangered Species Final Critical Habitat designation, the Project footprint does not occur within any species designated Critical Habitat. The closest designated Critical Habitat is for San Bernardino Merriam's kangaroo rat (*Dipodomys merriami parvus*), which occurs approximately 2.0 miles northeast of the Project site; refer to Figure 4.4-5, *USFWS Critical Habitat Map*.

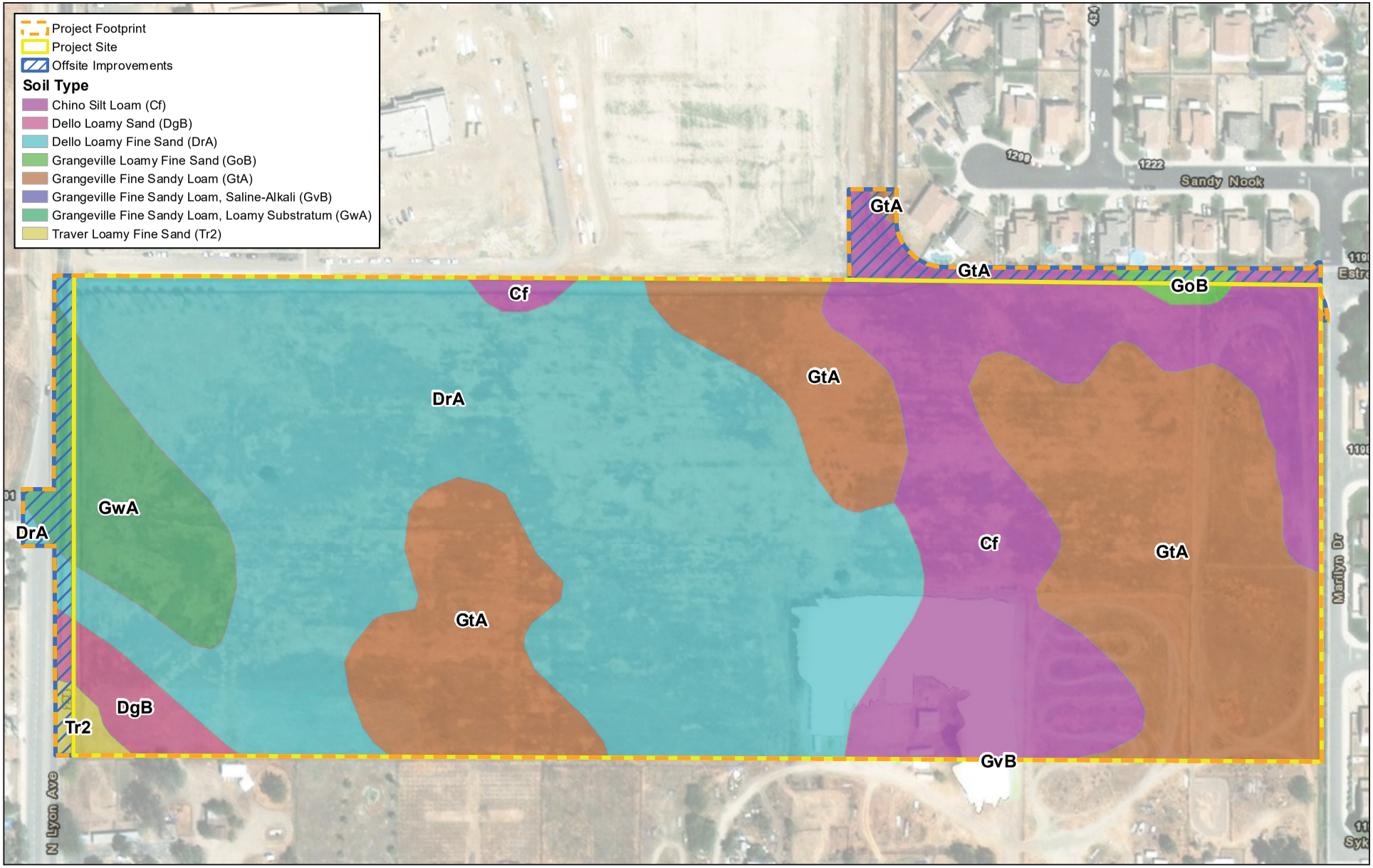
WILDLIFE MOVEMENT

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. Corridors effectively act as links between different populations of a species. An increase in a population's genetic variability is generally associated with an increase in a population's health.

The Project footprint is located adjacent to both residential development and open space parcels, while the site itself is comprised of fields dominated by non-native grasses and forbs (flowering plants). Since the site has open fields, the Project footprint could offer some local wildlife dispersal and foraging but due to its heavily disturbed condition it is low. Common wildlife species including coyotes, skunks, opossums, and raccoons may travel through the site and neighboring developed or open areas, but the site does not provide connectivity between large areas of open space on a local or regional scale. The site is not within a significant regional wildlife movement corridor and is not considered to play a significant role in regional wildlife movement.

AVIAN NESTING AND BAT ROOSTS

There is potential for avian nesting and bat roosting within the Project footprint, but the Project footprint is heavily disturbed, regularly maintained for weed abatement, and is not of high-quality for supporting biological resources. The open fields provide suitable habitat for ground-nesting avian species. The few trees onsite provide suitable habitat for tree nesting avian species. The palm trees and cottonwood tree are potentially suitable bat roosting habitat within the Project footprint. The biologists did not observe signs of nests, nesting activity or bat roosting within the Project footprint during the July/August 2021 or March/April 2022 biological surveys.



Source: United States Department of Agriculture, Natural Resources Conservation Service; July 14, 2021.

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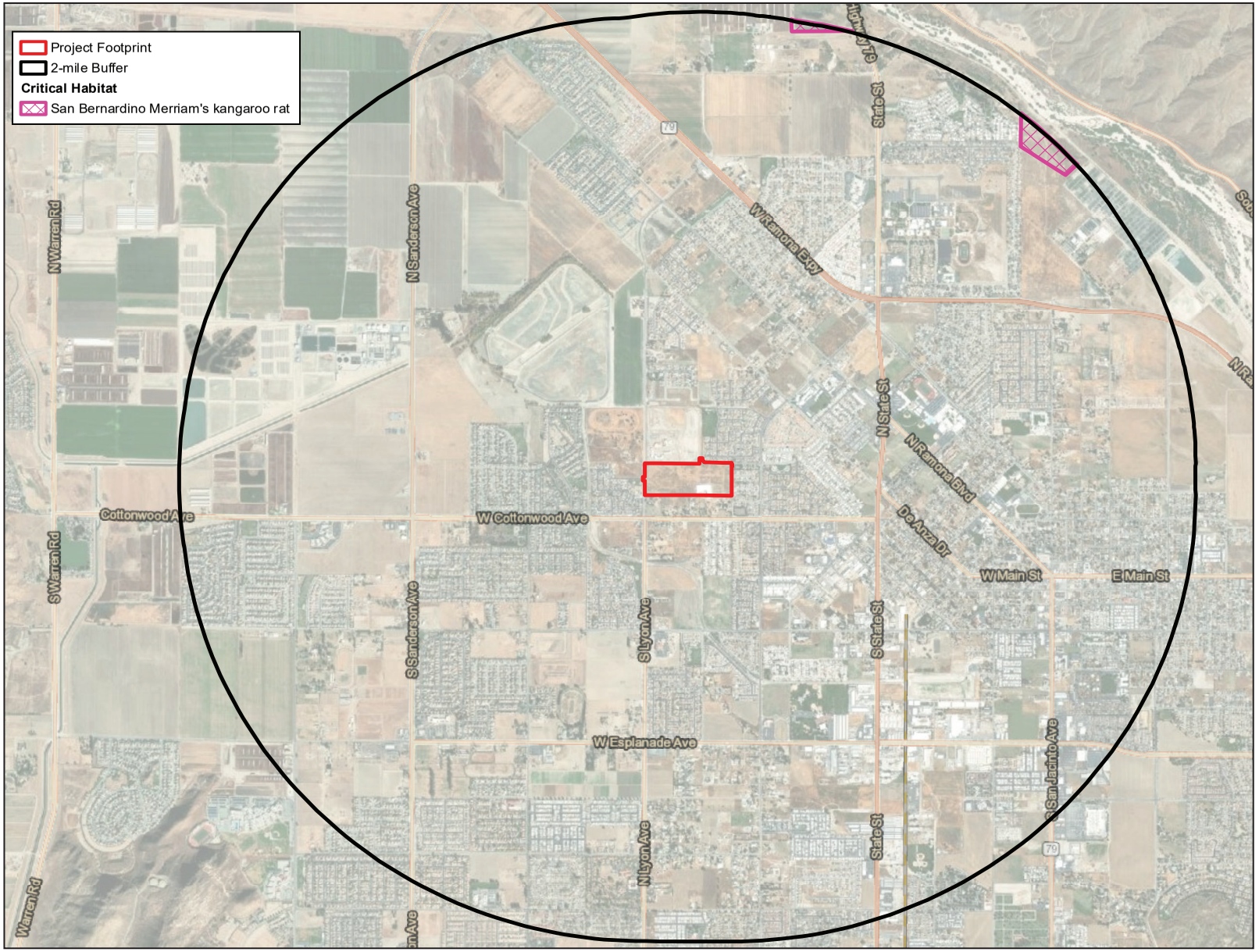
Soils Map

VCS Environmental

Figure 4.4-4



Source: ESRI, BAWCE, and CDFW; April 2022.

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Initial Study/Mitigated Negative Declaration

USFWS Critical Habitat Map

VCS Environmental

Figure 4.4-5

PROJECT IMPACTS

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?

Less Than Significant Impact With Mitigation Incorporated: As previously discussed, the Project footprint is characterized by three (3) habitat/land cover types: Herbaceous Non-Native Forbs and Grasses (32.15 acres), Ornamental Palms (0.15 acres), and Disturbed/Developed Areas (2.76 acres). No riparian/riverine resources or sensitive vegetation communities are present within the Project site or Project footprint, and the Project site is heavily disturbed and regularly maintained. No designated critical habitat is within the Project vicinity. Areas within the Project footprint generally have a low or low-moderate habitat potential for supporting eight (8) special status plants and a moderate habitat potential for supporting four (4) special status birds and (2) special status bats. The eight (8) special status plant species included in Table 4.4-2 were found to have a low to moderate chance of occurring on the Project site but were reduced to the "low" potential based on the results of the April 20, 2022 focused rare plant survey, which produced negative results. None of these plant or wildlife species described above are federally or state listed as threatened or endangered.

POTENTIAL IMPACTS TO SPECIAL STATUS PLANTS

The Project footprint does not support any sensitive vegetation communities. Portions of the Project footprint contain Traver soil series, which is a soil series known to have the potential to support sensitive plant species in western Riverside County due to poor drainage. Although the site is disturbed, it was initially determined to have low-moderate potential for some six (6) special status plants species to occur onsite if left undisturbed. The species are presented below, and their status is explained in the legend shown in Table 4.4-2.

- chaparral sand verbena (*Abronia villosa* var. *aurita*): a BLM and USFS sensitive species with a CRPR of 1B.1;
- Parish's brittlescale (*Atriplex parishii*): a USFS sensitive species with a CRPR of 1B.1;
- Davidson's saltscale (*Atriplex serenana* var. *davidsonii*): a species with a CRPR of 1B.2;
- vernal barley (*Hordeum intercedens*): a species with a CRPR of 3.2;
- Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*): a BLM sensitive species with a CRPR of 1B.1; and
- salt spring checkerbloom (*Sidalcea neomexicana*): a USFS sensitive species with a CRPR of 2B.2.

It was also initially determined to have a moderate potential for the following two (2) species to occur within the Project footprint:

- smooth tarplant (*Centromadia pungens* ssp. *laevis*): a species with a CRPR of 1B.1; and
- San Diego tarplant (*Deinandra paniculata*): a species with a CRPR of 4.2.

Based on the low-moderate or moderate potential for the species identified above to occur within the Project footprint, a focused rare plant survey was conducted at the Project site on April 20, 2022 to verify or rule-out the presence of these species. The focused rare plant survey produced negative results; and therefore, the low-moderate and moderate potential for occurrences were reduced to low. Based on lack of suitable habitat onsite and negative findings during the April 2022 focused rare plant survey, special status plant species are not anticipated to occur within the Project Footprint. No impacts to special status plants are anticipated because of Project implementation and no mitigation is required.

POTENTIAL IMPACTS TO SPECIAL STATUS WILDLIFE

No special status wildlife was observed during the biological surveys, but the Project footprint does maintain habitat potential for some foraging, nesting and roosting activities. Sensitive wildlife species with moderate potential to occur are listed below and shown in Table 4.4-2.

- burrowing owl (*Athene cunicularia*): a CDFW Species of Special Concern and USFWS Bird of Conservation Concern. No burrowing owls or signs of burrowing owl were observed during the July and August 2021 focused surveys. There have been no previous burrowing owl observations recorded onsite. The site provides suitable habitat for the species, including suitably sized burrows (>4 inches in diameter) and grassland habitat for foraging, although the site generally lacks suitable perches for owls. Overall, suitable habitat for burrowing owl is present onsite and multiple recorded observations of the species occur within two (2) miles of the Project footprint.
- ferruginous hawk (*Buteo regalis*): a CDFW Watch List species and USFWS Bird of Conservation Concern. This species is present in southern California in the winter. This species has a moderate potential to occur within the Project footprint for foraging in the winter, however the site lacks suitable nesting habitat for the species.
- grasshopper sparrow (*Ammodramus savannarum*): a CDFW Species of Special Concern. The grasshopper sparrow has a moderate potential to occur within the Project footprint for foraging; however, the site lacks suitable nesting habitat for the species.
- loggerhead shrike (*Lanius ludovicianus*): a CDFW Species of Special Concern and USFWS Bird of Conservation Concern. There is moderate potential for this species to occur onsite as suitable foraging habitat and prey are available; however, the site lacks suitable nesting habitat for this species.
- western yellow bat (*Lasiurus xanthinus*): a CDFW Species of Special Concern and Western Bat Working Group (WBWG) High Priority species. The Project footprint contains a few palm trees that could be potential roosting and foraging habitat.
- western red bat (*Lasiurus blossevillii*): a CDFW Species of Special Concern, a Western Bat Working Group (WBWG) High Priority species, listed as Least Concern with the International Union for Conservation of Nature (IUCN). The species roosts primarily in trees, sometimes shrubs usually in edge habitats adjacent to streams, fields, or urban areas.

While not observed during the biological surveys, ferruginous hawk, grasshopper sparrow, loggerhead shrike, western yellow bat, and western red bat have a moderate potential to occur within the Project footprint for foraging; however, the Project footprint exhibits limited nesting or roosting habitat for

these species. The permanent loss of approximately 35.06 acres of foraging habitat for these species would not decrease populations below self-sustaining levels given the availability of habitat remaining in the region. Therefore, permanent impacts would be less than significant pursuant to CEQA. During temporary construction activities, individuals would be expected to move to nearby habitat; therefore, there would be no direct mortality on these species. To avoid potential impacts to avian and bat species during the nesting/maternity season, Mitigation Measure BIO-1(a) (nesting birds) and Mitigation Measure BIO-1(b) (roosting bats) would require preconstruction surveys and additional avoidance should one (1) or more of these species be detected. Implementation of these mitigation measures would reduce potential impacts to less than significant.

Burrowing owls are known to use both fallow and active agricultural fields for foraging and nesting. This species has moderate potential to occur as suitable burrows are present and multiple occurrences of this species have been documented within two (2) miles of the Project footprint. No burrowing owl or sign of burrowing owl was observed during the focused surveys. However, temporary construction activities could impact burrowing owl if they were to occupy an active work area during Project construction. To avoid potential impacts to burrowing owl, Mitigation Measure BIO-2 would require preconstruction surveys and additional avoidance should a burrowing owl be detected. Implementation of Mitigation Measure BIO-2 would reduce potential impacts to less than significant.

Mitigation Measures:

BIO-1: Preconstruction Surveys. Prior to the start of ground disturbance or vegetation removal, pre-construction surveys shall be conducted to avoid impacts to avian and bat species.

(a) Removal of any trees, shrubs or any other potential nesting and foraging habitat for avian and/or sensitive avian species shall be conducted outside of the nesting season to the extent practical. Alternatively, a nesting bird survey shall be conducted within three (3) days prior to the start of work if work is to occur during the nesting bird season (January 31 – August 31). If vegetation removal occurs outside of nesting season or if no nesting birds are found, no further action is required. If active nests are identified, the biologist shall establish appropriate buffers around the nest (typically 500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers shall be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with these nesting boundaries and shall verify the nesting effort has finished. Work can resume within the buffer area when no other active nests are found. Alternatively, a qualified biologist may determine that certain work can be permitted within the buffer areas and shall develop a monitoring plan to prevent any impacts while the nest continues to be active (i.e., has eggs or chicks). If vegetation clearing is not initiated within 72 hours of a negative survey during the nesting season, the nesting survey must be repeated to confirm the absence of nesting birds.

(b) Trees and large shrubs shall be surveyed for the presence of special status bat species by a qualified bat biologist no more than two weeks prior to the initiation of vegetation removal or ground disturbing activities if work will begin within the maternity season (March 1 to August 31). Surveys may entail direct inspection of

the trees and large shrubs or nighttime surveys as determined by a qualified biologist. If active bat roosts are present, a qualified bat biologist shall determine the species of bats present and the type of roost (i.e., day roost, night roost, maternity roost). If special-status bat species are present, a qualified bat biologist shall determine appropriate avoidance measures, which may include implementation of a construction-free buffer around the active roost.

BIO-2: A pre-construction presence/absence survey for burrowing owl within the Project footprint where suitable habitat is present shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities including vegetation clearing, grubbing, tree removal, or site watering. If burrowing owl have colonized the Project footprint prior to initiation of construction, the Project proponent shall immediately inform the City and Wildlife Agencies and shall prepare a Burrowing Owl Protection and Relocation Plan as well as a Determination of Biologically Equivalent or Superior Preservation (DBESP) for approval by the City and Wildlife Agencies prior to initiating ground disturbance. Additionally, if ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to minimize the possibility burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary.

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?

Less Than Significant Impact: As previously discussed, the Project footprint does not contain riparian habitat, other jurisdictional Waters or wetlands, designated critical habitat, or other sensitive natural communities. The Project footprint is designated and zoned for residential development. The approximately 35.06 acres of combined onsite (33.8 acres) and offsite (1.26 acres) improvement area is comprised of three (3) vegetation community/land cover types: Herbaceous Non-native Forbs and Grasses (32.15 acres), Ornamental Palms (0.15 acres), and Disturbed/Developed (2.76 acres) Areas. Although these areas provide some level of potential foraging and nesting habitat, they are heavily disturbed, regularly maintained for weed abatement, and are not of high-quality for supporting biological resources. Direct impacts to Herbaceous Non-native Forms and Grasses, Ornamental Palms, and Disturbed/Developed areas are considered less than significant because these habitats/land covers are comprised mostly of non-native vegetation or no vegetation, are common in the Project vicinity, and do not represent CNDDB or CDFW sensitive plant communities. Therefore, impacts would be considered less than significant.

Mitigation Measures: No mitigation measures are required.

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?

No Impact: The Project footprint was evaluated for the presence of wetlands and other jurisdictional waters under the protection of state and federal regulations. No jurisdictional waters or wetlands regulated under the Clean Water Act, Porter-Cologne Water Quality Control Act, or Western Riverside

County Multiple Species Habitat Conservation Plan were identified within the Project site or Project footprint; therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact With Mitigation Incorporated: As previously discussed, the Project footprint may serve a function in local wildlife dispersal and foraging; however, due to the disturbed nature of the site and the degraded habitats, the loss of foraging habitat and/or effect on local wildlife movement would be less than significant. No long-term or significant effects to wildlife movement are anticipated due to Project implementation.

The Project footprint does support the potential for onsite bird nesting (including burrowing owl) and foraging habitat for raptors. Therefore, Project construction activities could result in impacts to nesting birds, which would be in violation of the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. To avoid and minimize the chance for impacts to nesting birds, Mitigation Measures BIO-1(a) and BIO-2 would require preconstruction surveys if work would occur during nesting season (January 1 – August 31) and for burrowing owl, and additional avoidance buffers between work zones and nesting areas should a nesting bird be observed. With the implementation of Mitigation Measures BIO-1(a) and BIO-2, the potential for impacts to migratory birds would be less than significant.

The potential for bat roosting is moderate within the Project footprint and the existing vegetation onsite represents marginally suitable foraging habitat. Permanent impacts on foraging and roosting habitat would be less than significant given the habitat onsite is marginal and given the availability of other locations with suitable roosting and foraging habitat remaining in the Project vicinity and region. Therefore, no mitigation would be required for permanent impacts within the Project footprint. To ensure no impacts to roosting bats occur during temporary construction activities, recommended avoidance measures including pre-construction bat surveys shall be implemented. With the implementation of Mitigation Measure BIO-1(b), potential impacts to roosting bats would be less than significant.

Mitigation Measures: Mitigation Measures BIO-1(a), BIO-1(b), and BIO-2 are required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact: The Project would not conflict with any local policy or ordinances protecting biological resources. Pursuant to review of the City General Plan Resource Management Element, the Project would not impact a designated or protected biological resource. The Project is located on land designated and zoned for residential development. The City of San Jacinto Municipal Code Chapter 12.20 *Street Trees and Shrubs* has requirements for planting, trimming, and tree removal along public streets but the Project does not propose impacts to trees in public areas, except for the removal of several ornamental palm trees located within City right-of-way along Lyon Avenue. Such removals would be done in compliance with the City's Municipal Code, as required. In addition, the Project would improve the frontage along Lyon Avenue with a multi-use pedestrian and bicycle trail that would

include landscaping treatments and tree planting. No impacts are anticipated based on the analysis above and with Project compliance with standard ordinances, policies, and regulations.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact With Mitigation Incorporated: The Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), San Jacinto Valley Area Plan, and the San Jacinto Habitat Management Unit. The Project footprint is not located within a MSHCP Criteria Cell or Cell Group. As such, the Project is not subject to the Joint Project Review (JPR) or Habitat Acquisition and Negotiation (HANS) processes. The Project is also not located on Public Quasi-Public (PQP) lands or in proximity to a Conservation Area, which include PQP lands. The nearest PQP lands are located within portions of the San Jacinto River, approximately 2.2 miles northeast of the Project footprint. Therefore, guidelines to address the indirect effects of urban/wildlands interfaces are not required for the Project. Lyon Avenue, which occurs directly west of the Project footprint, is identified as a Covered Road on the Western Riverside County Regional Conservation Authority's MSHCP Information Map. Approximately 0.56 acres of Lyon Avenue would be subject to impacts as part of roadway improvement activities, the total of which would not exceed the covered road acreage for this road.

The Project footprint does not contain any MSHCP riverine/riparian resources. A non-jurisdictional interim channel is located along the northern boundary in the northeastern section of the Project footprint. The interim channel will ultimately be undergrounded as the storm drain system for this region is built out. This channel is an excavated upland channel with no natural flow of water and lacks riparian or wetland vegetation. There is no historic drainage course that connects to this channel, and the only source of water flow is through pumping from an upstream concrete lined facility that stores urban runoff.

No evidence of ponding water, such as visible surface water, cracked soils, or hydric soils were observed in the Project footprint. Additionally, no vegetation typical of vernal pools or seasonal depressions was observed. Based on the lack of typical features that could collect water, lack of ponding water evidence, and the lack of vegetation typical of vernal pools or seasonal depressions, suitable conditions for vernal pools, fairy shrimp, and other sensitive species associated with vernal pools are not considered present on site. Because the Project footprint lacks these water resources, an assessment of riparian bird habitat is not required, and no impacts to riparian bird species are anticipated.

The Project footprint is not located within a mapped survey area for Criteria Area Plant Species, amphibian species, mammals, or Delhi soil types associated with the Delhi sands flower-loving fly. Therefore, no additional surveys are required, and no impacts are anticipated.

A portion of the Project footprint occurs within a Narrow Endemic Plant Survey Area for the following species:

- Munz's onion (*Allium munzii*)
- San Diego ambrosia (*Ambrosia pumila*)

- Many-stemmed dudleya (*Dudleya multicaulis*)
- Spreading navarretia (*Navarretia fossalis*)
- California Orcutt grass (*Orcuttia californica*)
- Wright's trichocoronis (*Trichoconis wrightii* var. *wrightii*)

Because the Project footprint is partially within a Narrow Endemic Plant Survey Area, a rare plant habitat assessment was conducted within the Project footprint on August 25, 2021 and a focused rare plant survey was conducted on April 20, 2022. No Narrow Endemic Plant species were observed within the Project footprint during the August 2021/April 2022 surveys. Based on the lack of suitable habitat and survey results, Narrow Endemic Plant species are not expected to occur within the Project footprint. Potential impacts are considered less than significant.

Most of the Project footprint is within the MSHCP Burrowing Owl Survey Area and subject to MSHCP burrowing owl survey requirements. Therefore, a burrowing owl assessment following the guidelines identified in *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area* was performed. No burrowing owl or active signs thereof (e.g., active burrows, whitewash, pellets, etc.) were observed during the focused surveys conducted for the Project. Suitable burrows (>4 inches in diameter) were observed. Although no impacts are anticipated based on results of the focus surveys, Mitigation Measure BIO-2 would require preconstruction burrowing owl surveys and additional avoidance measures should they be identified. Implementation of Mitigation Measure BIO-2 would reduce potential impacts to less than significant.

Only one (1) species (i.e., grasshopper sparrow), of the 28 species identified in the MSHCP as not yet adequately conserved, exhibited at least a moderate potential to occur within the Project footprint. The other 27 identified species are not expected to occur in the Project footprint due to the lack of suitable habitat and/or because the site is outside the known elevation range for the species. Grasshopper sparrow has a moderate potential to occur due to the presence of suitable foraging habitat; however, the Project footprint is regularly mowed/disked and consists mostly of non-native grass species. The permanent loss of approximately 35.06 acres (i.e., 33.8 acres onsite and 1.26 acres offsite) of foraging habitat for grasshopper sparrow would not decrease populations below self-sustaining levels given the availability of foraging habitat remaining in the Project vicinity and region; therefore, no mitigation is proposed. Any individuals potentially at the Project site would be expected to move to adjacent habitat during construction activities; therefore, there would be no direct mortality on the species. Potential permanent and temporary impacts are considered less than significant.

In summary, the Project would be consistent with the MSHCP based on the analysis and determinations made in this Section 4.4.f). The Project footprint is not located within or near an MSHCP Criteria Cell, Cell Group, or PQP land. The Project footprint also lacks MSHCP riparian/riverine resources, evidence of ponding water and vernal pools, and presence of sensitive vegetation communities. None of the six (6) Narrow Endemic Plant species are expected to occur within the Project footprint based on the lack of suitable habitat. The Project is not located within an MSHCP Amphibian, Mammal, or Criteria Area Plant Species Survey Area; therefore, no surveys were required. The majority of the Project is within the MSHCP Burrowing Owl Survey Area; therefore, a Habitat Assessment and focused surveys for burrowing owl were conducted. No burrowing owl or active signs thereof were detected within or near the Project footprint. A 30-day preconstruction survey (Mitigation Measure BIO-2) for burrowing owl would be conducted prior to the initiation of construction for protection of this species and for compliance with the conservation goals as outlined

in the MSHCP. Based on the analysis above, the Project is consistent with Sections 6.1.2, 6.1.3, and 6.3.2 of the MSHCP. No Determination of Biologically Equivalent or Superior Preservation (DBESP) mitigation plan is required. The Project would be required to pay all applicable MSHCP development impact fees. With implementation of Mitigation Measure BIO-2 and payment of impact fees, potential impacts would be less than significant.

Mitigation Measures: Mitigation Measure BIO-2 is required.

REFERENCES

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

VCS Environmental. *Biological Technical Report for San Jacinto Residential Development Project Tentative Tract Map (TTM) 38202*. April 2022.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

ENVIRONMENTAL ANALYSIS

The following analysis is based on a Phase I Cultural Resources Assessment prepared by VCS Environmental in April 2022. The assessment included a cultural records search literature review of documents on file at the Eastern Information Center (EIC) at the University of California, Riverside. It was completed by EIC staff on August 24, 2021. The EIC is the designated branch of the California Historical Resources Information System (CHRIS) and houses records concerning archaeological and historic resources in Riverside, Inyo, and Mono Counties. The assessment also included a review of historic aerials and pedestrian field surveys of the Project footprint. The Phase I Cultural Resources Assessment is presented in Appendix C1.

Background

Cultural resources include prehistoric archaeological sites, historic archaeological sites, historic structures, and artifacts made by people in the past. Prehistoric archaeological sites are places that contain the material remains of activities carried out by the native population of the area (Native Americans) prior to the arrival of Europeans in southern California. Artifacts found in prehistoric sites include flaked stone tools such as projectile points, knives, scrapers, and drills; ground stone tools such as manos, metates, mortars, and pestles for grinding seeds and nuts; and bone tools. Historic archaeological sites are places that contain the material remains of activities carried out by people during the period when written records were produced after the arrival of Europeans. Historic archaeological material usually consists of refuse, such as bottles, cans and food waste, deposited near structure foundations. Historic structures include houses, commercial structures, industrial facilities, and other structures and facilities more than 50 years old.

EXISTING SETTING

Prehistory

The prehistory of western Riverside County can be understood as the transition area between coastal and desert subsistence patterns. Below is a summary of the Project vicinity's prehistory. A more detailed description is included in the Phase I Cultural Resources Assessment (VCS Environmental 2022) presented in Appendix C1.

- Early Holocene (11,600 – 7,600 BP). California's first inhabitants have traditionally been thought of as big game hunters who lived at the end of the last ice-age (~11,000 years before present [BP]). As the environment warmed and dried, the large Ice Age fauna vanished, marking the end of the Western Pluvial Lakes Tradition (WPLT) characterized by large pluvial (rainfall-fed) lakes, streams, marshes, and grasslands exploited by native populations whose sites are generally found along their shores (Moratto 1984). Populations responded by exploiting a much wider range of flora and fauna to replace the large mammals.
- Middle Holocene (7,600 – 3,650 BP). The Middle Holocene has been thought of as a time of cultural change where early Holocene cultures morphed over time into the Late Holocene cultures. This "Millingstone Horizon" (Wallace 1955) in coastal southern California suggests a shift in subsistence strategies - to the gathering and processing of plant seeds, grasses and shellfish as the primary dietary staple, with fishing and the hunting of smaller animals playing a less important role. Large habitation sites are seen in inland areas. Occupation revolved around seasonal and semi-sedentary movements in coastal Orange and San Diego counties.
- Late Holocene (3,650 – 233 BP). Traditional models of this period maintained that the cultural systems encountered by European explorers in the late 18th century were formed during this time. These cultures were said to have access to rich resources (particularly the acorn), invented the bow and arrow, the mortar and pestle, introduced ceramics, and altered mortuary behaviors from inhumations to cremations. Cultures in southern California over-exploited high-ranked food items such as shellfish, fish, terrestrial and marine mammals, and plant remains. This, and climatic fluctuations, led to resource depression, which necessitated a shift to less desirable, more costly resources.

Ethnographically speaking, the Project vicinity is located within the traditional territory of the Cahuilla, northeast of the Luiseño and due east of the Gabrielino/Tongva/Kizh; however, this area was likely occupied or at least visited by all three (3) tribes.

History

In California, the historic era is generally divided into three (3) periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). The Spanish Period (1769-1821) is represented by exploration of the region; establishment of the San Diego Presidio and missions at San Gabriel and San Luis Rey; and the introduction of livestock, agricultural goods, and European architecture and construction techniques. Early exploration of the Riverside County area began in 1772 when Lieutenant Pedro Fages (then Military Governor of San Diego) crossed through the San Jacinto Valley. Permanent settlements began about the turn of the century through the issuance of land grants and grazing permits, and Spanish influence continued to some extent after 1821 due to the continued implementation of the mission system. By the 1870s, the Valley's economy had moved from cattle ranching to horticulture. Early ranchers had grown grain, then apricots, walnuts and citrus production came to dominate the area. Turkey ranching and dairy farming came later. Besides agriculture, several local lime kilns added to the local economy before World War I.

PROJECT IMPACTS

a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?

Less Than Significant Impact With Mitigation Incorporated: Project implementation would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. A records search prepared for the Project site did not identify any recorded historic-era built environment resources in the Project footprint. An examination of historic aerial photographs revealed that the Project site was formerly developed with a ranch; however, the entire Project site was razed and disked around 2005. Additionally, a pedestrian survey conducted in the Project footprint did not show any evidence of historical resources being present. No remnants of the ranch or any other cultural resources were observed. The Project site is vacant and is regularly maintained for weed abatement. Based on results of the Phase I Cultural Resources Assessment, no direct impacts to historical resources are anticipated. However, the Project area is known to contain recorded historical resources; therefore, there could be potential that unknown historical resources could be encountered during construction activities and potentially damaged. To avoid impacts to unknown historical resources, Mitigation Measure CR-1 is recommended, which requires preparation of a Mitigation Monitoring Program and monitoring of the Project site. With implementation of Mitigation Measure CR-1, potential impacts to unknown historical resources would be less than significant.

Mitigation Measures:

CR-1: This Mitigation Monitoring and Reporting Program (MMRP) to mitigate potential impacts to undiscovered buried cultural resources within the Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the Project archaeologist to the lead agency.

2) The Project applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The Lead Agency shall coordinate with the consulting Tribe to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually-acceptable Tribal Monitoring and Treatment Agreement (or Treatment and Disposition Agreement (TDA)), which includes the scope of monitoring, scheduling of monitors from the consulting Tribe, and the course of action for inadvertent discoveries.

3) The Project archaeologist, in consultation with the consulting Tribe, the contractor, and the City, shall implement a Cultural Resources Management Plan (CRMP) to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the Project site. Details in the Plan shall include:

    a) Project grading and development scheduling;

b) The Project archaeologist and the Consulting Tribe shall attend the pre-grading meeting with the City, the construction manager and any contractors and shall conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training shall include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

c) The protocols and stipulations that the contractor, City, consulting Tribe and Project archaeologist shall follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

4) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be onsite, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. Monitoring is recommended in younger Holocene alluvial soils, estimated to occur within near surface soils to a depth of five (5) to ten (10) feet. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

5) Isolates and clearly non-significant deposits shall be minimally documented in the field so the monitored grading can proceed.

6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities are allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human remains are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the NAHC) shall be contacted in order to determine proper treatment and disposition of the remains.

a) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional

archaeological methods. The Project archaeologist in consultation with the consulting Tribe shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

b) One or more of the following treatments, in order of preference, shall be used in the event of a discovery:

i. Preservation-in-Place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological and cultural resources.

ii. Reburial on the Project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Phase IV monitoring report.

c) If Preservation-in-Place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources (OHP 1993). The collections and associated records shall be transferred, including title and accompanied by payment of the fees necessary for permanent curation.

7) A Phase IV Monitoring Report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report shall include DPR Primary and Archaeological Site Forms. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting Tribe.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact With Mitigation Incorporated: Project implementation would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. As previously indicated, a records search and pedestrian survey did not identify any known archaeological resources in the Project footprint. The EIC search resulted in a finding that although 36 cultural resources studies have been completed within one (1) mile of the Project site, none of these studies included the Project site. EIC information notes that 32 cultural resources have

been recorded within a one (1)mile radius of the Project site. Only one (1) of these resources (resource P-33-021063) is recorded within the Project site; however, it has previously been removed from the property. P-33-021063/CA-RIV-10911 (The Devoe/Bandick Ranch Complex) was constructed sometime before 1966, growing steadily until it covered most of the Project site with structures, stands of trees, fields, and horse pens. The site began to be cleared sometime between 2002 and 2005 and was completely cleared by 2009. When the site was recorded in 2012, it consisted of fields associated with use as pastureland.

Additional cultural resources within one (1) mile of the Project site include, among mostly built environment resources, one (1) large basin metate (33-14710)—a prehistoric milling tool—was discovered approximately 1.5 meters below the surface in a utility trench approximately 1,000 feet southwest of the Project site. This attests to the presence of prehistoric populations in the area.

Project implementation would not adversely affect any existing known cultural resources. However, because the area is known to contain resources, archaeological monitoring is recommended during ground disturbing activities. With implementation of Mitigation Measure CR-1, potential impacts to unknown archaeological resources would be less than significant.

Mitigation Measures: Mitigation Measure CR-1 is required.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact With Mitigation Incorporated: Project implementation would not disturb any human remains, including those interred outside of dedicated cemeteries. No human remains or cemeteries are known to exist within or near the Project footprint. However, there is always the potential that subsurface construction activities could encounter and potentially damage or destroy previously undiscovered human remains. Accordingly, this is considered a potentially significant impact. In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. With the implementation of Mitigation Measure CR-1, potential impacts to human remains would be less than significant.

Mitigation Measures: Mitigation Measure CR-1 is required.

REFERENCES

City of San Jacinto. *City of San Jacinto General Plan*. November 15, 2022.

VCS Environmental. *San Jacinto Residential, TTM 38202 Phase I Cultural Resources Assessment*. April 2022.

4.6 Energy

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

ENVIRONMENTAL ANALYSIS

The following analysis is based, in part, on an Energy Calculation Memorandum prepared by Birdseye Planning Group in July 2022. The memorandum is presented in Appendix D.

PROJECT IMPACTS

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact: Project implementation would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. The Project would require the use of energy resources during construction and operation. Such energy use is anticipated to be within the typical levels of demand required for temporary construction activities and long-term occupancy of residential homes. Energy resources include the use of electricity, natural gas, and petroleum-based fuel supplies and distribution systems.

CONSTRUCTION ENERGY CONSUMPTION

Project construction activities are anticipated to include site preparation, grading, building construction, application of architectural coatings (paint), and paving for onsite roads and connecting intersections. The Project would consume energy resources during construction in three (3) general forms:

1) Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery and haul truck trips (e.g., hauling of construction materials such as imported fill dirt and building materials).

2) Electricity associated with the conveyance of water that would be used during Project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power.

3) Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction-Related Electricity

During construction, the Project would consume electricity to construct the new residential structures and infrastructure. Electricity would be supplied to the Project site by Southern California Edison (SCE) and would be obtained from the existing electrical lines in the Project vicinity. The use of electricity from existing power lines rather than temporary diesel or gasoline powered generators would minimize impacts on fuel consumption. Electricity consumed during construction would vary throughout the construction period based on the construction activities being performed. Electricity usage related to various construction activities include electricity associated with the conveyance of water for dust control (supply and conveyance) and electricity to power any necessary lighting, electronic equipment, or other construction activities necessitating electrical power. Such electricity demand would be temporary, nominal, and would cease upon the completion of construction. Overall, construction activities would require limited electricity consumption that would not be expected to have an adverse impact on available electricity supplies or infrastructure. Therefore, the use of electricity during Project construction would not be wasteful, inefficient, or unnecessary.

Since there are existing power utilities in the Project vicinity, it is anticipated that relatively minor improvements would be required for connecting to SCE's distribution system and equipment. Compliance with the City's guidelines and requirements would ensure the Project fulfills its responsibilities during any utility connections, relocations, and/or improvements. Construction of the Project's electrical infrastructure would not be anticipated to adversely affect the electrical infrastructure serving the surrounding uses or utility system capacity. Potential impacts are considered less than significant.

Construction-Related Natural Gas

Construction activities do not typically involve the consumption of natural gas. Natural gas would not be supplied to support construction activities, thus there would be no construction demand. Since there is currently natural gas service in the Project vicinity, the Project would require connection to existing gas lines, which would not likely require extensive infrastructure improvements to serve the Project site. Construction-related energy usage impacts associated with the installation of natural gas connections are expected to be confined to trenching to place the lines below the surface. In addition, prior to ground disturbance, the Project would notify and coordinate with SoCalGas to identify the locations and depth of all existing gas lines and avoid disruption of gas service. Therefore, construction-related impacts to natural gas supply and infrastructure would be less than significant.

Construction-Related Petroleum Fuel Use

Petroleum-based fuel usage represents the highest amount of transportation energy potentially consumed during construction, which would be utilized by off-road equipment operating on the Project site, on-road vehicles transporting workers to and from the Project site, and on-road trucks transporting equipment and supplies to the Project site.

The off-road construction equipment fuel usage was calculated through use of the off-road equipment assumptions and fuel use assumptions, which found that the off-road equipment utilized during construction would consume 138,898 gallons of diesel fuel. The on-road construction trips fuel usage

was calculated through use of the construction vehicle trip assumptions and fuel use assumptions, which found that the on-road construction trips would consume 25,814 gallons of gasoline fuel. As such, the combined fuel used from off-road construction equipment and on-road construction trips would result in the consumption of 164,712 gallons of petroleum fuel. For perspective, 1,052 million gallons of gasoline and 148 million gallons of diesel was sold in Riverside County in 2017.[3] This equates to 0.00016 percent of the gasoline and diesel consumed annually in Riverside County. As such, the construction-related petroleum use would be nominal, when compared to current county-wide petroleum usage rates.

Construction activities would be required to adhere to all state and SCAQMD regulations for off-road equipment and on-road trucks, which provide minimum fuel efficiency standards. As such, construction activities would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Impacts regarding transportation energy would be less than significant.

Development of the Project would not result in the need to manufacture construction materials or create new building material facilities specifically to supply the Project. It is difficult to measure the energy used in the production of construction materials such as asphalt, steel, and concrete; however, it is reasonable to assume that the production of building materials such as concrete, steel, etc., would employ all reasonable energy conservation practices in the interest of minimizing the cost of doing business. No unusual Project characteristics or circumstances have been identified that could lead to the wasteful consumption of energy resources. Potential impacts are considered less than significant.

OPERATIONAL ENERGY

Long-term occupancy and operation of the Project site would require the use of energy resources for multiple purposes including, but not limited to, heating/ventilating/air conditioning (HVAC), refrigeration, lighting, appliances, and electronics. Energy would also be consumed during operations related to water usage, solid waste disposal, landscape equipment and vehicle trips.

Operations-Related Electricity

The Project would consume an estimated 1,441,600 kilowatt-hours per year of electricity. For perspective, SCE provided over 83,532 million kilowatt-hours of power in 2020[4]. This equates to approximately 0.00002 percent of the electricity consumed annually by SCE. As such, the operations-related electricity use would be nominal, when compared to current electricity usage rates in the SCE service area.

It should also be noted that the Project would be required to meet the 2019 Title 24, Part 6 building energy efficiency standards that have been developed to meet the state's goal of zero-net-energy use for new homes. The zero net energy use would be achieved through a variety of measures to make new homes more energy efficient and by also requiring installation of photovoltaic systems of adequate size to generate enough electricity to meet the zero-net energy use standard. The size of the PV system required for the Project would be pursuant to the 2019 Title 24. Therefore, it is anticipated that the Project would be designed and built to minimize electricity use and that existing and planned

[3] Source information obtained from California Energy Commission; Electricity Consumption by Entity accessed at http://www.ecdms.energy.ca.gov/elecbyutil.aspx.

[4] Source information obtained from California Energy Commission, Almanac, Transportation Data, Gasoline accessed at https://ww2.energy.ca.gov/almanac/transportation_data/gasoline/.

electricity capacity and electricity supplies would be sufficient to support the Project's electricity demand. Impacts to electrical supply and infrastructure capacity would be less than significant.

Operations-Related Natural Gas

Long-term occupancy and operation of the Project site would result in increased consumption of natural gas. The Project would consume an estimated 5,119,400 British Thermal Units (BTU) per year of natural gas. For perspective, Riverside County consumed 436,941,555 BTU in 2020.[5] This equates to 0.01172 percent of the natural gas consumed annually in the County. As such, the operations-related natural gas use would be nominal, when compared to current natural gas usage rates in the County.

It should be noted that, the Project would comply with all federal, state, and local requirements related to the consumption of natural gas, which includes CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards.* The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed structures, including enhanced insulation as well as use of efficient natural gas appliances and HVAC units. Therefore, it is anticipated that the Project would be designed and built to minimize natural gas use and that existing and planned natural gas capacity and natural gas supplies would be sufficient to support the Project's natural gas demand. Therefore, impacts to natural gas supply and infrastructure capacity would be less than significant.

Operations-Related Vehicular Petroleum Fuel Usage

Long-term occupancy and operation of the Project site would result in increased consumption of petroleum-based fuels related to vehicular travel to and from the Project site. The Project would consume an estimated 210,259 gallons of petroleum fuel per year from vehicle travel. For perspective and as previously discussed, 1,052 million gallons of gasoline and 148 million gallons of diesel were sold in the County in 2017. This equates to 0.00018 percent of the gasoline and diesel consumed annually in the County. As such, the operations-related petroleum use would be nominal, when compared to current county-wide petroleum usage rates. Therefore, impacts with regard to transportation energy supply and infrastructure capacity would be less than significant.

In conclusion, the Project would be constructed in accordance with all applicable state and City building codes. No unusual Project characteristics or circumstances have been identified that could lead to the wasteful consumption of energy resources. Therefore, potential impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

[5] Source information obtained from California Energy Commission; Gas Consumption by County accessed at http://www.ecdms.energy.ca.gov/gasbycounty.aspx.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact: Project implementation would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The applicable energy plan would be the City General Plan (City of San Jacinto, November 2022). The Project's consistency with the applicable energy-related policies in the General Plan are shown in Table 4.6-1, *Proposed Project Compliance with Applicable General Plan Energy Policies*.

Table 4.6-1
Proposed Project Compliance with Applicable General Plan Energy Policies

General Plan Policy	Proposed Project Implementation Actions
LU 5.5: Support "green" and "sustainable" developments that respect and conserve the region's important resources.	The Project would comply with Title 24 Energy requirements and coordinate with the City to ensure the Project complies with CAL Green Building Code requirements. In addition, the Project proposes use of active/passive solar concepts to lower future costs to residents as a Project Design Feature.
RM 5.3: Promote the development and use of renewable energy resources to reduce dependency on fossil fuels.	The Project will comply with Title 24 Energy requirements and coordinate with the City to ensure the Project complies with CAL Green Building Code requirements.
RM 5.4: Promote the use of energy-efficient materials, equipment, and design in public and private facilities and infrastructure.	The Project will comply with Title 24 Energy requirements and coordinate with the City to ensure the Project complies with CAL Green Building Code requirements.
RM 5.5: Promote energy conservation and recycling by the public and private sectors.	The Project would be required to comply with state and local statutes and regulations related to solid waste. In accordance with the California Department of Resources Recycling and Recovery disposal requirements, Best Management Practices would be employed to reduce solid waste disposal such as the recycling of all plastic bags, containers, and green waste composting, chipping, and shredding. Additionally, Best Management Practices would be implemented to reduce the solid waste generated from construction activities and where feasible would recycle construction debris.
RM 5.6: Work closely with local service providers in determining and meeting the needs of the community for energy.	The Project will coordinate the design and construction of utility service systems with local providers.
Source: City of San Jacinto General Plan (2022).	

As shown in Table 4.6-1, the Project would be consistent with all applicable energy-related policies from the General Plan. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

REFERENCES

Birdseye Planning Group. *Energy Calculation Memorandum for TM 38202 Project*. July 2022.

California Energy Commission. *Almanac, Transportation Data, Gasoline*. Accessed at https://ww2.energy.ca.gov/almanac/transportation_data/gasoline/.

California Energy Commission. *Electricity Consumption by Entity*. Accessed at http://www.ecdms.energy.ca.gov/elecbyutil.aspx.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.	☐	☒	☐	☐
2) Strong seismic ground shaking?	☐	☐	☒	☐
3) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
4) Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

ENVIRONMENTAL ANALYSIS

The following analysis is based on the site-specific Geotechnical Investigation Update prepared by Sladden Engineering in May 2022 (revised June 21, 2022); Geotechnical Investigation prepared by Sladden Engineering in March 2021; the Plan Review – Restricted Use Zone prepared by Sladden Engineering in July 2021; and the Phase I Paleontological Assessment prepared by VCS Environmental in April 2022. The purpose of the Geotechnical Investigations was to evaluate the onsite subsurface soil conditions relative to geotechnical engineering characteristics of the Project site and to provide geotechnical recommendations for the Project. The preliminary geotechnical investigations included performing a site reconnaissance, conducting field subsurface exploration through soil borings and

sampling, laboratory testing of selected soil samples, and performing engineering analyses of the data. The Plan-Review – Restricted Use Zone was performed to determine that the TTM would provide adequate set back distance between the residential structures and the San Jacinto -San Jacinto Valley Fault, Casa Loma Fault. The Geotechnical Investigation Update, Geotechnical Investigation, and Plan Review – Restricted Use Zone are presented in Appendices E1, E2, and E3, respectively, and the Phase I Paleontological Assessment is presented in Appendix C2.[6]

PROJECT IMPACTS

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1) 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.

Less Than Significant Impact With Mitigation Incorporated: The Alquist-Priolo Earthquake Fault Zoning Act (Act) regulates development near active faults in order to mitigate the hazards of surface fault rupture. An active fault is one that has experienced earthquake activity in the past 11,000 years. Under the Act, the State Geologist is required to delineate special study zones along known active faults, known as Alquist-Priolo Earthquake Fault Zones. The Act also requires that prior to approval of a project, a geologic study be prepared to define and delineate any hazards from surface rupture and that a 50-foot building setback be established from any known trace hazard.

Pursuant to the City of San Jacinto General Plan Figure PS-1 *Geologic and Seismic Hazards* (City of San Jacinto, November 2022) and the Project's Geotechnical Investigation (Appendix E-2), the southwestern portion of the Project site is located within the State of California delineated fault zone associated with the San Jacinto – San Jacinto Valley Fault. Specifically, the associated fault is a segment of the Casa Loma Fault (CDC 2021).

According to the Geotechnical Investigation, previous geotechnical investigations performed by others and a fault trenching investigation performed by Sladden Engineering in 2003 were used to evaluate the active surface rupture potential at the Project site and to establish the required restricted use zone (RUZ) set back of 50 feet from the Casa Loma Fault. This setback is a triangular area measuring approximately 640 square feet and occurs within the southwestern most corner of proposed residential Lot 82 and is depicted on TTM 38202; shown previously in Figure 3-4. According to the Plan Review – Restricted Use Zone, the RUZ was properly incorporated into Tentative Tract Map 38202, previous geotechnical investigations adequately address the risk associated with primary surface ground rupture, and additional fault hazard investigations should not be necessary (Sladden 2021b).

[6] Please note that Appendix E2 Geotechnical Investigation and Appendix E3 Plan Review – Restricted Use Zone were prepared prior to incorporation of parcel 436-280-025 into the Project design; therefore, Appendix E1 Geotechnical Investigation Update was subsequently prepared to evaluate and verify geotechnical suitability for the remaining parcel 436-280-025. Collectively, these technical appendices evaluate the entire Project site.

Based on the analysis above and in accordance with current guidelines, no structures intended for human occupancy should be constructed within the previously established RUZ. Therefore, Mitigation Measure GEO-1 would require verification that no habitable structures are built within the RUZ prior to building plan approval and prior to building occupancy. Implementation of Mitigation Measure GEO-1 would reduce the potential for exposure to surface rupture to less than significant.

Mitigation Measures:

GEO-1: Prior to issuance of a building permit and certificate of occupancy, the Applicant and City shall verify that no habitable structures are proposed or constructed within the restricted use zone (RUZ) as currently delineated or as adjusted by a licensed geotechnical engineer.

2) Strong seismic ground shaking?

Less Than Significant Impact: The Project site has been and would continue to be subject to strong seismic ground shaking events. The Project site is situated within a seismically active region with several active faults. Active faults with the potential to cause ground shaking in the City include the San Jacinto Fault (Claremont Fault and Casa Loma Fault Segments), San Andreas Fault, and the Elsinore Fault. These faults would have the potential to produce an earthquake estimated up to 7.38 on the Richter Scale, according to the Geotechnical Investigation (Sladden 2021a). In the event an earthquake of this magnitude occurs, the Project site could experience periodic shaking, possibly of considerable intensity. The Project's proposed structures would be required to meet the City's construction development standards and the seismic design parameters of the California Uniform Building Code to withstand potential seismic shaking impacts caused by an earthquake within an acceptable level of risk. Compliance with the California Uniform Building Code Seismic Safety Standards would minimize risks related to seismic shaking impacts and reduce the potential for adverse effects to less than significant.

Mitigation Measures: No mitigation measures are required.

3) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact With Mitigation Incorporated: The Project site would not be subject to substantial risk of seismic-related ground failure. Liquefaction is the phenomenon in which loosely deposited soils located below the water table undergo rapid loss of shear strength due to excess pore pressure generation when subject to strong earthquake-induced ground shaking. Liquefaction is known generally to occur in saturated or near-saturated cohesionless soils at depths shallower than 50 feet below the ground surface.

According to the General Plan Figure PS-1, *Geologic and Seismic Hazards* (City of San Jacinto, November 2022), and the California Department of Conservation Earthquake Zones of Required Investigation mapper (CDC 2021), the Project site is not located within a designated Seismic Hazard Zone that has a High Potential for Liquefaction. The Geotechnical Investigation noted that Groundwater was encountered at depths of approximately 49 feet below grade surface (bgs) but the presence of groundwater is not anticipated to impact the Project. The Geotechnical Investigation also calculated the potential for differential settlement to be less

than 1-inch over a horizontal distance of approximately 100 feet and potential for static settlement to be less than 1 inch when using the recommended allowable bearing pressures. No fissures or other surficial evidence of subsidence were observed at or near the Project site (Sladden 2021a). Based on findings of the Geotechnical Investigations, the Project would be feasible from a geotechnical perspective provided the Geotechnical Investigations' recommendations for earthwork/ grading and foundation design are implemented during construction. Therefore, Mitigation Measure GEO-2 would require the City to verify that the appropriate and applicable recommendations are incorporated into the Project's grading plans.

The Project's proposed structures would be required to meet the City's construction development standards and the seismic design parameters of the California Uniform Building Code (UBC) to withstand potential seismic shaking impacts and liquefaction hazards within an acceptable level of risk. Compliance with the City construction development standards, California Uniform Building Code Seismic Safety Standards, and implementation of Mitigation Measure GEO-2 would reduce potential seismic-related ground failure impacts to less than significant.

Mitigation Measures:

GEO-2: Prior to issuance of grading permits, the City of San Jacinto shall confirm that grading and construction plans for the Project adequately incorporate the design recommendations (or alternative equivalent measures) detailed in the Geotechnical Investigations prepared by Sladden Engineering in March 2021 and June 2022. The design recommendations shall address site earthwork and grading (stripping, preparation of building areas, compaction, shrinkage and subsidence); footings; pavement design; slabs; retaining walls; corrosion series; utility trench backfill; exterior concrete flatwork; and drainage.

4) Landslides?

No Impact: The Project site would not be subject to landslides. According to the General Plan Figure PS-1, *Geologic and Seismic Hazards* (City of San Jacinto, November 2022), and the California Department of Conservation Earthquake Zones of Required Investigation mapper (CDC 2021), the Project site is not identified as being within an area susceptible to landslides. In addition, the Geotechnical Investigation determined risks associated with slope instability are considered negligible (Sladden 2021a). Due to the relatively low topographic relief on the site, and since the Project does not propose to create slopes or features that would increase the potential for landslides, no adverse impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact: The Project site is generally flat with low susceptibility to erosion issues. Temporary land clearing, import and stockpiling of fill material, and grading activities associated with Project construction would uncover soil, which could be subject to erosion impacts caused by water and wind. Additionally, construction equipment and vehicles could indirectly transport sediment to offsite locations. The State Water Board adopted a statewide National Pollutant Discharge

Elimination System (NPDES) Construction Stormwater General Permit to regulate stormwater discharges associated with construction activities disturbing one (1) or more acres. Since the Project footprint is approximately 35.06 acres (i.e., 33.8-acres onsite and 1.26-acres offsite), the General Construction Permit would require the filing of a Notice of Intent with the State Water Resources Control Board and the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would provide a list of Best Management Practices (BMPs) to minimize potential adverse erosion impacts. Example BMPs include the use of silt fences or fiber rolls to trap sediment onsite and covering stockpiles for dust control and during rain events. Compliance with the applicable NPDES erosion control requirements and Implementation of the SWPPP and BMPs would reduce the potential for temporary erosion impacts to less than significant. Once the Project is constructed, the new development would permanently minimize loss of topsoil and control erosion with hardscape surfaces, landscaping, and by directing runoff within the site to water quality/stormwater detention basins. Therefore, the Project's design would reduce the potential for permanent operational impacts to less than significant.

Mitigation Measures: No mitigation measures are required.

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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact With Mitigation Incorporated: Based on results of the Geotechnical Investigations, the Project would be feasible from a geotechnical perspective provided the Geotechnical Investigations' recommendations for earthwork/grading and foundation design are implemented during construction (Sladden 2021a). Geotechnical recommendations for earthwork/ grading and foundation design are common for most development projects, especially for projects occurring on sites with no existing development or structures. The recommendations specific to the proposed Project are intended to remediate existing soil conditions so that they are suitable for residential development. Existing soil conditions requiring remediation include the presence of artificial fill soil, the loose condition of near surface native soil, the potential liquefaction related seismic settlements, and the presence of a State of California delineated fault zone within the southwestern corner of the Project site (Sladden 2021a).

Some of the near surface soil underlying the Project site is considered loose, potentially compressible, and not suitable for support of shallow foundations or concrete slabs in the existing condition. Due to the somewhat loose and potentially compressible condition of some of the near surface soil, remedial grading including over-excavation and re-compaction is recommended for the proposed new building and foundation areas. Remedial grading within the proposed new building areas would include over-excavation and re-compaction of the primary foundation bearing soil (Sladden 2021a). Further, it is recommended that all excavations be constructed in accordance with the normal California Division of Occupational Safety and Health (CalOSHA) excavation criteria, subsoil anticipated as Type C, to address the potential for caving. Additional specific recommendations for site preparation are presented in the Earthwork and Grading section of the Geotechnical Investigations (Appendix E1 and Appendix E2). Implementing the geotechnical recommendations would be required by mitigation measure Mitigation Measure GEO-2.

As previously discussed, groundwater was encountered within soil sampling bores at a depth of approximately 49 feet below grade surface (bgs). The proposed Project is not anticipated to be impacted based on the depth to groundwater (Sladden 2021a).

As also previously discussed, the Project site is partially located within a State of California delineated fault zone. A restricted use zone (RUZ) of 50 feet was established from the southwestern property corner in proposed Lot 73. Mitigation Measure GEO-1 would require verification that no habitable structures are built within the RUZ.

Based on the analysis presented above and findings and recommendations of the Project's Geotechnical Investigations (Appendix E1 and Appendix E2), potential temporary and permanent impacts would be reduced to less than significant with implementation of required Mitigation Measures GEO-1 and GEO-2.

Mitigation Measures: Mitigation Measures GEO-1 and GEO-2 are required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact: The Project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994). Expansive soil is defined as fine grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting would be subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. According to the Geotechnical Investigations, surface soils at the Project site consist of interbedded silty sand (SM), sand (SP/SW), sandy silt (ML), and sandy clay (CL). Based on the soil composition, onsite surficial soils are within the "low" expansion potential category (Sladden 2021a). Therefore, potential impacts associated with expansive soils would be less than significant.

Mitigation Measures: No mitigation measures are required.

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?

No Impact: The Project would not involve the use of septic tanks or alternative wastewater disposal systems. The Project's proposed development would connect to existing sewar utilities in Lyon Avenue. Therefore, no impacts would occur regarding septic tanks or alternative wastewater disposal systems.

Mitigation Measures: No mitigation measures are required.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact With Mitigation Incorporated: Paleontological resources are the fossilized remains, imprints, or traces of past life preserved in the geologic record. This can include bones, teeth, soft tissues, shells, plant material, microscopic organisms, footprints, trackways, and burrows. Due to the rarity of fossils, and because the organisms the fossils represent usually no longer exist, paleontological resources are considered non-renewable and are often afforded federal, state, and local protection.

The findings of this section are based on results of the Project's Phase I Paleontological Assessment prepared by VCS Environmental in January 2022 (Appendix C2). The Paleontological Assessment included an intensive pedestrian field survey of the Project footprint conducted on December 17, 2021 and a paleontological records search at the Western Science Center of Riverside County (WSC).

No paleontological resources were identified during the intensive pedestrian field survey. The records search determined there are no documented fossil localities within the Project footprint or within a one (1)mile radius, but numerous vertebrate fossil localities of the Diamond Valley Lake Project were found within a 3-mile radius of the Project footprint. The Diamond Valley Lake Project's localities have produced one of the most extensive late Pleistocene faunas in southern California. Excavations into Pleistocene sediments in the area have the potential to uncover rare fossils of extinct taxa that are poorly represented in the fossil record. Examples of these rare taxa potentially present include Saber Tooth Cat, extinct and living bears, Dire Wolf, many birds, reptiles, and amphibians. A new species of Mastodon called *Mammut pacificus* sp. nov., was also described from fossils found in the Diamond Valley Lake sediments in 2019.

According to Paleontological Assessment, there is one (1) rock unit mapped within the Project footprint: Holocene alluvial deposits (Qv), which is assigned a high paleontological sensitivity. These deposits consist of alluvial sands and gravels. Many of the Diamond Valley Lake Project localities, approximately three (3) miles from the Project, were also mapped as Holocene alluvial deposits, but yielded Pleistocene taxa such as Bison (Bison sp.) and Horse (Equus sp.). These extinct taxa allude to the deeper portions of the sediments mapped as Holocene alluvium, in this region, belonging to the Pleistocene.

Based on findings of the Paleontological Assessment, no known paleontological resources are within the Project footprint, but numerous fossil localities have been recorded at the Diamond Valley Lake Project, located within three (3) miles of the Project, in similar sediment deposits to those underlying the Project. These sediments consist of alluvial sands and gravels of Holocene alluvial deposits (Qv), that are assigned a high paleontological sensitivity. Therefore, grading and excavation activities in the Project footprint have the potential to directly impact unique paleontological resources, which would result in a potentially significant impact under CEQA. Due to the presence of paleontologically sensitive sediment deposits, Mitigation Measure PALEO-1 would require monitoring of Project grading and excavation activities in sensitive Holocene alluvial deposits; and the appropriate treatment of any finds in the event of a discovery. Implementation of Mitigation Measure PALEO-1 would reduce potential impacts to less than significant.

Mitigation Measures:

PALEO-1: Prior to issuance of a grading permit, the Applicant shall retain a qualified paleontological monitor to implement a paleontological monitoring program as follows:

a) Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Monitoring for paleontological resources shall be conducted in areas where grading, excavation, or drilling activities occur in Pleistocene and older Holocene alluvial soils, estimated at five (5) feet below the surface, in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. Monitoring of any artificial fill or disturbed soils that may be present at the project is not warranted.

b) The paleontological monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring shall be reduced if the potentially fossiliferous units are not present in the subsurface, or if they are present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.

c) Preparation of recovered specimens to a point of identification and permanent preservation, including screen-washing sediments to recover small vertebrates and invertebrates if indicated by the results of test sampling. Preparation of any individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.

d) All fossils shall be deposited in an accredited institution (university or museum) that maintains collections of paleontological materials. The Western Science Center in Hemet, California, is the preferred institution by the County of Riverside. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the developer.

e) A final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s), shall be prepared. A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to and accepted by the appropriate lead agency (e.g., the City of San Jacinto), shall signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.

REFERENCES

California Department of Conservation. 2021. *EQ Zapp*. Accessed on December 21, 2021 at https://maps.conservation.ca.gov/cgs/EQZApp/app/.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

Sladden Engineering. *Geotechnical Investigation Proposed Residential Development North of Cottonwood Drive & East of Lyon Avenue*. March 26, 2021a.

Sladden Engineering. *Geotechnical Update* to *Geotechnical Investigation* dated March 26, 2021. May 11, 2022 – revised June 21, 2022.

Sladden Engineering. *Plan Review – Restricted Use Zone*. July 30, 2021b.

VCS Environmental. *San Jacinto Residential TTM 38202 Project Phase I Paleontological Assessment*. April 2022.

4.8 Greenhouse Gas Emissions

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

ENVIRONMENTAL ANALYSIS

The following analysis is based on the Air Quality/Greenhouse Study prepared by Birdseye Planning Group in July 2022. The Air Quality/Greenhouse Study is presented in its entirety in Appendix A.

Environmental Setting

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). GHGs are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxides (N_2O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and landfills. Human-made GHGs, many of which have greater heat-absorption potential than CO_2, include fluorinated gases and sulfur hexafluoride (SF6). Different types of GHGs have varying global warming potentials (GWPs). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Since GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "carbon dioxide equivalent" (CO_2e), and is the amount of a GHG emitted multiplied by its GWP. Carbon dioxide has a GWP of one. By contrast, methane (CH_4) has a GWP of 28, meaning its global warming effect is 28 times greater than carbon dioxide on a molecule per molecule basis.

PROJECT IMPACTS

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact:

CONSTRUCTION EMISSIONS

Construction activity is estimated to occur over a period of approximately 24 months beginning in early 2023 and concluding in early 2025. Based on the Project's California Emissions Estimator Model (CalEEMod) results, construction activity for the Project would generate an estimated 1,645 metric tons of CO_2e. Amortized over a 30-year period (the assumed life of the Project), Project construction would generate 55 metric tons of CO_2e per year. The Project's construction emissions are shown in Table 4.8-1, *Combined Annual Greenhouse Gas Emissions*.

Table 4.8-1
Combined Annual Greenhouse Gas Emissions

Emission Source	Annual Emissions (metric tons CO_2e)
Construction[1]	55 metric tons
Operational	
Energy	532 metric tons
Solid Waste	27 metric tons
Water	47 metric tons
Mobile	1,864 metric tons
Total	2,525 metric tons
SCAQMD Threshold	3,000 metric tons
Significant	No

Note:
[1] Total construction emissions estimated at 907 MT of CO_2e; 30 MT of CO_2e per year amortized over a 30-year period (the assumed life of the Project).
Source: Birdseye Planning Group, *Air Quality/Greenhouse Study*; July 2022.

Operational Indirect and Stationary Direct Emissions

Long-term emissions relate to energy use, solid waste, water use, and transportation. Each source is discussed below and includes the anticipated emissions that would result from the Project. The Project's operational emissions are shown in Table 4.8-1.

Energy Use: Operation of onsite development would consume both electricity and natural gas. The generation of electricity through combustion of fossil fuels typically yields CO_2, and to a smaller extent, N_2O and CH_4. Natural gas emissions can be calculated using default values from the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies which are built into CalEEMod. As shown in Table 4.8-1, the overall net increase in energy use at the Project site would result in approximately 532 metric tons (MT) of CO_2e per year.

Water Use Emissions: The CalEEMod results indicate that the Project would use approximately 14.4 million gallons of water per year. Based on the amount of electricity generated to supply and convey this amount of water, the Project would generate approximately 47 MT of CO_2e per year (Table 4.8-1). Emissions related to water consumption would be reduced by 20% per Senate Bill X7-7, by implementing measures that include the installation of low flow plumbing fixtures (i.e., faucets, toilets, shower heads) and water efficient irrigation systems.

Solid Waste Emissions: Implementation of a municipal recycling program that would achieve a 75% diversion rate statewide is required for residential uses per the California Integrated Waste Management Act of 1989 (Assembly Bill 939). The CalEEMod results indicate that the Project would result in approximately 27 MT of CO_2e per year associated with solid waste disposed within landfills (Table 4.8-1).

Transportation Emissions: Mobile source GHG emissions were estimated using the trip generation rates provided in the Traffic Impact Analysis (TJW Engineering, Inc., June 2021). Trip generation rates for the Project were developed utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. Table 4.8-1 shows the estimated mobile emissions of GHGs for the Project based on the estimated annual VMT of 5,768,880. As shown in Table 4.8-1, the Project would generate approximately 1,864 MT of CO_2e associated with new vehicle trips.

Combined Construction, Stationary and Mobile Source Emissions

Table 4.8-1 combines the net new construction, operational, and mobile GHG emissions associated with the Project. As discussed above, temporary emissions associated with construction activity (approximately 1,645 metric tons CO_2e) are amortized over 30 years (the anticipated life of the Project).

The combined annual emissions would total approximately 2,525 MT per year in CO_2e. The majority (72%) of the Project's GHG emissions are associated with motor vehicular travel (Mobile sources). The Project's emissions significance is evaluated based on the South Coast Air Quality Management District (SCAQMD) threshold of 3,000 MT CO_2e annually. Project-related annual GHG emissions would not exceed the threshold of 3,000 metric tons per year; therefore, impacts from GHG emissions would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact: As discussed and shown in Table 4.8-1 above, the Project would not exceed the 3,000 MT CO_2e annual screening threshold defined by SCAQMD; and thus, is not considered a cumulatively considerable source of GHG emissions. However, the Project would be required to implement efficiency strategies intended to reduce overall energy and water demand and related GHG emissions associated with generating and conveying energy to the site as well the energy required to treat and convey potable water to the Project site. Further, onsite recycling would be required to achieve the landfill diversion target of 75% as established in SB 1374. The California Air Resources Board (CARB) has indicated that statewide, California is on track to achieving both the 2030 and 2050 goals. CARB stated in the First Update to the Climate Change Scoping Plan that "California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue

reductions beyond 2020 as required by AB 32" (Birdseye, July 2022). This is confirmed in the 2017 Scoping Plan, which states that the Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies to ensure that California meets its GHG reduction targets.

Specific goals and actions included in Title 24 that pertain to the Project include those addressing energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The Project would also be required to implement all mandatory green building measures for new residential development under the California Green Building Standards (CALGreen Code). This would require the Project to be designed to reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. Implementation of these building and appliance standards would result in water, energy, and construction waste reductions for the Project.

As stated, the Project would not generate enough GHG emissions to cumulatively contribute to global climate change; and thus, would not adversely impact the attainment of statewide reductions in GHG emissions referenced above. Standard measures implemented by the Project to reduce overall GHG emissions would contribute to GHG reduction goals mandated by Assembly Bill (AB) 32 and further address in Executive Order (EO) S-3-05 and Senate Bill (SB) 32. Therefore, potential impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

REFERENCES

Birdseye Planning Group. *San Jacinto Residential TTM 38202 Project Air Quality/Greenhouse Study*. July 2022.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

ENVIRONMENTAL ANALYSIS

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact: The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Title 22 of the California Code of Regulations (CCR), Division 4.5, Chapter 11, Article 3, classifies hazardous materials into the following four (4) categories based on their properties:

- Toxic (causes human health effects),
- Ignitable (has the ability to burn),

- Corrosive (causes severe burns or damage to materials), and
- Reactive (causes explosions or generates toxic gases).

Hazardous materials have been and are commonly used in commercial, agricultural and industrial applications as well as in residential areas to a limited extent. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. The health impacts of hazardous materials exposure are based on the frequency of exposure, the exposure pathway, and individual susceptibility.

Long-term Project operation is not expected to involve the routine transport, use or disposal of hazardous materials in quantities or conditions that would pose a hazard to public health and safety or the environment. No industrial uses or facilities are proposed that might be associated with such routine use, transport, or disposal of such materials. Proposed residential operations would involve the use of cleaning products and occasional use of pesticides and herbicides for landscape maintenance. These materials are common for general maintenance and would not be stored in large quantities that pose a significant health hazard to the public or environment. Therefore, potential impacts would be less than significant.

Temporary construction activities would also involve the handling of incidental amounts of hazardous substances, such as solvents, fuels and oil. To avoid public exposure to hazardous materials, the Project would be required to comply with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. As part of other standard requirements, consistent with the State Water Board's adopted National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit, the Project would also be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and implement associated Best Management Practices (BMPs) to minimize the chance for release of pollutants. Example BMPs include daily inspection and routine equipment maintenance, immediate repair of detected equipment leaks, and maintaining waste fluid containers in leak proof condition. Compliance with the applicable standard regulations and implementation of BMPs would reduce the potential for temporary construction impacts to less than significant.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact: Project Implementation would not 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. As previously discussed, long-term operation of residential uses at the site would involve the use of cleaning products and occasional use of pesticides and herbicides for landscape maintenance. Quantities of such hazardous materials would be negligible compared to more intensive commercial and/or industrial site uses, which are not proposed. Therefore, potential impacts are considered less than significant.

As also previously discussed, Project construction would involve the handling of incidental amounts of hazardous substances, such as solvents, fuel and oil. The level of risk associated with the accidental release of these substances would not be considered significant due to the small volume and low concentration of the substances used during construction. The construction contractor would also be

required to implement standard construction control and safety procedure BMPs that would avoid or minimize the potential for accidental release of hazardous substances into the environment. Example BMPs would pertain to material delivery and storage; material use; and spill prevention and control. These BMPs would outline the required procedures for preventing impacts of hazardous materials to workers and the environment during construction. With compliance with local, state and federal hazardous material laws and regulations and implementation of BMPs, potential impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact: Project implementation would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school to the Project site is Monte Vista Middle School (425 N Lyon Avenue, San Jacinto, CA 92582) located immediately north of the Project site. As discussed above in Section 4.9.a and 4.9.b, hazardous materials used during temporary construction activities and residential occupation would be common in type and of low-concentration properties. With the additional distance and separation between the offsite school and Project site, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact: The Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase I Environmental Site Assessment was prepared by Hillmann Consulting in November 2021 (Appendix F1) to identify any Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC), and/or Historical Recognized Environmental Conditions (HREC) at the Project site for APNs 436-280-011, 436-280-012, 436-280-013, and 436-280-014. Please note that Appendix F1 was prepared prior to incorporation of APN 436-280-025 into the Project design; therefore, a second Phase I Environmental Site Assessment was prepared by Hillmann Consulting in March 2022 (Appendix F2) to evaluate APN 436-280-025, the remainder of the Project site.[7]

A REC refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. According to the November 2021 Phase I Environmental Site Assessment (Appendix F1), no evidence of a REC was identified on the Project site except for the potential presence of pesticides in shallow soils associated with historic agricultural use of the site from approximately 1938 to the early 1960s. A Limited Phase II Subsurface Investigation Report (Appendix F3) was later prepared by Hillmann Consulting to determine whether soil contamination was present. The Phase II investigation included the collection of 33 individual soil samples and laboratory analysis. The results of the Phase II determined that contamination at the Project site is below detectible levels for pesticides and at low,

[7] Collectively, these technical appendices evaluate the entire Project site.

background levels for metals that did not exceed the applicable Screening Levels developed by the EPA, which are based on human health toxicity factors for residential and commercial settings. In addition, the Phase I prepared in March 2022 did not identify any RECs for the remainder of the Project site. Therefore, potential impacts are considered less than significant.

A CREC refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. No evidence of a CREC was identified on the Project site. Therefore, potential impacts are considered less than significant.

A HREC refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. No evidence of a HREC was identified on the Project site. Therefore, potential impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

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?

No Impact: The Project would not be within two (2) miles of a public airport or public use airport; or result in a safety hazard or excessive noise for people residing or working in the Project area. The Project site is not located within an airport land use plan and there are no public airports within two (2) miles of the Project site. The nearest airport is Hemet-Ryan Airport located approximately 3.75 miles southwest of the Project site. Therefore, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact: According to the General Plan Public Safety Element, the purpose of the City's Emergency Preparedness Plan is to respond to emergency situations with a coordinated system of emergency service providers and facilities (City of San Jacinto, November 2022). The Emergency Preparedness Plan is intended to maximize the efforts of emergency service providers (e.g., fire, medical, and law enforcement) and minimize human suffering and property damage during disasters. It also supports high-level multi-jurisdictional cooperation and communication for emergency planning and management.

The Project proposes residential uses consistent with the designated land use and zoning. No unusual circumstances are present or proposed for permanent occupation of the Project site that are anticipated to conflict with the City's Emergency Preparedness Plan. In the event evacuation is required, the Riverside County Sheriff's Department would identify and direct traffic to designated emergency evacuation routes. Residents of the Project would be expected to comply with the City's emergency response plans. No long-term impacts are anticipated.

Temporary construction activities would not physically impair or interfere with emergency response plans in the Project vicinity. During construction, there could be the potential for temporary lane closures to allow for utility connections. However, the temporary lane closures would be for a short period of time and would be implemented in accordance with recommendations provided in the California Temporary Traffic Control Handbook to ensure that emergency access would be maintained at all times. Therefore, potential impacts associated with conflicts to emergency response plans would be less than significant.

Mitigation Measures: No mitigation measures are required.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact: Project implementation would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. According to the California Department of Forestry and Fire Protection's (CAL FIRE) Fire Hazard and Severity Zones Viewer, the Project site is not within or near a Very High, High or Moderate Fire Hazard Zone and would not be subject to wildland fire impacts. The nearest such designated areas are over 2.5 miles away (CAL FIRE 2007). The Project site is also located within a relatively flat and urbanized area of the City, surrounded by a mix of residential and rural residential development. Therefore, risk of exposure is considered negligible, and no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

REFERENCES

California Department of Forestry and Fire Protection (CAL FIRE). *Fire Hazard and Severity Zones Viewer*. Accessed 1/10.22 at https://egis.fire.ca.gov/FHSZ/.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

Hillmann Consulting. *Limited Phase II Subsurface Investigation Report*. December 30, 2021.

Hillmann Consulting. *Phase I Environmental Site Assessment, 291 North Lyon Avenue*. November 23, 2021.

Hillmann Consulting. *Phase I Environmental Site Assessment, APN 436-280-025*. March 11, 2022.

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4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
1) Result in substantial erosion or siltation on- or offsite?	☐	☒	☐	☐
2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
3) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
4) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

ENVIRONMENTAL ANALYSIS

The following analysis is based on a Preliminary Hydrology Study prepared by Blaine A. Womer Civil Engineering dated March 2022 and a Project Specific Water Quality Management Plan (WQMP) prepared by Blaine A. Womer Civil Engineering dated July 2021, both are presented in Appendix G.

Existing Setting

SURFACE WATER BODIES

The Project site is located in the greater Santa Ana River Watershed and in the lesser San Jacinto River Sub-Watershed. The approximately 780 square-mile San Jacinto River Watershed is located in Riverside County about 80 miles southeast of Los Angeles. It is a tributary to the Santa Ana River through Lake Elsinore and Temescal Wash.

The primary surface water in the Project vicinity is the San Jacinto River. The San Jacinto River is 42 miles long with headwaters in the Santa Rosa and the San Jacinto Mountains. The river is formed at the west base of the San Jacinto Mountains by the confluence of its north and south forks. The south fork flows from near Santa Rosa Summit, through Pine Meadow and Garner Valley to Lake Hemet. Downstream of Lake Hemet, the south fork joins the north fork east of the town of Valle Vista near SR-74. The main stem of the San Jacinto River continues northwest until it discharges into Mystic Lake. Overflow from the river then flows southwest, passing under Ramona Expressway and I-215, to Canyon Lake. Downstream of Canyon Lake, the river continues flowing roughly west-southwest through the Temescal Mountains until it drains into Lake Elsinore. During heavy rainfall Lake Elsinore overflows into Temescal Creek, which flows northwest to the Santa Ana River in the City of Corona.

GROUNDWATER

The Project site overlies the San Jacinto Groundwater Basin, which is managed by the Eastern Municipal Water District. The San Jacinto Groundwater Basin underlies the cities of San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County. The basin is bounded by the San Jacinto Mountains on the east, the San Timoteo Badlands on the northeast, the Box Mountains on the north, the Santa Rosa Hills, and Bell Mountain on the south, and unnamed hills on the west. The groundwater basin management area encompasses approximately 90 square miles. Natural recharge to the San Jacinto Groundwater Basin is primarily from percolation of flow in the San Jacinto River and its tributary streams. The groundwater basin has approximately 1950 wells, of which approximately 61 are water supply wells.

PROJECT SITE DRAINAGE

The Project site is currently undeveloped and 100 percent pervious with no onsite drainage facilities. The site naturally drains to the west/northwest and the Project has been designed to maintain the current drainage pattern. The Project would be improved with onsite drainage facilities that would convey surface water flows to two (2) onsite detention/infiltration basins. The basins would serve as water quality management basins as well as for stormwater management.

BENEFICIAL USES

The Project site is located within the Santa Ana River Watershed, which is within the jurisdiction of the Santa Ana Regional Water Quality Control Board and regulated under the Santa Ana River Water Quality Control Basin Plan (Basin Plan). The Basin Plan designates beneficial uses for surface water and within the Santa Ana River Watershed, which includes both quantitative and narrative criteria for a range of water quality constituents applicable to certain receiving water bodies to protect beneficial uses. The beneficial uses in the Basin Plan are described in Table 4.10-1, *Beneficial Use Descriptions*.

Table 4.10-1
Beneficial Use Descriptions

Abbreviation	Beneficial Use
GWR	Groundwater Recharge waters are used for natural or artificial recharge of groundwater for purposes that may include, but are not limited to, future extraction, maintaining water quality or halting saltwater intrusion into freshwater aquifers.
REC 1	Water Contact Recreation waters are used for recreational activities involving body contact with water where ingestion of water is reasonably possible. These uses may include, but are not limited to, swimming, wading, water skiing, skin and scuba diving, surfing, whitewater activities, fishing, and use of natural hot springs.
REC 2	Non-Contact Water Recreation waters are used for recreational activities involving proximity to water, but not normally body contact with water where ingestion of water would be reasonably possible. These uses may include, but are not limited to, picnicking, sunbathing, hiking, beachcombing, camping, boating, tide pool and marine life study, hunting, sightseeing and aesthetic enjoyment in-conjunction with the above activities.
WARM	Warm waters support warm water ecosystems that may include, but are not limited to, preservation and enhancement of aquatic habitats, vegetation, fish, and wildlife, including invertebrates.
AQUA	Uses of water for agriculture or mariculture operations including, but not limited to propagation, cultivation, maintenance, or harvesting of aquatic plants and animals for human consumption or bait purposes.
COLD	Cold Freshwater habitat waters support cold water ecosystems.
FRSH	Uses of water for natural or artificial maintenance of surface water quantity or quality.
WILD	Wildlife Habitat waters support wildlife habitats that may include, but are not limited to, the preservation and enhancement of vegetation and prey species used by waterfowl and other wildlife.
RARE	Rare, Threatened or Endangered Species (RARE) waters support habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law as rare, threatened, or endangered.
MUN	Municipal and Domestic Supply waters are used for community, military, municipal or individual water supply systems. These uses may include, but are not limited to, drinking water supply.
AGR	Agricultural Supply waters are used for farming, horticulture, or ranching. These uses may include, but are not limited to, irrigation, stock watering, and support of vegetation for range grazing.
IND	Industrial Service Supply waters are used for industrial activities that do not depend primarily on water quality. These uses may include, but are not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection and oil well depressurization.
PROC	Industrial Process Supply waters are used for industrial activities that depend primarily on water quality. These uses may include, but are not limited to, process water supply and all uses of water related to product manufacture or food preparation.
POW	Hydropower Generation waters are used for hydroelectric power generation.
Source: California Water Boards, Colorado River *Basin Plan,* updated June 2019.	

The primary receiving downstream water bodies from the Project site would be Reach 4 Santa Jacinto River, Canyon Lake and Lake Elsinore. Table 4.10-2, *Study Area Water Body Beneficial Uses*, identifies the Basin Plan beneficial uses for the San Jacinto River, Lake Elsinore, and Canyon Lake.

Table 4.10-2
Study Area Water Body Beneficial Uses

Beneficial Use	San Jacinto River	Lake Elsinore	Canyon Lake
Municipal	NL	NL	X
Groundwater	X	NL	X
Agriculture	X	NL	X
Industrial	NL	NL	NL
Industrial Processes	NL	NL	NL
Recreation 1	X	X	X
Recreation 2	X	X	X
Warm Waters	X	X	X
Wild Waters	X	X	X
Rare Waters	NL	NL	NL
Cold Water	NL	X	NL
Abbreviations: NL - Not Listed, X - Present or Potential Use, I - Intermittent Beneficial Use Source: Santa Ana River Basin Plan.			

SECTION 303(D) WATER BODIES

Under Section 303(d) of the Clean Water Act, the State Water Resources Control Board (SWRCB) is required to develop a list of impaired water bodies. The term "303(d) list" or "list" is short for a state's list of impaired and threatened waters (e.g., stream/river segments, lakes). Each of the individual Regional Water Quality Control Boards are responsible for establishing priority rankings and developing action plans, referred to as total maximum daily loads (TMDLs) to improve water quality of water bodies included in the 303(d) list. A list of the nearest downstream receiving water bodies that have been listed, or not listed, as 303(d) impaired water bodies is shown in Table 4.10-3, *303(d) Listed Impaired Water Bodies*.

Table 4.10-3
303(d) Listed Impaired Water Bodies

Water Body	Impairment	Proximity to Rare Beneficial Use
San Jacinto River	None	No Rare Water Bodies in Proximity to Site
Canyon Lake	Pathogens, Nutrients	No Rare Water Bodies in Proximity to Site
Lake Elsinore	PCB's, Nutrients, Organic Enrichment, Dissolved Oxygen, Sediment Toxicity, Unknown Toxicity	No Rare Water Bodies in Proximity to Site

FLOOD MANAGEMENT

Flood Rate Insurance Map FIRM 06065C149OH identifies that the Project site is in Flood Zone X, or in an area with reduced flood risk because of a levee.

PROJECT IMPACTS

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact: The proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The following analysis evaluates if the Project would conflict with beneficial uses or further impair any listed 303(d) Impaired Water Bodies established in the Regional Water Quality Control Board Basin Plan.

The Project site is expected to generate pollutants associated with roads, parking areas and landscaping. Expected pollutants of concern may include bacteria, nutrients, pesticides, sediments, trash and debris, oil, and grease. During construction, there would be the potential that degraded surface water runoff generated from the construction site could be conveyed into local and regional drainage facilities. Depending on the constituents in the surface water, the water quality of the Project area surface water bodies could be reduced, which could conflict with beneficial uses established for the applicable surface water bodies. The proposed Project would disturb more than one acre of area and would, therefore, be required to obtain a National Pollutant Discharge Elimination System (NPDES) State General Construction Permit from the State Water Resources Control Board. In accordance with the State General Construction Permit, the Project applicant would be required to file a Notice of Intent (NOI) to the Storm Water Report Tracking System and obtain a waste discharger identification number from the State Water Resources Control Board. Additionally, the General Construction Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would identify Best Management Practices (BMPs) to minimize degraded surface water runoff impacts. Such measures would include a site map that shows the construction site perimeter, existing and proposed buildings, parking areas, roadways, storm drain collection and discharge points before and after construction. Additionally, structural BMP placement would include use of sandbags or waddles near drainages, use of rumble racks or wheel washers or other measures to avoid sediment transport. Compliance with the NPDES short-term regulatory requirements would reduce potential short-term construction related impacts to water quality to less than significant.

The long-term operation of the proposed Project would generate surface water runoff that could contain pollutants that could conflict with applicable surface water beneficial uses. The proposed Project would be regulated under NPDES Municipal Stormwater Permits issued by the Regional Water Quality Control Board and would be required to comply with the City's Stormwater Program Management Ordinance to reduce the amounts of impervious areas and capture and treat or infiltrate stormwater runoff. The Project would be required to prepare a WQMP in accordance with the requirements of the non-point source NPDES Permit for Waste Discharge Requirements. The WQMP would include measures to treat onsite low flows in two (2) onsite bioretention basins. Additionally, non-structural, and structural BMPs would be implemented to maintain water quality. Non-structural BMPs could include education of residents, common area landscape management, litter control, catch basin inspection, and street sweeping. Structural BMPs could include storm drain system stenciling, design outdoor hazardous material storage areas to reduce pollutant introduction, and design trash

enclosures to reduce pollutant introduction. Compliance with WQMP non-structural and structural and treatment control measures would reduce potential long-term operational impacts to water quality to less than significant.

SECTION 303(d) IMPAIRED WATER BODIES

It is unlikely that the construction and operation of the proposed Project would generate elevated levels of pathogens, nutrients, PCB's, organic enrichment, dissolved oxygen, sediment toxicity, or unknown toxicity water impairments identified for the downstream water bodies. During construction, the Project would be required to implement a SWPPP in accordance with State Water Resources Control Board General Construction Permit to maintain water quality. Additionally, non-structural, structural and treatment control measures would be implemented in accordance with the Project's Water Quality Management Plan requirements. Compliance with the General Construction Permit requirements in conjunction with the implementation of the Project's WQMP would avoid further impairment to downstream impaired water bodies.

Mitigation Measures: No mitigation measures are required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact: Project implementation would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The Project site is not located on an active groundwater recharge basin and the proposed Project does involve the construction of any groundwater wells that would extract groundwater. The Project also includes onsite detention/infiltration basins to allow for collection and percolation of stormwater flows generated by the new impervious surfaces. The Project would have no activities that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

Mitigation Measures: No mitigation measures are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1) Result in substantial erosion or siltation on- or offsite?

Less Than Significant Impact With Mitigation Incorporated: Project implementation would not result in substantial erosion or siltation on or offsite. The Project has been designed to maintain the existing drainage pattern on the Project site. During earthwork activities, there could be the potential that uncovered soils on the Project site could be exposed to water erosion and/or wind erosion impacts. Additionally, there would be the potential that construction vehicles and construction equipment could transport sediment onto local streets and into local drainage systems. The proposed Project would disturb more than one acre of area and would be required to obtain a General Construction Permit from the State Water Resources Control Board. The General Construction Permit would require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to avoid erosion and

sediment transfer impacts. With the implementation of Mitigation Measure HYDRO-1, potential erosion and sediment transfer impacts would be less than significant.

Mitigation Measures:

HYDRO-1: Prior to issuance of a grading permit, the applicant shall obtain coverage under a General Construction Permit issued from the State Water Resources Control Board. The General Construction Permit would require the filing of a Notice of Intent with the State Water Resources Control Board and the preparation of a Storm Water Pollution Prevention Plan (SWPPP).

2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less Than Significant Impact: Project implementation would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite. The Project site is currently vacant and 100% pervious. Implementation of the Project would result in an increase in impervious area over the current condition, which would increase the rate of surface water generated from the site. As part of the improvements for the proposed Project, a new storm drain system would be constructed to route flows around and through the Project site to two (2) bioretention basins. According to the WQMP prepared for the proposed Project, the proposed drainage system would be able to accommodate increased surface water flows generated from the Project site. With implementation of the Project WQMP, the proposed Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite. Potential impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact: Implementation of the proposed Project would not exceed the capacity of planned stormwater drainage facilities. Onsite drainage would be collected and treated and mitigated per current City requirements. Additionally, the proposed Project would be required to comply with NPDES General Construction Permit requirements and Municipal Code regulations. With compliance with the Project drainage plan, WQMP, Municipal Code regulations and NPDES General Construction Permit requirements, potential water impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Impede or redirect flood flows?

Less Than Significant Impact: Implementation of the proposed Project would not impede or redirect flood flows. As shown on FEMA FIRM 06065C149OH, the Project site is located in Flood Zone X, denoting an area with reduced flood risk because of a levee. As part of the improvements for the proposed Project, a new storm drain would be constructed to route

flows around and through the Project site to two (2) bioretention basins. According to the WQMP prepared for the proposed Project, the proposed drainage system would be able to accommodate increased surface water flows generated from the Project site. With implementation of the Project drainage plan, potential flood flow impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact: According to the General Plan Draft EIR, *Figure 5.10-4 FEMA Flood Map*, the Project site is not located in a flood zone. The Project site is located in an inundation area associated with Little Lake, as shown in *Figure 5.10- 5 Dam Inundation Map,* of the Draft EIR (City of San Jacinto, July 2022). In the event of dam failure at Little Lake, the Project site would be susceptible to flooding that would increase the risk for the release of pollutants. Pursuant to the 2022 General Plan Draft EIR, Little Lake is a small 5-acre lake located in eastern Hemet that includes a small dam. Little Lake is owned and operated by the Lake Hemet Municipal Water District and has no history of dam failure. Acceptable performance of the dam is expected under all structural loading conditions (static, hydrologic, seismic) in accordance with the minimum applicable state or Federal regulatory criteria or tolerable risk guidelines. Monitoring and mitigation of dam failure is constantly occurring at both the federal and state levels and dam failure inundation maps are reviewed and approved by the California Office of Emergency Services. Sellers of real estate within inundation zones are also required to disclose this information to prospective buyers. Based on the information provided above and with implementation of standard Federal and state policies and regulations, potential impacts associated with release of pollutants from a flood hazard would be less than significant. The Project site is also not located near the ocean or other large body of water that could result in exposure to a tsunami or seiche; therefore, impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact: Implementation of the proposed Project would not conflict with beneficial uses established for receiving water bodies for the Project, would not conflict with water quality objectives or further impair existing impaired water bodies identified in the Santa Ana River Basin Plan. The proposed Project would implement SWPPP, WQMP BMPs which would treat onsite low flows to protect beneficial uses for surface waters identified in the Santa Ana Basin Plan.

In 2014, the California Legislature enacted the Sustainable Groundwater Management Act (SGMA), which requires local groundwater management agencies to sustainably manage groundwater resources. The Project site overlines the San Jacinto Groundwater Basin. Eastern Municipal Water District (EMWD) has developed a Groundwater Sustainability Plan (GSP) in September 2021 for the San Jacinto Groundwater Basin in compliance with the Sustainable Groundwater Management Act. The purpose of this GSP is to define the groundwater conditions that will be used to ensure ongoing, long-term, sustainable management of the groundwater resources within the Plan Area. The GSP identifies potential constraints that could affect groundwater sustainability and potential actions to mitigate the effects. EMWD will evaluate the GSP at least every five (5) years from adoption of the plan

to monitor the health of the groundwater basin and if adaptive actions are needed to be implemented to maintain sustainability. At this time, adaptive management actions are not required to maintain sustainability because of rising groundwater levels and increased groundwater in storage over the past 30 years. The proposed Project is consistent with the City of San Jacinto General Plan and the water demands for the Project are accounted for in the EMWD Urban Water Management Plan which includes available groundwater supplies. Therefore, the proposed Project would not conflict with the Eastern Municipal Water District Groundwater Sustainability Plan.

Mitigation Measures: No mitigation measures are required.

REFERENCES

Blaine A. Womer Civil Engineering. *Preliminary Hydrology Study*. March 2022.

Blaine A. Womer Civil Engineering. *Project Specific Water Quality Management Plan*. July 7, 2021.

City of San Jacinto. *City of San Jacinto General Plan Draft EIR*. July 2022.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

Federal Emergency Management Agency (FEMA). *National Flood Hazard Layer FIRMette*. Exported on January 10, 2022.

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4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

ENVIRONMENTAL ANALYSIS

a) Physically divide an established community?

No Impact: Project implementation would not physically divide an established community. The Project site is currently undeveloped and situated within a general suburban setting of the City that is in transition from undeveloped and rural-residential lands to suburban low-density residential land uses. The Project site is adjacent to residential land uses to the north and east and adjacent to lands to the west that are also planned for residential uses. The Project would develop low-density residential land uses that would be consistent and compatible with the surrounding community. The Project would not divide an established community, would not redirect traffic through existing residential neighborhoods or would not introduce any physical barriers between the Project site and surrounding area. Additionally, the Project would not require acquisition of private or public lands that would divide existing land uses. Therefore, no impacts would occur regarding physically dividing an established community.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact: Project implementation would not 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. The relevant planning documents for the Project include the City of San Jacinto General Plan and Municipal Ordinance Development Code.

CITY OF JACINTO GENERAL PLAN

The City of San Jacinto General Plan (City of San Jacinto, November 2022) designates the Project site as Low Density Residential, allowing between 2 and 7 dwelling units per acre to be developed. Low Density Residential designation is primarily for single-family detached residential uses and accessory buildings and allows a maximum density of 7 dwelling units per net acre. The Project proposes to develop up to 181 single-family residential lots on approximately 33.8 acres at a proposed density of 5.36 dwelling units per acre. Based on review of the Project's proposed development components, the

Project would be consistent with the City's current 2040 General Plan land use and zoning designations. No conflicts with applicable land use plans or impacts are anticipated.

The City's current 2040 General Plan also contains goals and policies relevant to the Project that are intended to be part of Project implementation. Table 4.11-1, *General Plan Land Use Consistency*, evaluates the Project's consistency with the relevant goals and policies from the City's General Plan. Based on review of the consistency evaluation presented in Table 4.11-1, the Project would generally be consistent with the General Plan. Any potential impacts are considered less than significant.

Table 4.11-1
General Plan Land Use Consistency

General Plan Goal/Policy	Project Consistency Evaluation
Land Use Element	
Land Use Goal 2: A City that manages and directs growth so that the community and its neighborhoods are protected and enhanced.	
LU 2.1: Ensure that new development corresponds to the provision of infrastructure, public services and community facilities, and that new development funds and constructs its fair share of improvement in accordance with City requirements.	**Consistent:** The Project would contribute its fair share of street frontage and intersection improvements in accordance with City requirements. Street frontage improvements are discussed in Section 3.0, *Project Description*, and the Project's fair share contribution to intersection improvements is discussed in Section 4.17, *Transportation*.
LU 2.2: Encourage new development to occur in infill locations in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses and activity centers.	**Consistent:** Single-family detached land uses boarder the Project site. The Project proposes single-family detached dwellings, which would be consistent with the existing single-family detached dwellings adjacent to the site.
Land Use Goal 3: A community that promotes high-quality development and compatibility with surrounding land uses and major transportation corridors.	
LU 3.1: Consider as part of the development review process the compatibility of new development with surrounding uses and the ability of new development to enhance the character of the surrounding area.	**Consistent:** The proposed Project is compatible with surrounding residential uses and is consistent with the City of San Jacinto's General Plan Land Use (LDR) and Zoning Designations (RL). The Project has been designed to enhance and blend within the fabric of the residential community.
LU 3.2: Require that new residential development be designed to protect residents from potential conflicts with adjacent land uses, and other features including rail corridors, and high-volume roadways.	**Consistent:** The proposed Project would be situated in a residential area away from rail corridors and high-volume roadways. Adjacent land uses include residential housing and a middle school to the north.
Land Use Goal 5: A visually attractive community that helps create a unique sense of place.	
LU 5.2: Develop and enforce development standards and objective design guidelines that provide clear direction for achieving quality community design in new development and redevelopment projects.	**Consistent:** The Project would be required to comply with development standards and design standards provided in the City of San Jacinto Development Code and the Planned Development Permit. The Project was designed to achieve quality community design by blending in with existing single-family residential neighborhoods.
LU 5.4: Encourage the provision of both formal and informal public gathering spaces through pedestrian-	**Consistent:** The Project would encourage the provision of both formal and informal public gathering spaces as

General Plan Goal/Policy	Project Consistency Evaluation
oriented street design; sidewalk furniture and pedestrian-oriented development; well-designed, multi-use public spaces of different sizes including pocket parks, plazas, and monuments; and community events.	it proposes the construction of two (2) pocket parks, a central paseo, and sidewalk/trail frontage improvements along Lyon Avenue.
Economic Development Element	
ED 7.6: Monitor fiscal implications of new development and consider strategies that ensure new development adequately and fairly mitigates impacts on City infrastructure and services costs.	Consistent: The proposed Project mitigates impacts on City infrastructure to less than significant. As discussed in Section 4.15, *Public Services*, the Project coordinated with local facilities to ensure the Project would not impact their facilities or operations.
Mobility Element	
Goal 1: A safe circulation system that meets the needs of existing and future land uses and users of all travel modes.	
M 1.1: Provide a balanced circulation system that ensures the safe and efficient movement of people and goods throughout the City.	Consistent: Proposed roadways, sidewalks and trail facilities would be designed and constructed to meet City of San Jacinto roadway standards to maintain the safe and efficient movement of people and goods.
M 1.2: Strive to maintain sufficient access and mobility for all modes of travel and users of the roadway network.	Consistent: At locations where the Project adds to a forecast deficiency and there is no funding mechanism in place, the Project is responsible for a fair-share payment. The Project fair-share percentages are shown in Table 4.17-6, *Fair Share Calculations*. The Project also proposes sidewalk/trail frontage improvements along Lyon Avenue.
Goal 2: A circulation system that is integrated with the larger regional transportation system to support the economic well-being of the community.	
M 2.1: Coordinate with regional transportation agencies, including the California Department of Transportation (Caltrans), the Riverside County Transportation Commission (RCTC), and the Riverside Transit Agency (RTA) to implement roadway improvements that encourage the safe and efficient flow of traffic within and beyond the City— for example, State Route 79 (SR-79) and Mid County Parkway.	Consistent: The Project contains four (4) key study intersections (Lyon Avenue/De Anza Drive, Lyon Avenue/Cottonwood Avenue, Lyon Avenue/Appaloosa Drive, Marilyn Drive/Estrella Street) that span over the following jurisdictions: City of San Jacinto, County of Riverside, City of Hemet and Caltrans. The Project is responsible for a fair-share payment, as well as complying with Mitigation Measure T-1 through T-3. The Mitigation Measures include contributing funds to the Transportation Uniform Mitigation Fee (TUMF) program, the City of San Jacinto Development Impact Fee (DIF) program, or as a fair share contribution not found to be covered by a pre-existing fee program; prepare street improvement plans which will be in accordance with the City engineering standards; and finalize construction plans to show signing and striping along roadways to be improved.
Goal 5: Parking supply that adequately and efficiently meets demand.	
M 5.1: Use the development review process to plan for new developments to provide appropriate vehicle parking supply to meet demand.	Consistent: The Project would be required to comply with the City of San Jacinto's Development Code Chapter 17.330, which provides off-street parking and loading standards for detached single-family dwellings

General Plan Goal/Policy	Project Consistency Evaluation
	to ensure the Project would provide appropriate vehicle parking supply to meet demand. Proposed parking includes two (2) enclosed garage spaces, two (2) vehicle driveway spaces, and on-street parking.
Goal 6: Transportation management strategies that comply with the County Congestion Management Plan and regional and statewide greenhouse gas emissions targets.	
M 6.1: Maintain vehicle miles traveled (VMT) thresholds and Transportation Demand Management (TDM) mitigation requirements for the purpose of environmental review under the California Environmental Quality Act (CEQA).	**Consistent:** The Traffic Impact Analysis (Appendix J) prepared for the Project contains a vehicle miles traveled (VMT) analysis. Based on the results of Western Riverside Council of Governments (WRCOG) VMT Screening Tool, the Project is identified as being located within a low VMT area; and therefore, the Project is presumed to have a less than significant impact on VMT.
M 6.4: Work with developers to reduce greenhouse gas emissions and minimize congestion related to new development through improvements to the circulation system and on-site improvements that encourage non-vehicular modes of travel.	**Consistent:** The Project proposes frontage improvements along Lyon Avenue, including constructing a segment of a Class I multi-use path in accordance with the City of San Jacinto Trails Master Plan.
Goal 7: A fiscally sound transportation system that utilizes a variety of financing methods.	
M 7.2: Leverage programs such as West Riverside Council of Government's Transportation Uniform Mitigation Fee to receive fair share contributions from new developments towards transportation network improvements.	**Consistent:** At intersection locations where the Project adds to a forecast deficiency and there is no funding mechanism in place, the Project is responsible for a fair-share payment to help fund future improvements. The Project fair-share percentages are shown in Table 4.17-6, *Fair Share Calculations*. The Project's fair share of contribution to the Lyon Avenue and Cottonwood Avenue signalization is 3.20% and for Lyon Avenue and Appaloosa Drive it is 7.78%.
Public Safety Element	
Goal 1: A community that is adequately prepared for natural hazards related to landslides, geologic instability, and seismic activity.	
PS 1.2: Enforce State seismic design guidelines and all relevant building codes to reduce the risk of damage associated with seismic activity.	**Consistent:** The proposed structures on the Project site would be required to be designed to meet the City's construction development standards, and the seismic design parameters of the California Uniform Building Code to withstand potential seismic shaking impacts caused by an earthquake within an acceptable level of risk. Additionally, the Project would comply with design recommendations provided in the Project's geotechnical evaluations (Appendices E1, E2, and E3). Compliance with the California Uniform Building Code Seismic Safety Standards and implementation of Mitigation Measures GEO-1 and GEO-2 described in Section 4.7, *Geology and Soils*, would reduce the potential for impacts to less than significant.
PS 1.5: Require assessment and mitigation of hazards related to liquefaction, landslides, and flooding for new development projects or City improvement projects	**Consistent:** The Project prepared Geotechnical Investigations (Appendices E1, E2, and E3), which analyzed onsite subsurface soil conditions. The Project would comply with design recommendations provided

General Plan Goal/Policy	Project Consistency Evaluation
that are identified by the City as susceptible to these hazards.	in the geotechnical evaluations, California Uniform Building Code Seismic Safety Standards, and implement Mitigation Measures GEO-1 and GEO-2.
PS 1.6: Reduce the risk of impacts from geologic and seismic hazards by applying proper and up to date land use planning, development engineering, building construction, and retrofitting requirements.	Consistent: The Project would be required to follow the City of San Jacinto's construction development standards and the seismic design parameters of the California Uniform Building Code to withstand potential seismic shaking impacts caused by an earthquake.
Goal 2: A City that is safe and adequately prepared for urban and wildfire emergencies.	
PS 2.1: Require that all buildings and facilities within San Jacinto comply with local, state, and federal regulatory standards such as the California Building and Fire Codes as well as other applicable fire safety standards.	Consistent: The Project would not require the expansion of fire protection facilities or services per correspondence with Deputy Fire Marshal Adria Reinertson from the Riverside County Fire Department. Further, the Project would be designed in compliance with the California Building Code, California Fire Code, and would be reviewed by the Riverside County Fire Department to ensure it has been designed in compliance with fire protection safety requirements.
PS 2.2: Reduce the risk of fire to the community by coordinating emergency preparedness with the Riverside County Fire Department (RCFD).	Consistent: Deputy Fire Marshal Adria Reinertson from the Riverside County Fire Department evaluated that the Project would not have a significant impact on the ability to provide emergency services.
Goal 3: A community that is protected from flood hazards.	
PS 3.6: Adhere to the latest building, site, and design codes in the California Building Code and FEMA flood control guidelines to avoid or minimize the risk of flooding hazards in the community.	Consistent: The Project would be required to adhere to the latest building, site, and design codes in the California Building Code and FEMA flood control guidelines to avoid or minimize the risk of flooding hazards in the community.
PS 3.7: Encourage new developments that add impervious surfaces to integrate low impact development best management practices to reduce stormwater runoff.	Consistent: The Project site is currently vacant and 100 percent pervious. Project implementation would result in an increase in impervious surface area over the current condition, which would increase the rate of surface water generated from the site. The Project proposes two onsite water quality/stormwater detention basins to treat and manage this potential increase in run-off. According to the Project's WQMP (Appendix G-2) the proposed drainage system would be able to accommodate increased surface water flows generated from the Project site.
Goal 4: A community that is protected from the potential for hazardous waste and materials contamination.	
PS 4.6: Require appropriate environmental analysis to be conducted for any proposed hazardous waste materials treatment or transfer, in accordance with environmental review requirements.	Consistent: As discussed in Section 4.9, *Hazards and Hazardous Materials*, the long-term operation of the Project would not be expected to involve the routine transport, use or disposal of hazardous materials in quantities or conditions that would pose a hazard to public health and safety or the environment. The operation of the Project would involve the use of cleaning products and an occasional use of pesticide activities and herbicides for landscape maintenance.

General Plan Goal/Policy	Project Consistency Evaluation
	Such materials would be common for general maintenance and would not be stored in large quantities that pose a health hazard to the public. Potential impacts would be less than significant.
Goal 5: A community that is highly prepared and equipped to handle emergency situations, in order to minimize loss of life, injury, property damage, and disruption of vital services.	
PS 5.10: Ensure projects include design features that promote public safety and reduce criminal activity.	Consistent: Through the City's development review process, Riverside County Sheriff Department would review the Project to identify defensible spaces to promote public safety and reduce criminal activity.
Goal 6: A comfortable community environment that is free from excessive noise pollution.	
PS 6.2: Require new development to mitigate excessive noise to the standards indicated in Tables PS-1, PS-2, PS-3, and PS-4 to the extent feasible through best practices, including building location and orientation, building design features, placement of noise- generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials.	Consistent: Section 4.13, *Noise*, evaluates the land use noise compatibility of the Project and has determined that operational noise impacts associated with the Project would be less than significant.
PS 6.7: Require construction activities to reduce noise impacts on adjacent uses to the criteria identified in Tables PS-3 and PS-4, or, if the criteria cannot be met, to the maximum extent feasible complying with Chapter 8.40 of the San Jacinto Municipal Code (Noise Control) and use best practices. Construction activities outside of the permitted construction hours identified in the San Jacinto Municipal Code may be approved on a case-by-case basis by the Community Development Director.	Consistent: Section 4.13, *Noise*, evaluates construction noise impacts generated by the proposed Project and has determined that the Project would comply with the City Municipal Code Noise Ordinance and that temporary noise impacts would be less than significant. Although impacts were determined to be less than significant without mitigation, Mitigation Measures N-1, N-2, and N-3 would be included in the Project's Mitigation Monitoring and Reporting Program to minimize and avoid the potential for annoyance at nearby residential and school receptors.
Goal 7: A resilient, sustainable, and equitable community where risks to life, property, the economy, and the environment resulting from climate change, including extreme weather events, are minimized.	
PS 7.12: Require that new developments, major remodels, and redevelopments address urban heat island issues and reduce urban heat island effects for the proposed project site and adjacent properties.	Consistent: The Project is required to meet or exceed the 2022 Title 24 Part 6, energy efficiency standards. The current standards that are in effect are the 2019 Title 24 Part 6 standards.
Resource Management Element	
Goal 1: A community that conserves and protects its natural resources.	
RM 1.3: Preserve and enhance biological communities that contribute to the region's biodiversity, with a special focus on sensitive, rare, or endangered plant and wildlife species in accordance with state and federal resource agency requirements.	Consistent: A Biological Technical Report (Appendix B) was prepared for the Project site to determine the presence or absence of onsite biological resources. As summarized in Section 4.4, *Biological Resources*, no sensitive biological communities or rare plants or animals are believed to be present. The Project would also be required to implement preconstruction Mitigation Measures BIO-1(a), BIO-1(b) and BIO-2 to further minimize the potential for impacting a sensitive biological resource.

General Plan Goal/Policy	Project Consistency Evaluation
RM 1.6: Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.	**Consistent:** As discussed in Section 4.4, *Biological Resources*, the Project site does not support any sensitive vegetation communities. Plant types proposed for the Project's parks and common areas would be approved by the City.
Goal 2: A community that protects and conserves limited water resources.	
RM 2.4: Encourage development that avoids impacts to watershed areas, wetlands, natural drainage channels, riparian areas, and creeks, retaining these resources in their natural condition if feasible.	**Consistent:** As discussed in Section 4.4, *Biological Resources*, the Project would not impact wetlands, natural drainage channels, riparian areas, or creeks.
Goal 3: A community that celebrates that preserves its rich culture and historic assets.	
RM 3.1: Protect areas containing significant historic, archaeological, and paleontological resources, as defined by the California Public Resources Code.	**Consistent:** A cultural resources record search conducted for the Project did not identify known cultural or historic resources within the Project footprint. To avoid impacts to unknown cultural resources, the Project would be required to comply with Mitigation Measure CR-1, which includes onsite monitoring by a qualified Archaeologists and Tribal Representative during grading and excavation activities (see Section 4.5, *Cultural Resources*).
RM 3.4: Consult with Native American tribes that may be impacted by proposed development, as necessary, and in accordance with state, local, and tribal intergovernmental consultation requirements.	**Consistent:** The Project is subject to the requirements of Assembly Bill (AB) 52/Public Resources Code section 21080.3.1. The law requires lead agencies to initiate consultation with California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the Project. The City of San Jacinto conducted consultation with the Tribes consistent with (AB) 52/Public Resources Code section 21080.3.1 as described in Section 4.18, *Tribal Cultural Resources*.
Goal 4: Improved air quality in San Jacinto and the region through reductions in air pollutants and greenhouse gas (GHG) emissions.	
RM 4.3: Align the City's local GHG reduction targets with the statewide GHG reduction targets of Assembly Bill 32 and align the City's GHG reduction goal with the statewide GHG reduction goal of Executive Order S-03-05.	**Consistent:** Section 4.8, *Greenhouse Gas Emissions*, evaluates greenhouse gas emissions generated from the Project. The Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. Since the City has not yet adopted a GHG reduction plan, the applicable plan is the CARB's 2017 Scoping Plan Update. The 2017 Scoping Plan identifies additional GHG reduction measures necessary to achieve the 2030 target. Standard measures implemented by the Project to reduce overall GHG emissions would contribute to GHG reduction goals mandated by AB 32 and further address in Executive Order (EO) S-3-05 and Senate Bill (SB) 32. Therefore, potential impacts are considered less than significant.
RM 4.8: Require the implementation of relevant mitigation measures for all future development upon identification of potential air quality impacts.	**Consistent:** Section 4.3, *Air Quality*, evaluates construction and operational air quality impacts generated from the Project and has determined that

General Plan Goal/Policy	Project Consistency Evaluation
	construction and operational regional and local air quality impacts would be less than significant. No additional mitigation would be required with implementation of standard SCAQMD Rule 403 and Rule 1113 dust control measures.
RM 4.9: The City of San Jacinto establishes the following per capita GHG reduction targets, in order to meet the requirements established by the state under AB 32 and SB 32, consistent with the CARB's 2017 Scoping Plan: • 1.83 MTCO2e per service population (SP) by 2030; and • 0.62 MTCO2e per service population (SP) by 2050	**Consistent:** The data provided in Table 4.8-1 shows that the proposed Project would create 2,525 MT of CO_2e; 50 MT of CO_2e per year amortized over a 30-year period (the assumed life of the Project). GHG emissions created from the Project would not exceed SCAQMD's GHG emissions significance threshold of 3,000 $MTCO_2e$/yr. Therefore, Project related GHG emissions and their contribution to global climate change would not be cumulatively considerable, and GHG emissions impacts would be less than significant. Based on this analysis, the Project is not anticipated to conflict with or inhibit the 2030 or 2050 City-wide service population GHG targets.
Goal 6: A community that safeguards persons and property through the provision of high-quality public services and crime prevention measures.	
RM 6.2: Promote coordination between the City of San Jacinto and public safety services during the review of new development applications to ensure that adequate attention is being paid to fire and safety concerns during the design and planning of a project.	**Consistent:** Deputy Fire Marshal Adria Reinertson from the Riverside County Fire Department evaluated the Project and determined it would not contribute to a cumulative negative impact on the ability to provide emergency services. The Project would be responsible for the payment of development impact fees to offset future fire protection needs. The Project would also be required to comply with applicable Riverside County Fire Department codes, ordinances, and regulations regarding fire prevention and suppression measures; fire hydrants and sprinkler systems; emergency access; and other similar requirements as applicable.
Goal 8: A community that supports the continued lifelong learning of all its residents with high-quality educational facilities and opportunities.	
RM 8.2: Work with developers and the school district to ensure the payment of fees, construction, and expansion of school facilities to address expected increases in school-age population.	**Consistent:** As discussed in Section 4.15, *Public Services*, the Project would incrementally increase the enrollment of students and the use of San Jacinto School District facilities. The Project would be required to pay development fees prior to issuance of a building permit to offset the cost of providing school services and facilities. With payment of development impact fees, there would be a less than significant impact to local school district facilities.
Goal 9: A community that provides adequate, reliable infrastructure, and facilities to support existing and future development.	
RM 9.3: Ensure that all new development provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.	**Consistent:** The Project would be required to provide for and fund its fair share of the costs of public infrastructure and services, recreational amenities, and facilities. The Project proposes payment of development impact fees to cover the increased demand for public services; construction of two (2) new pocket-parks with

General Plan Goal/Policy	Project Consistency Evaluation
	recreational amenities; and fair-share payment for impacts to roadway intersections as described in Table 4.17-6, *Fair Share Calculations.*
Goal 10: A cost-effective, integrated waste management system that meets or exceeds recycling and waste diversions mandates and community expectations.	
RM 10.2: Provide adequate waste disposal, recycling, and reuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.	**Consistent:** Solid waste disposal for the Project would be provided by CRR, including solid waste, recyclables, green waste, food waste, construction and demolition waste and electronic waste. CRR would collect the solid waste and transport it to the Lamb Canyon Landfill or El Sobrante Landfill. Per Section 4.19, *Utilities*, the 7.4 tons of solid waste generated daily from the Project would be well below the daily amount of solid waste disposal permitted by the Lamb Canyon (5,000 tons) and El Sobrante (16,054 tons) Landfills. The amount of solid waste generated during Project construction would not exceed the capacity of local facilities or exceed state or local standards. The Project would comply with all required local and state regulations to reduce the generation of solid waste.
Environmental Justice Element	
Goal 1: Land use and development patterns that reduce pollution exposure and enhance air quality, especially in environmental justice communities.	
EJ 1.1: Encourage existing sources of emissions to use feasible measures to minimize air quality impacts in Environmental Justice Communities and avoid new sources of significant emissions in these communities as feasible.	**Consistent:** Pursuant to the General Plan Draft EIR, *Figure EJ-1 Disadvantaged Communities*, the Project site is not within an Environmental Justice (EJ) community but is adjacent to one located immediately west. As discussed in Section 4.3, *Air Quality*, the proposed Project's construction emissions would be below SCAQMD thresholds and proposes single-family residential uses, which are not typically associated with substantial sources of air pollutant emissions.
Goal 5: Land use and development patterns that encourage physical activity and improve multimodal access and connectivity to employment, shopping, services, schools, parks, and other destinations.	
EJ 5.2: Endeavour to provide parks that are easily accessible to the surrounding neighborhood and beyond, and are as barrier-free as possible, particularly for those with limited mobility.	**Consistent:** The Project proposes the construction of two (2) internal pocket parks. The park sites would be close to residential uses, which would make them easily accessible. The Project would also be subject to Park and Open Space Facilities Impact Fees to fund existing facilities and/or provide future park facilities.
EJ 5.3: Promote physical activity programs and education including, but not limited to, programs offered by the Landscape, Lighting and Park Districts and encourage residents to regularly participate in physical activity and active lifestyles.	**Consistent:** The Project encourages physical activity through the construction of two (2) new pocket parks and through frontage improvements along Lyon Avenue by constructing a segment of a multi-use path, consistent with the City's Trail Master Plan.

General Plan Goal/Policy	Project Consistency Evaluation
Goal 7: Improvements and programs address the needs of environmental justice communities.	
EJ 7.3: Coordinate with relevant utility providers to provide adequate and appropriate levels of service and promote the maintenance of water, sewer, stormwater, and electrical facilities serving Environmental Justice Communities.	**Consistent:** Coordination with the Eastern Municipal Water District, City of San Jacinto, Southern California Gas, and Southern California Edison would be implemented as described in Section 4.19, *Utilities and Service Systems*.

CITY OF SAN JACINTO DEVELOPMENT CODE

The City of San Jacinto's Development Code implements policies of the San Jacinto General Plan by classifying and regulating the uses of land and structures within the City. The Development Code Plan designates the Project site as Residential Low-Density (RL). The RL zoning is applied to areas appropriate for a range of detached single-family residential dwellings on standard suburban parcels, together with appropriate accessory structures and uses.

As part of the City's Site Plan and Design Review, the City would evaluate and determine if the Project has efficient site layout and design; is compatible with neighboring properties and developments; maintains safe public access; proposes structures that are based on good standards of design; is compatible in scale with nearby developments; proposes adequate driveways, landscaping, parking spaces; and is consistent with the General Plan and any adopted design guidelines/standards. Compliance with the City of San Jacinto Site Plan Review and Design Review processes would ensure that the proposed Project has been designed to meet the City's Development Code requirements. Potential impacts would be considered less than significant.

GENERAL PLAN AND ZONING CODE CONSISTENCY

The proposed Project would be consistent with the General Plan Low-Density Residential land use designation and the Development Code Residential zoning at the Project site. Table 4.11-1 above shows the Project would be consistent with the relevant goals and policies provided in the General Plan. Through the City of San Jacinto Site Plan Review and Design Review processes, the City would ensure the Project is consistent with the Development Code and would not be detrimental to the orderly growth of the City. Project approval would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect within the City. Potential land use impacts would be considered less than significant.

Mitigation Measures: No additional mitigation measures are required.

REFERENCES

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

City of San Jacinto. *City of San Jacinto General Plan Draft Environmental Impact Report*. July 2022.

City of San Jacinto. *City of San Jacinto Zoning/Development Code*. Adopted December 2012, Amended through December 2022.

4.12 Mineral Resources

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

ENVIRONMENTAL ANALYSIS

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?

Less Than Significant Impact: Project implementation would not 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. *Figure 5.12-1 Mineral Resource Zones*, of the General Plan Draft EIR, identifies that the Project site is located in an area that is designated MRZ-3, or areas containing known or inferred mineral occurrences of undetermined mineral resource significance (City of San Jacinto, July 2022). However, the Project site is not planned for mineral resource extraction and has not historically been associated with extraction of mineral resources. In addition, mineral extraction would not be appropriate for the Project site as it is zoned for residential development and is bordered by residential and school uses. Therefore, potential impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

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?

No Impact: As discussed above, *Figure 5.12-1* of the Draft EIR states that the Project site may be located in an area containing known or inferred mineral occurrences of undetermined mineral resource significance. However, the Draft EIR also states, "The City has no known or identified mineral resources of regional or Statewide importance." No mineral resource recovery sites are delineated within the Project footprint; therefore, no impacts are anticipated (San Jacinto 2022).

Mitigation Measures: No mitigation measures are required.

REFERENCES

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

City of San Jacinto. *City of San Jacinto General Plan Draft EIR*. July 2022.

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4.13 Noise

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

ENVIRONMENTAL ANALYSIS

The following analysis is based on a Noise Study prepared by Birdseye Planning Group in April 2022. The report is presented in its entirety in Appendix H.

Overview of Sound Measurement

Noise level (or volume/loudness) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the zero (0) dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of three (3) dBA, and a sound that is 10 dBA less than the ambient sound level would be half as loud and influence the character of ambient noise without influencing the overall sound level. Due to the nature of the human ear, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a three (3) dBA change in community noise levels is noticeable, while one to two (1 to 2) dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations. Noise levels typically attenuate (or drop off) at a rate of six (6) dBA per doubling of distance from point sources (i.e., industrial machinery). Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about three (3) dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about five (5) dBA, while a solid wall or berm reduces noise levels by

five (5) to 10 dBA. The manner in which older homes in California were constructed (approximately 30 years old or older) generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer residential units and office buildings constructed to California Energy Code standards is generally 30 dBA or more.

In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound pressure level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one (1)-hour period. Lmax is the highest RMS (root mean squared) sound pressure level within the measuring period, and Lmin is the lowest RMS sound pressure level within the measuring period.

The time period within which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the day. Community noise is usually measured using Day-Night Average Level (Ldn), which is the 24-hour average noise level with a 10-dBA penalty for noise occurring during nighttime (10:00 PM to 7:00 AM) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a five (5) dBA penalty for noise occurring from 7:00 PM to 10:00 PM and a 10 dBA penalty for noise occurring from 10:00 PM to 7:00 AM. Noise levels described by Ldn and CNEL usually do not differ by more than one (1) dB. Table 4.13-1, *Sound Levels of Typical Noise Sources and Noise Environments*, shows sound levels of typical noise sources and types found in the environment in Leq.

Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Urban areas contain a variety of land use and development types that are noise sensitive including residences, schools, churches, hospitals and convalescent care facilities. The closest properties defined herein as sensitive receptors are single-family residences and the Monte Vista Middle School located within approximately 50 feet of the eastern and northern Project boundaries, respectively.

Project Site Setting

The Project vicinity is urbanized and located proximal to existing single-family residences. Low-density residential uses are located adjacent to and south of the site. Single-family neighborhoods are located to the east/northeast and west. Monte Vista Middle School is north of the Project site. The most common and primary sources of noise in the Project vicinity are motor vehicles (e.g., automobiles and trucks) operating on North Lyon Avenue. Motor vehicle noise is of concern because where a high number of individual events occur, it can create a sustained noise level. Aircraft overflights occur but do not noticeably contribute to the ambient noise environment.

Table 4.13-1
Sound Levels of Typical Noise Sources and Noise Environments

Noise Source (at Given Distance)	Noise Environment	A-Weighted Sound Level (Decibels)	Human Judgment of Noise Loudness (Relative to Reference Loudness of 70 Decibels)
Military Jet Takeoff with Afterburner (50 ft)	Carrier Flight Deck	140	128 times as loud
Civil Defense Siren (100 ft)		130	64 times as loud
Commercial Jet Take-off (200 ft)		120	32 times as loud **Threshold of Pain**
Pile Driver (50 ft)	Rock Music Concert Inside Subway Station (New York)	110	16 times as loud
Ambulance Siren (100 ft) Newspaper Press (5 ft) Gas Lawn Mower (3 ft)		100	8 times as loud **Very Loud**
Food Blender (3 ft) Propeller Plane Flyover (1,000 ft) Diesel Truck (150 ft)	Boiler Room Printing Press Plant	90	4 times as loud
Garbage Disposal (3 ft)	Noisy Urban Daytime	80	2 times as loud
Passenger Car, 65 mph (25 ft) Living Room Stereo (15 ft) Vacuum Cleaner (10 ft)	Commercial Areas	70	Reference Loudness **Moderately Loud**
Normal Speech (5 ft) Air Conditioning Unit (100 ft)	Data Processing Center Department Store	60	1/2 as loud
Light Traffic (100 ft)	Large Business Office Quiet Urban Daytime	50	1/4 as loud
Bird Calls (distant)	Quiet Urban Nighttime	40	1/8 as loud **Quiet**
Soft Whisper (5 ft)	Library and Bedroom at Night Quiet Rural Nighttime	30	1/16 as loud
	Broadcast and Recording Studio	20	1/32 as loud **Just Audible**
		0	1/64 as loud **Threshold of Hearing**

Source: Birdseye Planning Group, *San Jacinto Residential TTM 38202 Project Noise Study*; April 2022.

To gather data on the general noise environment at the Project site, three (3), weekday morning 15-minute noise measurements were taken on the site on January 6, 2022, using an ANSI Type II integrating sound level meter. The predominant noise source was traffic. The temperature during monitoring was 55 degrees Fahrenheit with no perceptible wind. The noise measurement monitoring Site 1 (Site 1) is located along the western Project site boundary along North Lyon Avenue approximately 600 feet north of Cottonwood Avenue. Site 2 is located at the southwest corner of the Marilyn Drive/Estrella Street intersection. Site 3 is located along the north side of Cottonwood Avenue

approximately 700 feet west of Palm Avenue. The noise measurement monitoring sites are depicted on Figure 4.13-1, *Noise Monitoring Locations*.

During monitoring, 41 cars/light trucks, one medium truck (six [6] tires/two [2] axles) and zero (0) heavy trucks (all vehicles with three (3) or more axles) passed Site 1. A total of seven (7) cars/light trucks, zero medium trucks (six tires/two axles) and zero heavy trucks (all vehicles with three (3) or more axles) passed Site 2. A total of 64 cars/light trucks, one medium truck (six [6] tires/two [2] axles) and one heavy truck (all vehicles with three (3) or more axles) passed Site 3.

The dominant noise source is traffic on North Lyon Avenue and Cottonwood Avenue. General background noise noticeably contributes to ambient conditions. Table 4.13-2, *Noise Monitoring Results*, identifies the noise measurement location and measured noise level. The monitoring locations are shown in Figure 4.13-1. As shown in Table 4.13-2, the measured Leq at Site 1 was 61.2 dBA; 53.7 dBA at Site 2 and 64.7 dBA at Site 3.

Table 4.13-2
Noise Monitoring Results

Measurement Location	Primary Noise Source	Sample Time	Existing Leq (dBA)
Project site approximately 600 feet north of Cottonwood Avenue.	Traffic	Weekday morning	61.2
Southwest corner of Marilyn Drive and Estrella Street.	Traffic	Weekday morning	53.7
North side of Cottonwood Avenue approximately 700 feet west of Palm Avenue.	Traffic	Weekday morning	64.7
Note: ANSI Type II Integrating sound level meter was used for the field visit. Source: Birdseye Planning Group, *San Jacinto Residential TTM 38202 Project Noise Study*; April 2022.			

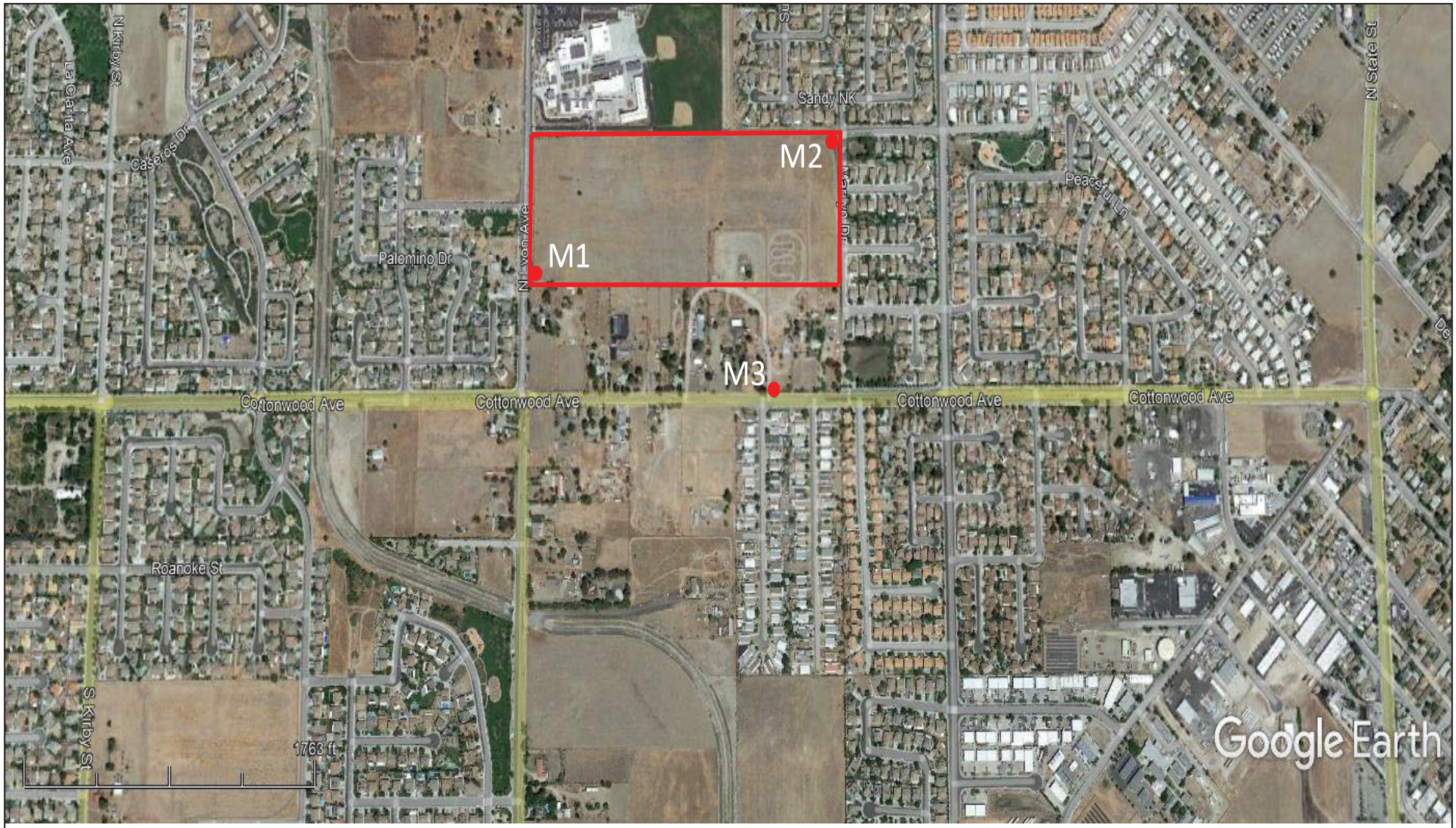
CALIFORNIA DEPARTMENT OF HEALTH NOISE CONTROL

In 1976, the California Department of Health, State Office of Noise Control published a recommended noise/land use compatibility matrix which many jurisdictions have adopted as a standard in their general plan noise elements. The General Plan Guidelines show that exterior noise levels up to 65 dBA (CNEL or Ldn) are normally compatible in rural residential areas. Noise levels up to 70 dBA (CNEL or Ldn) are conditionally acceptable, except for sports arenas, playgrounds, and office/commercial-use buildings.

CITY OF SAN JACINTO NOISE ORDINANCE

Section 8.040.090 (A) of the City of San Jacinto Municipal Code allows construction activities between the hours of 7:00 AM and 7:00 PM Monday through Saturday. No construction is allowed on Sunday or federal holidays. Construction occurring consistent with these provisions is exempt from noise regulations.

Section 8.040.040 (A) of the San Jacinto Municipal Code states the maximum exterior noise level for single-family residences is 65 dBA Leq from 7:00 AM and 10:00 PM and 45 dBA Leq from 10:00 PM to 7:00 AM. Section 8.040.050 (A) states the maximum interior noise level for single-family residences is 45 dBA Leq from 7:00 AM and 10:00 PM and 40 dBA Leq from 10:00 PM to 7:00 AM.



Source: Birdseye Planning Group; April 2022.

SAN JACINTO RESIDENTIAL DEVELOPMENT PROJECT, TTM 38202
Initial Study/Mitigated Negative Declaration

Noise Monitoring Locations

Vibration Standards

Vibration is a unique form of noise as the energy is transmitted through buildings, structures and the ground whereas audible noise energy is transmitted through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as peak particle velocity in inches per second and is referenced as vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels.

The City of San Jacinto Municipal Code does not address construction-related vibration; therefore, for the purpose of evaluating Project-related vibration impacts, thresholds established in the Federal Transit Administration's (FTA) 2018 *Transit Noise and Vibration Impact Assessment* are used. A threshold of 65 VdB is used for buildings where low ambient vibration is essential for interior operations. These buildings include hospitals and recording studios. A threshold of 72 VdB is used for residences and buildings where people normally sleep (i.e., hotels and rest homes). A threshold of 75 VdB is used for institutional land uses where activities occur primarily during the daytime (i.e., churches and schools). The threshold used for the proposed Project is 72 VdB as single-family residences are the nearest sensitive receptors to the site.

Construction activities such as blasting, pile driving, demolition, excavation or drilling have the potential to generate ground vibrations. With respect to ground-borne vibration impacts on structures, the FTA states that ground-borne vibration levels in excess of 90 VdB would damage buildings extremely susceptible to vibration damage. No historic buildings or buildings extremely susceptible to vibration damage are known to occur near the site; thus, 94 VdB (PPV 0.2), the standard for potential damage to non-engineered timber and masonry buildings is used herein to evaluate potential vibration impacts to neighboring structures. Construction activities referenced above that would generate significant vibration levels are not proposed. However, to provide information for use in completing the CEQA evaluation, construction-related vibration impacts are evaluated using the above referenced criteria.

PROJECT IMPACTS

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?

Less Than Significant Impact With Mitigation Incorporated: The Project would not result in a significant temporary or permanent increase in ambient noise levels and no mitigation is required; however, mitigation measures have been incorporated to reduce temporary construction noise at nearby residential and school receptors.

CONSTRUCTION

Methodology and Significance Thresholds

Construction noise estimates are based upon noise levels reported by the Federal Transit Administration, Office of Planning and Environment, and the distance to nearby sensitive receptors. Reference noise levels from that document were used to estimate noise levels at nearby sensitive receptors based on a standard noise attenuation rate of six (6) dB per doubling of distance (free field propagation of sound attenuation).

The Project would be a new use; thus, noise levels associated with existing and future traffic were based on the difference in trip volumes between existing conditions and the proposed use. A doubling of traffic volumes would be required to cause a noticeable increase (three [3] dBA) in traffic noise. Baseline conditions do not exceed 65 dBA Leq, the normally acceptable exterior sound level at single-family residences referenced in *Table PS-2 Maximum Allowable Noise Exposure from Mobile Noise Sources* of the City of San Jacinto General Plan Noise Element (City of San Jacinto, November 2022). Baseline and with Project sound levels were calculated to determine whether Project traffic, when added to baseline traffic, would exceed the conditionally compatible standard or noticeably increase (plus three [+3] dBA or greater) the Leq over baseline conditions.

As noted, a noise increase greater than three (3) dBA is readily perceptible to the average human ear; and thus, is the level considered a substantial noise increase related to traffic operations. For the purposes of this evaluation, the peak hour Leq is used for traffic noise as it provides a conservative estimate of potential noise levels. As discussed, existing noise levels do not exceed the normally acceptable sound levels for single-family residential receivers; therefore, the impact determination is based on whether noise levels would exceed those levels considered acceptable for single-family residential areas.

Temporary Construction Noise

The main sources of noise during construction activities would include heavy machinery used during site preparation and grading the site, as well as equipment used during building construction and paving. Table 4.13-3, *Typical Maximum Construction Equipment Noise Levels*, demonstrates the typical noise levels associated with heavy construction equipment. As shown, average noise levels associated with the use of heavy equipment at construction sites can range from about 81 to 95 dBA at 25 feet from the source, depending upon the types of equipment in operation at any given time and phase of construction.

Table 4.13-3
Typical Maximum Construction Equipment Noise Levels

Equipment Onsite	Typical Maximum Level (dBA) 25 Feet from the Source	Typical Maximum Level (dBA) 50 Feet from the Source	Typical Maximum Level (dBA) 100 Feet from the Source
Air Compressor	84	79	73
Backhoe	84	79	73
Bobcat Tractor	84	79	73
Concrete Mixer	85	78	72
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	88	82	76
Man Lift	81	75	69
Dump Truck	82	76	70

Notes:
Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1.
Noise levels based on actual maximum measured noise levels at 50 feet (Lmax).
Noise levels assume a noise attenuation rate of 6 dBA per doubling of distance.
Source: Birdseye Planning Group, *San Jacinto Residential TTM 38202 Project Noise Study*; April 2022.

The noise level used to estimate the typical maximum noise level that could occur during Project construction is based on use of a bulldozer as it is likely to be the noisiest type of equipment used over a sustained period of time adjacent to nearby residences and Monte Vista Middle School during site preparation and grading activities. Site preparation and grading activities are estimated to last approximately 136 working days. Actual noise levels would fluctuate throughout the day and may periodically exceed 88 dBA at the property line depending on the type and location of equipment used and whether multiple pieces of equipment are operating simultaneously in the same area. For noise and distance reference purposes, the Project site is approximately 750 feet by 1,960 feet.

The Project's estimated maximum construction noise levels at varying distances are shown in Table 4.13-4, *Typical Maximum Construction Noise Levels at Various Distances from Project Construction*, based on a reference noise level of 88 dBA at 25 feet. The reference level of 88 dBA is associated with the operation of a bulldozer, which is the loudest piece of equipment commonly used during site preparation and grading. Noise levels at neighboring residences and Monte Vista Middle School would vary based on the distance from the equipment and the receiver as equipment moves around the approximately 750 feet by 1,960 feet Project footprint. Section 8.040.090 (A) of the City of San Jacinto Municipal Code allows construction activities between the hours of 7:00 AM and 7:00 PM Monday through Saturday. No construction is allowed on Sunday or federal holidays. Construction occurring consistent with these provisions is exempt from noise regulations described in the City of San Jacinto's Noise Ordinance.

Table 4.13-4
Typical Maximum Construction Noise Levels at Various Distances from Project Construction

Distance from Construction	Typical Maximum Noise Level at Receptor (dBA)
25 feet	88
50 feet	82
100 feet	76
250 feet	68
500 feet	62
1,000 feet	56
Source: Birdseye Planning Group, *San Jacinto Residential TTM 38202 Project Noise Study*; April 2022.	

As shown in Table 4.13-4, exterior noise levels would periodically exceed 88 dBA at the Project footprint boundary. Such exceedances would be expected to occur during the most heavy-equipment intensive construction phases of site preparation and grading, which are estimated to last 136 working days. Exterior noise levels experienced at different receptor locations would be reduced by approximately six (6) dBA with each doubling of distance that equipment is operating away from a particular receptor. Further interior noise attenuation of approximately 20 to 30 dBA would occur inside residential and school structures with closed windows.

While construction noise would be periodically audible at residences and Monte Vista Middle School neighboring the Project footprint, construction noise would be temporary and is not anticipated to be a cause of substantial annoyance or to cause direct physical damage or environmental stress. In addition, the Project would comply with limitations on hours of construction activity defined in Section 8.40.090 of the San Jacinto Municipal Code. Based on the analysis above, noise impacts during construction of each phase would be less than significant and no mitigation is required.

Although impacts were determined to be less than significant without mitigation, Mitigation Measures N-1, N-2, and N-3 would be included in the Project's Mitigation Monitoring and Reporting Program to minimize and avoid the potential for annoyance at nearby residential and school receptors.

OPERATIONAL

Operation of the proposed Project was evaluated for potential exterior traffic noise related impacts caused by increased traffic volumes associated with the Project as well as interior noise levels caused by traffic. The Project is considered a typical development that would not significantly contribute new vehicle trips to the existing road network or distribution of nighttime traffic. The majority of Project traffic would be concentrated on North Lyon Avenue west of the site, Cottonwood Avenue south of the site and Marilyn Drive/Estrella Street/Sykes Street east of the site. The Ldn/CNEL values associated with Project-related traffic Leq are estimated by adding one (1) dB to predicted peak-hour Leq traffic noise levels for comparison with the City of San Jacinto Noise Element *Table N-2* criteria for exterior noise levels generated by traffic. For the purpose of the impact assessment, the Leq is used per the City of San Jacinto Municipal Code as referenced above.

Exterior Traffic Noise

Traffic is the primary noise source that would be generated by the proposed Project. Existing noise levels were measured at the Project site on January 6, 2021. The Leq during the 15-minute monitoring period was 61.2 dBA along North Lyon Avenue, 53.7 at the northeast corner of the site along Marilyn Drive and 64.7 dBA along Cottonwood Avenue. Existing measured noise levels do not exceed the 65 dBA Leq exterior standard referenced above at any of the monitoring locations. Measured baseline and model with Project sound levels were calculated to determine whether Project traffic, when added to baseline traffic, would exceed the noise standard or noticeably increase (plus three [+3] dBA or greater) over baseline conditions.

The roadway network adjacent to the Project site (i.e., North Lyon Avenue, Cottonwood Avenue, Estrella Street and Marilyn and Sykes Avenues) was modeled using the Federal Highway Administration Traffic Noise Model (TNM) version 2.5 software. The model calculates traffic noise at receiver locations based on traffic volumes, travel speed, mix of vehicle types operating on the roadways (i.e., cars/trucks, medium trucks and heavy trucks) and related factors. Traffic volumes used to establish the vehicle mix on North Lyon Avenue and Cottonwood Avenue are based on traffic counts obtained during the monitoring period.

Hourly average baseline noise levels (Leq) were calculated for four (4) residential receivers located proximal to the Project site to establish baseline conditions; refer to Figure 4.13-2, *Noise Receiver Locations*. These are the closest residential receivers to the Project site and would experience the highest concentration of Project-related traffic noise. Note, potential noise impacts to the Monte Vista Middle School would be similar to potential impacts at residential Receiver Location 1.

1. Single-family residence at 179 North Lyon Avenue south of the site;
2. Single-family residence at 1407 Cottonwood Avenue south of the site;
3. Single-family residence at 1182 Estrella Street northeast of the site; and
4. Single-family residence at 1198 Sykes Avenue southeast of the site.

Source: Birdseye Planning Group; April 2022.

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Noise Receiver Locations

Noise levels associated with the Project were calculated by distributing the 169 PM peak hour Project trips into the baseline traffic volumes onto North Lyon Avenue, Cottonwood Avenue, Estrella Street, Marilyn Drive and Sykes Street as shown in Traffic Impact Study (TJW Engineering, Inc., March 2022). Volumes were concentrated in this area for the purpose of evaluating worst case noise conditions. The receiver locations are shown previously in Figure 4.13-2, and the modeling results are shown in Table 4.13-5, *Modeled Noise Levels*.

Table 4.13-5
Modeled Noise Levels

Receptor	Existing Leq	Existing Ldn/CNEL	With Project Leq	With Project Ldn/CNEL	Decibel Change	Significant Impact
Receiver 1	60.6	61.6	62.0	63.0	+1.4	No
Receiver 2	64.1	65.1	65.0	66.0	+0.9	No
Receiver 3	54.0	55.0	55.2	56.2	+1.2	No
Receiver 4	53.0	54.0	54.3	55.3	+1.3	No
Source: Birdseye Planning Group, *San Jacinto Residential TTM 38202 Project Noise Study*; April 2022.						

Project traffic would have no noticeable effect on baseline conditions. The highest projected increase would occur at Receiver 1 (+1.4 dBA) but would not result in a perceptible change (three [3] dBA or greater) and would not result in exceeding the 65 dBA Leq standard. The highest modeled existing Leq is 64.1 dBA at Receiver 2, which is located along Cottonwood Avenue. With the addition of Project traffic, the Leq would increase by +0.9 dBA to 65.0 dBA at this location but would not exceed the Leq standard. The Leq with Project traffic would not exceed the 65 dBA Leq standard at any of the receivers modeled. Therefore, the Project would have no adverse traffic-related noise effects.

As shown in Table 4.13-5, the projected Ldn/CNEL at Receiver 2 would exceed the 65 dBA standard, depicted in the City of San Jacinto General Plan Public Safety Element (Table PS-3) referenced above (City of San Jacinto, November 2022), by one (1) dBA. When baseline conditions exceed the standard, the Project impact is determined by whether Project-related traffic would cause a noticeable increase in noise levels. As stated, a noticeable increase is a change of +/- three (3) dBA. As shown in Table 4.13-5, Project traffic would add 0.9 dBA to the Ldn/CNEL. This would not be a noticeable increase; therefore, the Project would have a less than significant impact based on the General Plan standard of 65 dBA Ldn/CNEL.

Interior Traffic Noise

California Energy Code Title 24 standards specify construction methods and materials that result in energy efficient structures with up to a 30 dBA reduction in exterior noise levels (assuming windows are closed). This includes operation of mechanical ventilation (e.g., heating and air conditioning), in combination with standard building construction that includes dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 26 or higher. When windows are open, the insertion loss drops to about 10 dBA.

Some residences within the Project vicinity appear to have been constructed before Title 24 standards were implemented. As stated, the manner in which older homes in California were constructed (approximately 30 years old or older) generally provides a reduction of exterior-to-interior noise levels

of approximately 20 to 25 dBA with closed windows. Assuming windows are closed and a 20 dBA insertion loss, interior noise levels could reach 46 dBA CNEL at Receiver 2; however, the Project-related increase is +0.9 dBA. This would not be considered a significant impact as operation of the Project would not cause a noticeable increase in noise levels relative to existing conditions (i.e., plus three (+3) dBA or greater). Therefore, no noticeable increase in interior noise levels would occur with Project implementation. Potential impacts would be considered less than significant.

Mitigation Measures:

N-1: Construction Equipment. Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines shall be equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment shall be operated with closed engine doors and be equipped with factory-recommended mufflers. Construction equipment that continues to generate substantial noise at the Project boundaries shall be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating equipment, such as generators and compressors, shall be located as far as practically possible from the nearest residential and school property lines.

N-2: Limit Operations Adjacent to Receivers. The number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers shall be limited at any given time.

N-3: Neighbor Notification. The Applicant shall provide notification to Monte Vista Middle School and residential occupants nearest to the Project site at least two (2) weeks prior to initiation of construction activities that could result in substantial noise levels at outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the Project site. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall be posted along North Lyon Avenue and Marilyn Drive and be visible from adjacent properties.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact:

CONSTRUCTION-RELATED VIBRATION IMPACTS

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 94 VdB, which is the standard for potential damage to non-engineered timber and masonry buildings. There are no existing activities occurring in the Project vicinity that generate perceptible groundborne vibration.

Construction activity on the Project site would be temporary and any vibration would not persist for long periods. Assuming vibration levels would be similar to those associated with a large bulldozer, typical groundborne vibration levels would be 91 VdB at 25 feet, 85 VdB at 50 feet, and 79 Vdb at 100

feet, based on the Federal Transit Administration's (FTA's) 2018 *Transit Noise and Vibration Impact Assessment* as shown in Table 4.13-6, *Vibration Source Levels for Construction Equipment*.

Table 4.13-6
Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	91	85	83	82	79
Loaded Trucks	90	84	82	81	78
Jackhammer	94	88	86	85	82
Loader	86	80	78	77	74
Source: Birdseye Planning Group, *San Jacinto Residential TTM 38202 Project Noise Study*; April 2022.					

As referenced, the closest single-family residence is approximately 50 feet east of the eastern property line. The nearest school structure is also approximately 50 feet from the Project's northern property line. Based on the information presented in Table 4.13-6, vibration levels would attenuate to between 91 VdB (distance at 25 feet) and 85 VdB (distance at 50 feet) at these residences during construction along the eastern and northern property lines assuming a bulldozer is the heaviest piece of equipment used during site preparation or grading. As discussed below, 94 VdB is the threshold where minor damage can occur in non-engineered timber and masonry buildings. Vibration levels are projected to be under this threshold; therefore, structural damage is not expected to occur as a result of construction activities associated with the proposed Project.

Vibration may be perceptible at the nearest receiver periodically during equipment pass by events. Any vibration would be temporary in duration and occur within the timeframe designated in the City of San Jacinto Code as referenced above. Therefore, temporary vibration impacts would be less than significant.

OPERATIONS-RELATED VIBRATION IMPACTS

The Project would consist of the development of up to 181 single-family homes. The on-going operation of the proposed Project would not include the operation of any known vibration sources other than typical onsite vehicle operations for a residential development. Therefore, a less than significant vibration impact is anticipated.

Mitigation Measures: No mitigation measures are required.

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?

No Impact: The Project would not be within two (2) miles of a public airport or public use airport; or result in a safety hazard or excessive noise for people residing or working in the Project area. The Project site is not located within an airport land use plan and there are no public airports within two (2) miles of the Project site. The nearest airport is Hemet-Ryan Airport located approximately 3.75 miles southwest of the Project site. Therefore, no impacts would occur.

Mitigation Measures: No mitigation measures are required.

REFERENCES

Birdseye Planning Group. *San Jacinto Residential TTM 38202 Project Noise Study*. April 2022.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

City of San Jacinto. *City of San Jacinto Zoning/Development Code*. Adopted December 2012, Amended through December 2022.

Federal Transit Administration (FTA). *Transit Noise and Vibration Impact Assessment*. 2018.

4.14 Population and Housing

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

ENVIRONMENTAL ANALYSIS

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)?

Less Than Significant Impact: Project implementation would not induce substantial unplanned population growth in an area, either directly or indirectly (for example, through extension of roads or other infrastructure). The Project would construct up to 181 single-family residential homes on proposed subdivided lots. Based on the City of San Jacinto average household size of 3.72 persons (U.S. Census Bureau 2021), the Project would be estimated to generate approximately 673 new residents. The new residents generated by the Project would be within growth projections forecasted for the City of San Jacinto under the current 2040 General Plan. The Project is an in-fill development surrounded by partially developed land uses that are zoned for residential development. The Project would construct new internal roadways and infrastructure to serve the Project site but would not substantially extend roadways or infrastructure into undeveloped areas. Therefore, the Project would not induce substantial unplanned population growth in the area, either directly or indirectly and potential impacts would be less than significant.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. It serves as a forum for addressing regional issues concerning housing, transportation, the economy, community development, and the environment. SCAG's role in housing has been focused on preparing the Regional Housing Needs Allocation (RHNA) every eight (8) years, in support of the region meeting its housing production goals. Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The City of San Jacinto has updated the Housing Element for the 2021-2029 planning period. For the 2021-2029 planning period, the City received a RHNA allocation of 3,392 units,

including 800 extremely/very low-income units, 465 low-income units, 560 moderate-income units, and 1,567 above moderate-income units. The Project would provide 181 residential units. It is anticipated that a portion of these units could assist the City in meeting its RHNA allocation obligations potentially in the Moderate and Above-Moderate income categories. Therefore, the Project would not induce substantial unplanned population growth in an area, either directly or indirectly and potential impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact: Project implementation would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. The existing Project site is vacant. Therefore, implementation would not displace any existing housing or require replacement housing. Project construction would generate short-term employment opportunities. The short-term employment opportunities would most likely be filled by the local labor pool and would not necessitate the construction of new housing. No impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

REFERENCES

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

City of San Jacinto. *City of San Jacinto 2021-2029 Housing Element*. Adopted February 1, 2022.

City of San Jacinto. *City of San Jacinto Zoning/Development Code*. Adopted December 2012, Amended through December 2022.

U.S. Census Bureau. *QuickFacts, San Jacinto city, California*. July 1, 2021. <https://www.census.gov/quickfacts/fact/table/sanjacintocitycalifornia/PST045221>.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	☐	☐	☒	☐
2) Police protection?	☐	☐	☒	☐
3) Schools?	☐	☐	☒	☐
4) Parks?	☐	☐	☒	☐
5) Other public facilities?	☐	☐	☒	☐

ENVIRONMENTAL ANALYSIS

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1) Fire protection?

Less Than Significant Impact: The Riverside County Fire Department (RCFD) would provide fire protection service for the Project site. As part of this Initial Study, Deputy Fire Marshal Adria Reinertson from the RCFD was consulted on current facility and staffing levels and potential impacts to fire protection services that could be associated with the Project. Analysis in this section is based, in part, on information provided by RCFD during this consultation, which occurred on December 28, 2021 and April 12, 2022.

The closest fire station to the Project would be Fire Station 78 located at 2450 Cottonwood Avenue, approximately 1.6 miles from the Project site. Fire Station 78 is equipped with one (1) Type 1 Engine and has three (3) personnel. The next closest Fire Station would be Station 25 located at 132 South San Jacinto Avenue, approximately two (2) miles from the Project site. Fire Station 25 is equipped with one (1) Type 1 Engine and has three (3) personnel. Fire Station 78 would have a response time of six (6) minutes and Fire Station 25 would have a response time of seven (7) minutes. According to the RCFD, current staff levels and facilities are adequate.

Project implementation would incrementally increase the demand for fire services. According to the RCFD, this increased demand for fire service would not affect the City of San Jacinto's current Class 3 Insurance Services Office (ISO) Rating or require the construction of a new fire station or improvements to an existing station to maintain response times. The Project would be responsible for the payment of development impact fees to offset future fire protection needs. Additionally, the Project would be required to comply with applicable Riverside County Fire Department codes, ordinances, and regulations regarding fire prevention and suppression measures; fire hydrants and sprinkler systems; emergency access; and other similar requirements. Payment of development impact fees and compliance with fire code standards would reduce potential impacts to fire protection service to less than significant.

Mitigation Measures: No mitigation measures are required.

2) Police protection?

Less Than Significant Impact: The Riverside County Sheriff's Department would provide police protection service for the Project site. As part of this Initial Study, a request was sent to the Riverside County Sherriff's Department for information on current facility and staffing levels and potential impacts to police protection service that could be associated with the Project. At the time of preparing this Initial Study, Riverside County Sherriff's Department had not provided a response.

The Riverside County Sheriff's Department maintains a Police Station at 160 W. 6th Street. Services offered by the Sherriff's Department include police patrol, traffic enforcement, Community Oriented Policing and Problem Solving (COPPS), investigations, bicycle patrol, canine team, Allied Riverside Cities Narcotics Enforcement Team (ARCNET), animal control, police explorers, citizen volunteers, Drug Abuse Resistance Education (DARE), and neighborhood watch. The City continues to ensure that the level of service provided by the Sheriff's Department corresponds to the number of residents and businesses within the City, as well as the current law enforcement problems. The Project would incrementally increase the need for law enforcement protection services. The Project would be responsible for the payment of development impact fees and would generate taxes to fund existing and future Sheriff's Department facilities. Additionally, the Project would be required to comply with the Sheriff's Department Code standards. With payment of development impact fees and compliance with the Sheriff's Department Code standards, potential impacts to the Sheriff's Department services would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) Schools?

Less Than Significant Impact: The Project site is within the San Jacinto Unified School District (SJUSD). As part of this Initial Study, Alexander Adame, Facilities & Operations Facilities Planner from SJUSD, was consulted on current facilities and potential impacts to school services that could be associated with the Project. Analysis in this section is based, in part, on information provided by SJUSD during this consultation.

SJUSD serves areas within the cities of San Jacinto, Hemet, Moreno Valley, Beaumont, and unincorporated areas within the County of Riverside. SJUSD currently educates a total student

population of approximately 10,590 kindergarten through twelfth grade students. The School District currently operates seven (7) elementary school sites, two (2) middle school sites, and two (2) high school sites. An additional elementary school is planned near Vernon Avenue and Ramona Expressway.

Table 4.15-1, *SJUSD School Locations and Generation Factors for Single-Family Detached Units*, shows the closest schools to the Project site and the District's Student Generation Rates for single-family detached homes. As shown in Table 4.15-1, the Project's proposed 181 homes would generate an estimated 130 students.

Table 4.15-1
SJUSD School Locations and Generation Factors for Single-Family Detached Units

School Level	Name School	Location	Student Generation/ Unit	Number of Students
Elementary	De Anza Elementary School	1089 De Anza Avenue	0.3352	61
Intermediate	Monte Vista Middle School	425 North Lyon Avenue	0.1652	30
High School	San Jacinto High School	500 Idyllwild Avenue	0.2165	39
			Total Students	**130**

Source: San Jacinto Unified School District, *School Fee Justification Study 2020, Table 3*, accessed at https://4.files.edl.io/ddb7/05/11/20/175901-6e444a4e-468a-4ffd-ae24-326bb8512856.pdf.

The proposed Project would incrementally increase the enrollment of students and the use of SJUSD facilities. According to Alexander Adame, Facility Planning Department, SJUSD would be able to accommodate the new students generated by the Project. The Project would be required to pay development impact fees prior to issuance of a building permit to offset the traditional cost of providing school services and facilities. With payment of development impact fees, there would be a less than significant impact on local school district facilities.

Mitigation Measures: No mitigation measures are required.

4) Parks?

Less Than Significant Impact: The City maintains ten park sites, including Sallee Park, Rancho Park, Francisco Estudillo Heritage Park, Mistletoe Park, Harvest Park, Sagecrest Park, Skyview Park, Soboba Springs Park, Druding Park, and Hoffman Park. The Quimby Act allows local governments to exact funding for parks from developers of residential subdivisions, through the dedication of parkland or in-lieu fees, or both. The City implements the Quimby Act, which requires parkland dedication of three (3) acres per 1,000 residents or an in-lieu fee payment as a required condition of approval for a residential subdivision. To ensure sufficient park and recreational opportunities, the City has established a citywide parkland standard of five (5) acres per 1,000 residents.

The Project site is located within one mile of six (6) existing park sites including West Valley Recreation and Park Facility, Haugen Park, Stallions Park, Sandalwood Park and Warneke Park. Additionally, the City of San Jacinto Park Master Plan identifies that there are several planned park sites within the vicinity of the Project site. The Project also proposes the construction of

two (2) internal pocket parks. The park sites would be close to residential uses, which would make them easily accessible. These onsite park facilities would reduce the Project's demand for existing park facilities in the City. The Project would also be subject to Park and Open Space Facilities Impact Fees to fund existing facilities and/or provide future park facilities. With construction of the two (2) proposed pocket parks and the payment of Quimby Act parkland fees, potential parkland impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

5) Other public facilities?

Less Than Significant Impact: The proposed Project would incrementally increase the City's resident population; and therefore, incrementally increase the demand for services at other public facilities such as libraries, community centers, and health care centers. This increase in population would be consistent with the Project site's residential zoning and long-term growth projections in the City. The construction and occupancy of 181 new homes is not anticipated to substantially increase the overall population, necessitating either construction or expansion of other public facilities like libraries, hospitals, community-based clinics, or other health services facilities or programs. The payment of applicable development impact fees and taxes are anticipated to offset the Project's incremental increased demand for other public services. Potential impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

REFERENCES

CAL FIRE/Riverside County Fire Department, Correspondence with Erik Mendoza, Crime Prevention Specialist, dated September 30, 2021 and dated April 12, 2022.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

City of San Jacinto. Correspondence with Mathew Osborn, Water Utilities Superintendent. December 27 and 28, 2021 and April 14, 2022.

Eastern Municipal Water District. Correspondence with Maroun El-Hage, MPA, MS, PE, Principal Civil Engineer, Development Services Department. January 13, 2022 and April 26, 2022.

San Jacinto Unified School District. Correspondence with Alexander Adame, Facilities & Operations Facilities Planner. January 14, 2022 and April 22, 2022.

San Jacinto Unified School District. *School Fee Justification Study 2020, Table 3*. Accessed at https://4.files.edl.io/ddb7/05/11/20/175901-6e444a4e-468a-4ffd-ae24-326bb8512856.pdf.

4.16 Recreation

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

ENVIRONMENTAL ANALYSIS

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact: Project implementation would not 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.

The City of San Jacinto and the Valley-Wide Recreation and Park District provide a wide range of recreational activities and facilities for the residents of San Jacinto. The City of San Jacinto has 50 acres of park sites spread over 10 parks. In addition, the Rancho San Jacinto Parks are scattered throughout the City and provide a mix of recreational opportunities. Within one mile of the Project site, there are several existing park sites that provide recreation opportunities including West Valley Recreation and Park Facility, Haugen Park, Stallions Crossing Park, Sandlewood Park and Warneke Park. Stallions Crossing Park, Warneke Park, and Haugen Park are within 0.25 miles of the Project site. Further, the City of San Jacinto Park Master Plan identifies an additional 50 acres of park sites that are planned within the City, of which three (3) park facilities would be within one (1) mile of the Project site (Google Earth 2022). Based on this relatively diverse array of available recreational facilities within the City, the Project is not expected to introduce a new resident population that would substantially overwhelm and/or deteriorate park facilities.

The Project also includes the construction of two (2) internal pocket parks for residents. The new internal park sites would be easily assessable, which would encourage the new residents to use these facilities rather than seeking recreation facilities located outside of the community. These onsite park facilities would reduce the proposed Project's demand for existing recreation facilities in the Project vicinity and would not accelerate substantial deterioration of existing recreation facilities. Additionally, the Project would be required to pay Park and Open Space Development Fees, which would help fund construction of new recreation facilities and/or maintenance of existing recreation facilities. Therefore, potential impacts associated with increasing use of existing recreation facilities would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact: The Project would not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The Project proposes construction of two (2) onsite pocket parks for future resident use. Potential impacts associated with the construction of these proposed parks have been evaluated as a part of this Project's environmental analysis. No onsite or offsite adverse impacts on facilities are anticipated and onsite facilities would be constructed in compliance with City codes and regulations. Therefore, potential impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

REFERENCES

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

City of San Jacinto. *City of San Jacinto Zoning/Development Code*. Adopted December 2012, Amended through December 2022.

4.17 Transportation

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

ENVIRONMENTAL ANALYSIS

The following analysis is based on a Traffic Impact Analysis with Vehicle Miles Travel Analysis prepared by TJW Engineering in March 2022. The report is presented in Appendix J.

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact With Mitigation Incorporated: The Project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

CIRCULATION SYSTEM BACKGROUND

Intersection Capacity Utilization (ICU)

On December 28, 2018, the California Natural Resources Agency adopted revised CEQA Guidelines in accordance with SB 743, which changed the way transportation studies are conducted in CEQA documents. Vehicle miles traveled (VMT) replaced motorist delay and level of service (LOS) as the metric for determining level of impacts and significance under CEQA. Although LOS is no longer used to determine level of impacts to the circulation system under CEQA, this document includes a LOS discussion to inform interested parties.

LOS is commonly used to describe the quality of flow on roadways and at intersections using a range of LOS from LOS A (free flow with little congestion) to LOS F (severely congested conditions). The definitions for LOS for interruption of traffic flow differ depending on the type of traffic control (e.g., traffic signal, unsignalized intersection with side street stops, unsignalized intersection with all-way stops). The Highway Capacity Manual (HCM) 6 (Transportation Research Board, 2016) methodology expresses the LOS of an intersection in terms of delay time for the intersection approaches. The HCM methodology utilizes different procedures for different types of intersection control. The City of San Jacinto requires unsignalized intersection operations be analyzed utilizing the HCM 6 methodology.

Intersection operation for unsignalized intersections is based on the weighted average control delay expressed in seconds per vehicle.

At a two-way or side-street stop-controlled intersection, LOS is calculated for each stop-controlled minor street movement, for the left-turn movement(s) from the major street, and for the intersection as a whole. For approaches consisting of a single lane, the delay is calculated as the average of all movements in that lane. For an all-way stop-controlled intersection, LOS is computed for the intersection as a whole. Table 4.17-1, *Level of Service ICU*, describes the general characteristics of traffic flow and accompanying delay ranges at unsignalized intersections.

Table 4.17-1
Level of Service ICU

Level of Service (LOS)	Description	Delay In Seconds
A	Little or no delays.	0 – 10.00
B	Short traffic delays.	10.01 – 15.00
C	Average traffic delays.	15.01 – 25.00
D	Long traffic delays. Multiple vehicles in queue.	25.01 – 35.00
E	Very long delays. Demand approaching capacity of intersection	35.01 – 50.00
F	Very constrained flow with extreme delays and intersection capacity exceeded.	> 50.01
Source: TJW Engineering, Inc., *Traffic Impact Analysis*; March 23, 2022.		

Traffic Signal Warrant Analysis Methodology

Traffic signal warrants refer to a list of established criteria utilized by Caltrans and other public agencies to quantitatively justify or determine the potential need for installation of a traffic signal at an unsignalized location. This analysis uses the signal warrant criteria in the latest edition of the Federal Highway Administration's (FHWA) Manual on Uniform Traffic Control Devices (MUTCD) as amended by the 2014 California MUTCD (CA MUTCD), Revision 4, effective March 29, 2019, for all unsignalized, non-driveway study intersections. This Traffic Impact Analysis utilizes the peak hour volume-based warrant (Warrant 3) as the appropriate traffic signal warrant analysis for all analysis. Warrant 3 is appropriate for this analysis because it provides specialized criteria for intersections with rural characteristics. Signal warrants do not necessarily correlate with level of service; an intersection may satisfy a warrant and still be operating at or better than LOS D or be operating at a deficient LOS (E or F) and not meet signal warrants.

City of San Jacinto Signalized Intersection Operating Requirements

The following are the City of San Jacinto's signalized intersection operating requirements:

- Any signalized study intersection operating at an acceptable LOS D or better without project traffic in which the addition of project traffic causes the intersection to degrade to a LOS E or F shall identify improvements to improve operations to LOS D or better.
- Any signalized study intersection that is operating at LOS E or F without project traffic where the project increases delay by 5.0 or more seconds shall identify improvements to offset the increase in delay.

City of San Jacinto Level of Service

The City of San Jacinto has established level of service "D" or better as acceptable LOS for all intersections that are adjacent to freeway on/off ramps and/or adjacent to employment generating land uses. The City has also established level of service "D" or better as acceptable LOS for all other intersections along the designated street and highway system in the General Plan Mobility Element as described in Appendix G of the General Plan Draft EIR (City of San Jacinto 2021). For the purposes of the Project study area, level of service "D" is considered an acceptable LOS.

EXISTING CONDITIONS

The Project site would be locally accessed by proposed extensions of Appaloosa Drive and Estrella Street into the Project site. The following intersections are within the vicinity of the Project site and have been included in the intersection level of service (LOS) analysis:

- Lyon Avenue/De Anza Drive
- Lyon Avenue/Cottonwood Avenue
- Lyon Avenue/Appaloosa Drive
- Marilyn Drive/Estrella Street

Existing Project Baseline (2021) conditions AM and PM peak hour intersection analysis for study area intersections is shown in Table 4.17-2, *Existing Conditions Level of Service*. As shown in Table 4.17-2, the study intersections are currently operating at an acceptable LOS during the AM and PM peak hours under existing conditions, except for Lyon Avenue/Cottonwood Avenue already operates at LOS E during AM Peak Hours.

Table 4.17-2
Existing Conditions Level of Service

Intersection	Control Type	AM Peak Delay/LOS	PM Peak Delay/LOS
Lyon Avenue/De Anza Drive	AWSC	12.6/B	10.1/B
Lyon Avenue/Cottonwood Avenue	AWSC	49.9/E	20.8/C
Lyon Avenue/Appaloosa Drive	TWSC	28.4/D	12.7/B
Marilyn Drive/Estrella Street	TWSC	9.3/A	9.3/A

Abbreviation: AWSC = All-Way Stop-Control, TWSC = Two-Way Stop-Control, Delay shown in seconds per vehicle.
Notes:
1 Per the Highway Capacity Manual 6th Edition, overall average delay and LOS are shown for signalized and all-way stop-controlled intersections. For intersections with one-or-two-way stop-control, the delay and LOS for the worst individual movement is shown.
Source: TJW Engineering, Inc., *Traffic Impact Analysis*; March 23, 2022.

PROJECT TRAFFIC IMPACTS

Trip generation represents the amount of traffic, both inbound and outbound, produced by a development. Determining trip generation for a project is based on projecting the amount of traffic that the specific land uses being proposed will produce. Industry standard Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017) trip generation rates were used to determine trip generation for the Project's predominant land uses. Table 4.17-3, *Project Trip*

Generation, summarizes the projected AM peak hour, PM peak hour and daily trip generation of the proposed Project.

Table 4.17-3
Project Trip Generation

Proposed Land Use[1]	Qty	Unit[2]	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
							In	Out	Total			In	Out	Total
Single-Family Housing (210)	181	DU	9.43	1,697	0.70	26:74	33	93	126	0.94	63:37	106	63	169
Total				**1,697**			**33**	**93**	**126**			**106**	**63**	**169**

Notes:
1: Rates from ITE Trip Generation (10th Edition, 2017).
2: DU = Dwelling Units.
Source: TJW Engineering, Inc., *Traffic Impact Analysis*; March 23, 2022.

The study intersections and roadway segments have been analyzed for potential Project traffic impacts for the following study scenarios:

- Existing Project Baseline (2021) Traffic Conditions
- Opening Year (2023) Without Project Conditions (Existing + Ambient + Cumulative)
- Opening Year (2023) With Project Conditions (Existing + Ambient + Cumulative + Project)

Opening Year traffic volumes include background traffic plus the addition of the traffic projected to be generated by the proposed Project and traffic projected to be generated by cumulative developments in the vicinity of the Project. Cumulative developments are projects which are in various stages of planning entitlement and construction. Since the Project is expected to be built and generating trips in 2023, Opening Year traffic volumes include an ambient growth rate of two (2) % per year for two (2) years applied to existing volumes. Opening Year traffic conditions during AM and PM peak hour is shown in Table 4.17-4, *Opening Year Traffic Conditions*. As shown in Table 4.17-4, the study intersections are projected to continue to operate at an acceptable LOS during the AM and PM peak hours except for the intersection of Lyon Avenue/Cottonwood Avenue during the AM Peak Hours and the intersection of Lyon Avenue/Appaloosa Drive during the AM Peak Hours. The intersection of Lyon Avenue/Cottonwood Avenue would have an existing LOS F for the AM peak hour even without Project traffic, resulting from ambient growth and cumulative development by 2023. The intersection of Lyon Avenue/Appaloosa Drive would also have an existing LOS F for the AM peak hour even without Project traffic, resulting from ambient growth and cumulative development by 2023. Accounting for Project-generated traffic at the 2023 opening year, the Project's additional traffic would add delay by more than 5.0 seconds at the intersection of Lyon Avenue/Cottonwood Avenue (5.2 second increase) and at the intersection of Lyon Avenue/Appaloosa Drive (103.4 second increase).

Table 4.17-4
Opening Year Traffic Conditions

Intersection	Control Type	PeakHour	Opening Year Conditions		Opening Year With Project Conditions			
			Delay[1]	LOS	Delay[1]	LOS	Change	Impact?
#1 – Lyon Avenue/De Anza Drive	AWSC	AM PM	22.9 10.7	C B	24.4 11.1	C B	1.5 0.4	No No
#2 – Lyon Avenue/Cottonwood Avenue	AWSC	AM PM	110.5 29.5	F D	115.7 34.1	F D	5.2 4.6	Yes No
#3 – Lyon Avenue/Appaloosa Drive	TWSC	AM PM	70.7 14.3	F B	174.1 17.8	F C	103.4 3.5	Yes No
#4 – Marilyn Drive/Estrella Street	TWSC	AM PM	9.3 9.3	A A	9.6 9.6	A A	0.3 0.3	No No

Abbreviations: AWSC = All-Way Stop-Control, TWSC = Two-Way Stop-Control, Delay shown in seconds per vehicle.
Notes:
1 Per the Highway Capacity Manual 6th Edition, overall average delay and LOS are shown for signalized and all-way stop-controlled intersections. For intersections with one-or-two-way stop-control, the delay and LOS for the worst individual movement is shown.
Source: TJW Engineering, Inc., *Traffic Impact Analysis*; March 23, 2022.

As discussed above and shown in Table 4.17-4, the Project would contribute additional traffic delays to the intersections of Lyon Avenue/Cottonwood Avenue and Lyon Avenue/Appaloosa Drive. Although a project's impact on LOS/vehicle travel delay is no longer considered an environmental impact under the CEQA, as described in the section below, Mitigation Measure T-1 would require the Project to contribute its fair share of funds to offset its contribution to vehicle delay at these intersections. The City would be ultimately responsible for planning and improving these intersections at a future date. As shown in Table 4.17-5, *Opening Year Traffic Condition With Recommended Improvements*, a traffic signal at the intersections of Lyon Avenue/Cottonwood Avenue and Lyon Avenue/Appaloosa Drive would improve the opening year operational efficiency to acceptable standards and reduce the amount of intersection delay better than existing conditions. With the Project's fair share contribution and based on the current CEQA regulations, potential impacts would be less than significant.

Table 4.17-5
Opening Year Traffic Condition With Recommended Improvements

Intersection	Proposed Control Type	PeakHour	Opening Year With Project Conditions			
			Delay[1]	LOS	Change	Impact?
#2 – Lyon Avenue/Cottonwood Avenue	Signal	AM PM	14.4 13.2	B B	(96.1) (16.3)	No No
#3 – Lyon Avenue/Appaloosa Drive	Signal	AM PM	7.9 4.0	A A	(62.8) (10.3)	No No

Notes:
1 Per the Highway Capacity Manual 6th Edition, overall average delay and LOS are shown for signalized intersections.
Source: TJW Engineering, Inc., *Traffic Impact Analysis*; March 23, 2022.

As discussed in the Traffic Impact Analysis prepared by TJW Engineering and as shown in Table 4.17-6, *Fair Share Calculations*, the Project's fair share of contribution to the Lyon Avenue and Cottonwood Avenue signalization is 3.20% and for Lyon Avenue and Appaloosa Drive it is 7.78%.

Table 4.17-6
Fair Share Calculations

Intersection	Fair Share for Opening Year with Project AM/PM Peak Hour
#2 – Lyon Avenue/Cottonwood Avenue	3.20%
#3 – Lyon Avenue/Appaloosa Drive	7.78%
Source: TJW Engineering, Inc., *Traffic Impact Analysis*; March 23, 2022.	

BIKEWAY CIRCULATION

Presently, there are no existing bikeways or pedestrian sidewalks along the segment of Lyon Avenue fronting the Project site. The City of San Jacinto Trails Master Plan shows a proposed Class I multi-use Pedestrian/Bike Trail along Lyon Avenue (City of San Jacinto 2018). The Project proposes frontage improvements along Lyon Avenue, including constructing a segment of this Class I multi-use path in accordance with the City of San Jacinto Trails Master Plan. Therefore, Project implementation would not conflict with the City of San Jacinto Trails Master Plan or restrict bicycle access.

PEDESTRIAN CIRCULATION

The Project has been designed to provide pedestrian circulation within the Project site and connections to offsite pedestrian circulation systems. The Project's internal roadways provide a 6-foot sidewalk that would facilitate pedestrian access. Additionally, the Project proposes offsite street and sidewalk improvements at the intersections of Lyon Avenue/Appaloosa Drive and Marilyn Drive/Estrella Street. As previously discussed, the Project would also construct a segment of a proposed Class I multi-use Pedestrian/Bike Trail along Lyon Avenue (along the Project's frontage), consistent with the City Trails Master Plan (City of San Jacinto 2018). Therefore, Project implementation would not conflict with onsite or offsite pedestrian circulation.

PUBLIC TRANSIT SERVICE

The City is served by the Riverside Transit Agency (RTA), which provides local and regional bus service throughout Riverside County. The nearest transit route is located on Cottonwood Avenue. The nearest bus stop is located southeast of the Project site, on Cottonwood Avenue, east of Lyon Avenue, about 0.5 miles away from the Project site. Project implementation would not conflict-with or restrict access-to this transit stop (City of San Jacinto 2018).

CIRCULATION SYSTEM CONFLICT SUMMARY

As discussed above, Project implementation would not conflict with the City's circulation system, including transit, roadway, bicycle and/or pedestrian facilities. Although a project's impact on LOS/vehicle travel delay is no longer considered an environmental impact under the CEQA, as described in the section below, Mitigation Measure T-1 would require the Project to contribute its fair share of funds to offset its contribution to vehicle delay at the intersections of Lyon Avenue/Cottonwood Avenue and Lyon Avenue/Appaloosa Drive. Potential impacts would be less than significant.

Mitigation Measures:

T-1: The Project shall contribute funds to the Transportation Uniform Mitigation Fee (TUMF) program, the City of San Jacinto Development Impact Fee (DIF) program, or as a fair share contribution not found to be covered by a pre-existing fee program for 3.2% of the improvements at the intersection of Lyon Avenue/Cottonwood Avenue and 7.78% of the improvements at Lyon Avenue/Appaloosa Drive. The funding method and timing of funding shall be approved by the City Engineer.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact: The Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). On December 28, 2018, the California Natural Resources Agency adopted revised CEQA Guidelines in accordance with SB 743, which changed the way transportation studies are conducted in CEQA documents. Vehicle miles traveled (VMT) replaced motorist delay and level of service as the metric for determining level of impacts and significance under CEQA. Consistent with the new metric of VMT for analysis of transportation impacts, this analysis follows VMT guidelines set forth by the City of San Jacinto Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment adopted in June 2020.

The Project's proposed homes would generate an estimated annual VMT of 5,768,880 according to the *Air Quality/Greenhouse Study* (Appendix A). The City utilizes the Western Riverside Council of Governments (WRCOG) VMT Screening Tool to determine if a project would meet certain criteria that "screen out" a project from a VMT analysis or require a VMT analysis be prepared. The Project's Traffic Impact Analysis (Appendix J) contains the screening output results. As shown in the screening output, for land use projects using the WRCOG VMT Screening Tool, the Project is identified as being located within a low VMT area; and therefore, the Project is presumed to have a less than significant impact on VMT. Based on the low VMT area criteria, potential impacts are considered less than significant.

Mitigation Measures: No mitigation measures are required.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact With Mitigation Incorporated: Project implementation would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). As shown in Figure 3-4, *Tentative Tract Map 38202*, access to the proposed development would be provided from Appaloosa Drive and Estrella Street. The alignment of the access points at Appaloosa Drive and Estrella Street are already constructed and the Project entrances would align with the existing intersections. The Project proposes offsite improvements for street and sidewalk connections, at the intersections of Lyon Avenue/Appaloosa Drive and Marilyn Drive/Estrella Street to ensure safe vehicle access to the Project site. The Project site access points would be constructed in compliance with recommended roadway classifications and respective cross-sections in accordance with the City of San Jacinto General Plan or as directed by the City Engineer. Additionally, signing/striping should be implemented in conjunction with detailed construction plans. With implementation of Mitigation Measures T-2 and T-3, potential hazards associated with access to the Project would be less than significant.

Mitigation Measures:

T-2: Street Improvements Plans shall be prepared and constructed in accordance with City engineering standards.

T-3: Final construction plans shall show signing and striping along all roadways where improvements are proposed.

d) Result in inadequate emergency access?

Less Than Significant Impact: Project implementation would not result in inadequate emergency access. The Project would involve the construction of new homes and access ways. The Project would be required to design, construct, and maintain access ways in compliance with local, regional, and state requirements related to emergency access. The Riverside County Fire Department would also review and comment on the Project plans (as-needed) to ensure adequate emergency access and adequate emergency response times can be maintained. No unusual circumstances were identified that would restrict operational emergency access. Compliance with local, regional, and state requirements related to emergency access would reduce potential long-term operational impacts to less than significant.

Temporary activities associated with the construction of Project driveways and with the extension of infrastructure from existing street utilities into the Project site could result in temporary partial lane closures, which could hinder emergency access. The Project would be required to coordinate with the City on the need for traffic controls during construction, which would determine if and what type of traffic controls are needed to maintain emergency access through active construction areas. With compliance with the City of San Jacinto traffic control requirements, potential impacts associated with temporary construction activities would be less than significant.

Mitigation Measures: No mitigation measures are required.

REFERENCES

Birdseye Planning Group. *San Jacinto Residential TTM 38202 Project Air Quality/Greenhouse Study*. July 2022.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

City of San Jacinto. *Transportation Impact Analysis*. October 7, 2021. Found in General Plan Draft EIR Appendix G. October 2022.

City of San Jacinto. *San Jacinto Trails Master Plan*. November 2018.

TJW Engineering, Inc. *Traffic Impact Analysis*. March 23, 2022.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a 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:				
1) 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	☐	☒	☐	☐
2) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

ENVIRONMENTAL ANALYSIS

AB 52 TRIBAL CONSULTATIONS/ PUBLIC RESOURCES CODE SECTION 21080.3.1

This Project is subject to the requirements of AB 52/Public Resources Code section 21080.3.1. AB 52 is applicable to projects that have filed a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) or notice of a Mitigated Negative Declaration (MND) or Negative Declaration (ND) on or after July 1, 2015. The law requires lead agencies to initiate consultation with California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the Project and have requested such consultation, prior to determining the type of CEQA documentation that is applicable to the Project (i.e., EIR, MND, ND). Significant impacts to "tribal cultural resources" are considered significant impacts to the environment.

For "tribal cultural resources," PRC §21074, enacted and codified as part of a 2014 amendment to CEQA through AB 52, provides the statutory definition as follows:

"Tribal cultural resources" are either of the following:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

A. Included or determined to be eligible for inclusion in the California Register of Historical Resources.

B. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

2. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

To determine if such resources exist, under AB 52 (PRC §21080.3.1) lead agencies must consult with tribes that request consultation and must make a reasonable and good faith effort to mitigate the impacts of a development on such resources to a less than significant level. AB 52 allows tribes 30 days after receiving notification to request consultation and the lead agency must then initiate consultation within 30 days of the request by tribes. The City of San Jacinto issued the AB 52 notification letters regarding this Project on February 1, 2022.

The following is the City of San Jacinto's AB 52 Tribal consultation list:

- Morongo Band of Mission Indians; Honorable Robert Martin, Chairperson.
- Morongo Band of Mission Indians; Denisa Torres, Cultural Heritage Program Coordinator.
- Pechanga Band of Mission Indians; Ebru Ozdil, Cultural Analyst, Pechanga Cultural Resources Department.
- Rincon Band of Luiseño Indians; Deneen Pelton, Administrative Assistant, Cultural Resources Department.
- Rincon Band of Luiseño Indians; Sheryl Madrigal, Manager, Cultural Resources Department.
- Soboba Band of Luiseño Indians; Joseph Ontiveros, Cultural Resource Director.
- Soboba Band of Luiseño Indians; Jessica Valdez, Assistant to the Cultural Resource Director.
- Agua Caliente Band of Cahuilla Indians; Patricia Garcia, Director of Tribal Historic Preservation Office.
- Torres Martinez Desert Cahuilla Indians; Alicia Reed, Cultural Resource Coordinator.
- San Manuel Band of Mission Indians; Ryan Nordness, Cultural Resources Analyst.

The City received responses from the Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians, and San Manuel Band of Mission Indians. No other responses were received. The Rincon Band of Luiseño Indians and the San Manuel Band of Mission Indians indicated they did not wish to consult on this Project. The Soboba Band of Luiseño Indians requested consultation on February 28, 2022 and the consultation was held on March 17, 2022. Input received from the Soboba Band of Luiseño Indians indicated no known presence of tribal cultural resources within the Project boundary but requests regarding input on mitigation for tribal cultural resources, should a resource be discovered, were incorporated into the Project's mitigation requirements. The City concluded consultation in accordance with AB 52/Public Resources Code section 21080.3.1 on February 16, 2023.

ETHNOGRAPHY

According to maps prepared in Bean (1978:576) and Bean and Shipek (1978:551), the Project area is located within traditional territory of the Cahuilla, northeast of the Luiseño and due east of the Gabrielino; however, this area was likely occupied or at least visited by all three (3) tribes.

Cahuilla

The Cahuilla are an ethnographic Native American group descended from Late Prehistoric Takic-speaking inhabitants of the region. The name Cahuilla is believed to have originated from the group's word *káwiya* for "master" or "boss" (Bean 1978:575).

The territory of the Cahuilla has been described as topographically diverse, "from the summit of the San Bernardino Mountains in the north to Borrego Springs and the Chocolate Mountains in the south, a portion of the Colorado Desert west of Orocopia Mountain to the east, and the San Jacinto Plain near Riverside and the eastern slopes of Palomar Mountain to the west" (Bean 1978:575). Three (3) main divisions of the Cahuilla—Desert, Pass (or Western), and Mountain groups—were defined mainly by geographic distribution, but dialectic differentiation was apparent (Strong 1929). A network of trails linking Cahuilla villages and those of neighboring groups, including the Luiseño, facilitated trade and maintenance of social ties.

The Cahuilla were hunter-gatherers who followed a seasonal round of utilizing various floral and faunal resources occurring in their territory (Bean 1972, 1978; Bean and Saubel 1972). Because Cahuilla territory was comprised of high mountains and arid lowlands, their seasonal round has been characterized as vertical rather than horizontal, with people moving upward and downward in layers of ecological zones ordered by elevation (Bean 1972). Settled villages were located near reliable water sources and within range of various resources (food, wood for fuel, and lithic materials for tools). Each village was composed of a group of individuals that were related by blood or marriage and which retained its own specific hunting and resource collecting areas. Cahuilla lineage groups were linked together in a complex interaction sphere of trade, alliance, intermarriage, and ceremonial exchange with neighboring groups including the Luiseño.

Major villages were fully occupied during winter, but during other seasons task groups headed out in periodic forays to collect available plant foods, with larger groupings from several villages organizing for annual acorn harvests. Bean and Saubel (1972) have recorded several hundred species of plants used by the Cahuilla for food, utilitarian materials, and medicines. Major plant foods emphasized during late prehistory included acorns, mesquite, screwbean, pinyon nuts, and various seed-producing legumes that were complemented by agave, wild fruits and berries, tubers, cactus bulbs, roots, and greens. Hunting was accomplished with the throwing stick and bow and arrow; nets and traps were also used for small animals (Bean 1972). Stone tools consisted of two general types: ground stone tools (e.g., mortars, pestles, manos, and metates for pounding and grinding) and flaked stone tools (e.g., knives, drills, and projectile points for cutting and piercing). Ground stone tools were typically made from granite or other coarse stone. Flaked stone tools were typically made from chert, jasper, basalt, quartz, quartzite, obsidian, and other fine-grained stone in which breakage patterns could be controlled and sharp edges would result.

Luiseño

The Project is located north and east of the ethnographic territory of the Luiseño. The Luiseño are Takic speakers and are descended from Late Prehistoric populations of the region. Takic is part of the larger Uto-Aztecan language stock which migrated west from the Great Basin (Bean and Smith 1978, Shipley 1978). The Luiseño name for Lake Elsinore is *Paiakhche*, (Kroeber 1907:144, 147). The village of *Paiakhche* is ethnographically documented immediately north of the lake by Kroeber (1925), however, consultation with the Pechanga Tribe shows that the village was located northwest of the lake and that the correct spelling is *Páayaxchi*. This name also refers to the lake itself.

The Luiseño share many similar cultural traits to many other southern California groups. The Luiseño lived in sedentary and independent village groups, each with specific subsistence territories encompassing hunting, food gathering, and fishing areas. Villages were usually located in valley basins, along creeks and streams adjacent to mountain ranges where water was available and where the villages would be protected from environmental conditions and potential enemies. Most inland populations had access to fishing and food gathering sites on the coast (Bean and Shipek 1978).

Luiseño economic and subsistence practices centered upon the seasonal gathering of acorns and seeds; the hunting of deer and small mammals such as rabbits, wood rats, ground squirrels, and birds. Coastal foods included sea mammals, fish and shellfish. Tool technologies were organized around food collection, storage, and preparation strategies, which was reflected in the type, size, and quantity of food items gathered. Stone (lithic) tools included two types: ground stone and flaked stone tools. Ground stone equipment included: mortars, pestles, manos and metate grinding slicks, made from granite, schist, and gneiss. Flaked tools included: bifaces, projectile points, scrapers, and gravers, fabricated from siliceous rock such as chert and jasper, microcrystalline chalcedony, obsidian, fine grain ingenious rocks such as basalt rhyolite, and andesite, and hard silica such as quarts and quartzite. Utilitarian tools were constructed from wood, animal bones, skins, and/or woven from flora materials depending on need (Lovin 1963). Hunting activities were conducted both on an individual basis and/or organized into group activities, depending on seasonal factors and the game hunted. Acorns encompassed as much 50 percent of the Luiseño diet (White 1963). Acorns provided a reliable and abundant food source that was high in calories and could be easily stored for future use. Acorn collection was a central tenant in the lives of the Luiseños and dominated their economic and social structure (Basgall 1987, Johnson and Earle 1987).

Villages were organized around an inherited chief who exerted sole control over the economy, religious rituals, and territorial matters within the village (Bean and Shipek 1978:555). The chief at times would consult with a council of elders and shamans on matters of religious practices and on environmental conditions effecting village life. Large villages may have had a complex behavioral and political structure due to their territorial size and economic control, while the smaller villages' political complexity was limited by their territorial size (Strong 1929; Bean and Shipek 1978:555).

For the Luiseño, Lake Elsinore is an important cosmological center (DuBois 1908). After becoming sick, *Wuyóot* was taken to the hot springs of Lake Elsinore for their healing qualities. The Luiseño consider *Wuyóot* a deity in their creation story as he was the first human and a prophet to the *Káamalam*, the First People (DuBois 1908). The Luiseño also believe that *Wuyóot* died at the hot springs of Lake Elsinore. Lake Elsinore is considered a Traditional Cultural Property to the Luiseño.

Gabrielino/Tongva/Kizh

At the time of European contact in 1769, when Gaspar de Portolá's expedition crossed the Los Angeles Basin, what were to be named the Gabrielino Native Americans by the Spanish occupied the area to the west of the Project site (Kroeber 1925; Bean and Shipek 1978; Bean and Smith 1978; McCawley 1996). While the term Gabrielino identifies those Native Americans who were under the control of the Spanish Mission San Gabriel Archángel, the overwhelming number of people in these areas were of the same ethnic nationality and language (Takic) group. Their territory extended from northern Orange County north to the San Fernando Valley in Los Angeles County and eastward to the San Bernardino area.

This and the following ethnographic information relate to currently surviving native peoples still living in Los Angeles, Orange, San Bernardino, and Riverside Counties. They maintain their cultural practices and customs. The current Gabrielino Tribe comprises at least five (5) bands that are recognized Tribes by the State of California (they do not, however, enjoy Federal recognition). They include the Gabrieleño Band of Mission Indians – Kizh Nation; the Gabrielino Tongva Indians of California Tribal Council; the Gabrieleno-Tongva San Gabriel Band of Mission Indians; the Gabrielino-Tongva Tribe; and the Gabrielino/Tongva Nation. The terms the Native Americans in southern California used to identify themselves have, for the most part, been lost; therefore, the names do not necessarily identify specific ethnic or Tribal groups. Some currently refer to themselves as *Tongva*, while others prefer the term *Kizh*. For the sake of clarity and consistency, the term Gabrielino will be used for the remainder of this section.

The Gabrielino arrived in the Los Angeles Basin possibly as early as 1,500 BCE as part of the so-called Shoshonean (Takic speaking) Wedge from the Great Basin region (Sutton 2010). The Gabrielino gradually displaced the indigenous peoples, who were probably Hokan speakers. Large, permanent villages were established in the fertile lowlands along rivers and streams and in sheltered areas along the coast. Eventually, Gabrielino territory encompassed the greater Los Angeles Basin, coastal regions from Topanga Canyon in the north to perhaps as far south as Aliso Creek, and the islands of San Clemente, San Nicholas, and Santa Catalina (Bean and Smith 1978:538–540). Recent studies suggest the population may have numbered as many as 10,000 individuals at their peak in the Precontact Period.

Kroeber (1925:621) considered the Gabrielino:

> . . . to have been the most advanced group south of Tehachapi, except perhaps the Chumash. They certainly were the wealthiest and most thoughtful of all the Shoshoneans of the State, and dominated these civilizations wherever contacts occurred.

SETTLEMENT

According to Bean and Smith (1978:538), the Gabrielino are, in many ways, one of the least known groups of California's native inhabitants. In addition to much of the Los Angeles Basin, they occupied the offshore islands of Santa Catalina, San Nicolas, and San Clemente. Gabrielino populations are difficult to reconstruct. However, at any one time, as many as 50 to 100 villages were simultaneously occupied. Like the prehistoric culture before them, the Gabrielino were a hunter/gatherer group who lived in small sedentary or semi-sedentary groups of 50 to 100 persons, termed rancherias. These rancherias were occupied by at least some of the people all of the time. Location of the encampment was determined by water availability. Houses were circular in form and constructed of sticks covered

with thatch or mats. Each village had a sweat lodge as well as a sacred enclosure (Bean and Smith 1978). Although the earliest description of the Gabrielino dates back to the Cabrillo expedition of 1542, the most important and extensive accounts were those written by Father Gerónimo Boscana about 1822 and Hugo Reid in 1852.

SUBSISTENCE

Gabrielino subsistence relied heavily on plant foods, but was supplemented with a variety of meat, especially from marine resources. Food procurement consisted of hunting and fishing by men and gathering of plant foods and shellfish by women. Hunting technology included use of the bow and arrow for deer and smaller game, throwing sticks, snares, traps, and slings. Fishing was conducted with the use of shell fishhooks, bone harpoons, and nets. Seeds were gathered with beaters and baskets. Seeds and other foods were stored in baskets. Seeds were prepared with manos and metates and/or mortars and pestles. Food was cooked in baskets coated with asphaltum, in stone pots, on steatite frying pans, and by roasting in earthen ovens (Bean and Smith 1978).

TRADE

Most trade between settlements was through reciprocity (barter), indicated by strings of Olivella shell beads used as a medium of exchange throughout southern California (Ruby 1970). Gabrielino and Juaneño from the mainland probably traded trade beads, game, and plant foods in exchange for shell beads and steatite, and plant foods from the islanders. Steatite artifacts along with fish, shell money, and animal pelts were traded by the mainlander Gabrielino into the interior for seeds and deer skin. According to Bean and Saubel (1972), the Gabrielino traded with the Serrano and the Cahuilla to the east. The Gabrielino traded goods such as shell beads, dried fish, sea otter pelts, asphaltum, and steatite for goods such as salt, obsidian, deer hides, furs, and acorns. There is evidence of trade between the Arizona Hohokam and the Gabrielino, probably with the Mojave people as middleman (Koerper in Mason et al. 1997). *Glycymeri*s shell bracelets, ceramics, and blankets may have been exchanged for Pacific shells and shell beads (Koerper in Mason et al. 1997).

RELIGION

Aside from shamanistic curing rituals, principal religious activity is related to the Chinigchinich cult that emphasized correct behavior as promulgated by a mythical figure, Chinigchinich. The Chinigchinich religion developed in Gabrielino territory and spread southeast to the Juaneño/Luiseño, Cupeño, and Ipai. It is a cult that is tied into an older creation myth. Chinigchinich is said to give laws and punishment for those who are disobedient in which shamans were given responsibilities to oversee the cult. It was an extensive system of polar opposites (duality) that are united under higher principals (unity) (Applegate 1979). Male-Female dualism found in the creation myth is also present in the origin myth (Applegate 1979). Chinigchinich cult ceremonies included boys' puberty ceremonies using *toloache,* a drug made from Jimson Weed (*Datura stramonium*). During the vision quest, a personal protector or totemic animal was acquired. Such totems could be bear, coyote, crow, or rattlesnake. Other ceremonies were to obtain vengeance on enemies; to express thanks for victory; and to commemorate the dead. The focus of the ceremonies was a circular sacred enclosure found in each village. The emphasis on male rites of passage and war may be a response to the increasing population and resultant competition for territory and access to resources. Or it may be a response to the arrival of the Spanish since the Chinigchinich religion seems to be of recent (not prehistoric) origin.

Both inhumation (burial in a grave) and cremation were practiced. During cremations, the goods of the deceased and his hut were often buried with him. Annual mourning ceremonies were held in the late summer for all who had died during the previous year. Clothes of the deceased and an image of the deceased were often burned at this time. Eagles were sacrificed for recently deceased chiefs (Applegate 1979).

SACRED LANDS RECORD SEARCH

On January 5, 2022, VCS contacted the Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and to obtain an AB 52 tribal contacts list. The NAHC had not yet responded as of February 2, 2022. The City of San Jacinto, however, has its AB 52 tribal contacts list to be used in consultation. The NAHC advises that notification letters to tribes should include the results of a records search, pedestrian survey, and SLF search. Ethnographic and geotechnical studies should also be provided. The City of San Jacinto conducted this consultation as described above.

PROJECT IMPACTS

a) Would the project 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:

1) 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)?

Less Than Significant Impact With Mitigation Incorporated: The Project Footprint is not 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). The record search conducted for the Project site identified one resource (P-33-021063) was recorded within the Project site and was previously removed from the property. This previously removed site was associated with the Devoe/Bandick Ranch Complex that was constructed sometime before 1966, and is not associated with a tribal cultural resource. Additionally, cultural resources have been identified within one mile of the Project site, which included mostly built environment resources, including, one large basin metate (33-14710)—a prehistoric milling tool—was discovered approximately 1.5 meters below the surface in a utility trench approximately 1,000 feet southwest of the Project site. This attests to the presence of prehistoric populations in the area. Because historical resources are known to occur within the region, there is the potential that unknown historical resources could be encountered during excavation activities. It is recommended that archaeological monitoring and Native American monitoring occur during Project excavations into younger Holocene alluvial soils, estimated to occur within near surface soils to a depth of five (5) to ten (10) feet. With implementation of Mitigation Measure CR-1 potential impacts to unknown cultural resources would be less than significant.

Mitigation Measures: Mitigation Measure CR-1 is required.

2) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact With Mitigation Incorporated: Implementation of the proposed Project would not cause a substantial adverse change to 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. As previously indicated, a record search conducted on the Project site identified one resource (P-33-021063) that was recorded within the Project site and was previously removed from the property. This resource was associated with the Devoe/Bandick Ranch Complex that was constructed sometime before 1966, and is not associated with a tribal cultural resource. Cultural resources have been identified within one mile of the Project site. Because tribal resources are known to occur within the region, there is the potential that unknown tribal resources could be encountered during excavation activities. To avoid adverse impacts to unknow tribal resources that could be encountered during construction, it is recommended, that archaeological monitoring and Native American monitoring occur during Project excavations into younger Holocene alluvial soils, estimated to occur within near surface soils to a depth of five (5) to ten (10) feet. With implementation of Mitigation Measure CR-1, potential impacts to unknown tribal resources would be less than significant.

Mitigation Measures: Mitigation Measure CR-1 is required.

REFERENCES

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

City of San Jacinto. *City of San Jacinto Zoning/Development Code*. Adopted December 2012, Amended through December 2022.

VCS Environmental. *San Jacinto Residential, TTM 38202 Phase I Cultural Resources Assessment*. April 2022.

4.19 Utilities and Service Systems

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

ENVIRONMENTAL ANALYSIS

a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact: The Project would not require or result in substantial relocations or construction of new or expanded utilities that could cause significant environmental effects. The utility providers for the Project vicinity are shown in Table 4.19-1, *Project Utility Providers*.

Table 4.19-1
Project Utility Providers

Utility	Provider
Water	Eastern Municipal Water District
Sewer	City San Jacinto
Gas	Southern California Gas
Electricity	Southern California Edison
Communication	Frontier

The Project site is currently undeveloped without any onsite utility systems. The Project would be required to extend 8-inch public water facilities within the Project site to serve all the proposed lots with two points of connection (POC) to Eastern Municipal Water District's (EMWD) existing water system: POC-1 located at Estrella Street and Marilyn Drive, and POC-2 located at Appaloosa Drive and Lyon Avenue. An existing 8-inch sewer line is located along Lyon Avenue. The existing water and sewer lines would also be extended into the Project site and routed around the onsite roadways. Additionally, existing communication systems in the Project vicinity would be extended into the Project site. New storm drain facilities would be constructed, including a segment of the San Jacinto Valley Master Drainage Plan storm drain system Line G-3. Construction of new utilities and connections to offsite utility systems would involve some minor trenching. Potential impacts would be short-term and construction BMPs would be in place to minimize construction related impacts. Each utility service provider would coordinate on the design/installation and would review for compliance with utility systems construction standards. Coordination with utility providers and compliance with utility standards would reduce potential impacts to less than significant.

Mitigation Measures: No mitigation measures are required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact: The proposed Project would have sufficient water supplies available to serve the Project and the reasonably foreseeable future during normal, dry, and multiple dry years. The Eastern Municipal Water District (EMWD) would provide water service to the Project. EMWD provides potable water and recycled water to an area of approximately 555 square miles in western Riverside County. The service area includes seven (7) incorporated cities in addition to unincorporated areas of Riverside County, including the City of San Jacinto. EMWD has a diverse portfolio of local and imported supplies. Local water supplies include recycled water, potable groundwater, and desalinated groundwater. EMWD uses 100 percent of its recycled water to irrigate landscape and agricultural fields and provide water for industrial customers. Additionally, EMWD has groundwater wells in two groundwater management areas to supplement their local water supplies. EMWD also receives imported water from the Metropolitan Water District of Southern California (Metropolitan). About half of the water used in EMWD's service area is imported by Metropolitan.

The proposed Project consists of 181 lots which are estimated to generate an Average Day Demand of 79,640 gallons per day and a Maximum Day Demand of 159,280 gallons per day (EMWD 2022). The Project would be required to extend 8-inch public water facilities in-tract to serve all the proposed lots with two points of connection (POC) to EMWD's existing water system: POC-1 located at Estrella Street and Marilyn Drive, and POC-2 located at Appaloosa Drive and Lyon Avenue.

Water Agencies, such as the EMWD, are required to prepare and update their Urban Water Management Plans (UWMP) every five (5) years. The UWMP identifies long-term resource planning to ensure that adequate water supplies are available to meet existing and future water needs. The UWMP includes a water supply and demand assessment that compares the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting multiple consecutive water years. The most recent UWMP for EMWD was prepared in 2021. Below is a comparison between the supply and demand within the service area for projected years between 2025 and 2045 under a normal water year, single dry year, and multiple dry years; refer to Table 4.19-2,

Normal Year Demand Comparison, Table 4.19-3, *Single Dry Year Demand Comparison*, and Table 4.19-4, *Multiple Dry Years Demand Comparison*.

Table 4.19-2
Normal Year Demand Comparison (Acre Feet Per Year)

Unit	2025	2030	2033	2040	2045
Supply Totals	145,930	157,320	168,900	178,700	187,100
Demand Totals	145,930	157,320	168,900	178,700	187,100
Difference	0	0	0	0	0
Source: Eastern Municipal Water District, *Urban Water Management Plan*; Adopted 2021.					

Table 4.19-3
Single Dry Year Demand Comparison (Acre Feet Per Year)

Unit	2025	2030	2035	2040	2045
Supply Totals	151,130	162,820	174,700	184,700	193,300
Demand Totals	151,130	162,820	174,700	184,700	193,300
Difference	0	0	0	0	0
Source: Eastern Municipal Water District, *Urban Water Management Plan*; Adopted 2021.					

Table 4.19-4
Multiple Dry Years Demand Comparison (Acre Feet Per Year)

Unit	2025	2030	2035	2040	2045
First Year					
Supply Totals	151,130	162,820	174,700	184,700	193,300
Demand Totals	151,130	162,820	174,700	184,700	193,300
Difference	0	0	0	0	0
Second Year					
Supply Totals	132,700	143,300	153,700	162,500	170,300
Demand Totals	132,700	143,300	153,700	162,500	170,300
Difference	0	0	0	0	0
Third Year					
Supply Totals	134,900	145,500	155,500	164,100	171,900
Demand Totals	134,900	145,500	155,500	164,100	171,900
Difference	0	0	0	0	0
Fourth Year					
Supply Totals	137,100-	147,600	157,400	165,700	173,500
Demand Totals	137,100-	147,600	157,400	165,700	173,500
Difference	0	0	0	0	0
Fifth Year					
Supply Totals	142,000	150,800	160,000	168,000	175,800
Demand Totals	142,000	150,800	160,000	168,000	175,800
Difference	0	0	0	0	0
Source: Eastern Municipal Water District, *Urban Water Management Plan*; Adopted 2021.					

Project implementation would increase water demand over the current condition. The water supply and water demand provided in the UWMP is based on local growth projections provided in the City of San Jacinto General Plan. The proposed Project would be consistent with the City of Jacinto General Plan. Therefore, the water demands for the Project would be accounted for in the 2025-2044 UWMP. The UWMP identifies that there would be increased water supplies to account for future growth within the EMWD service area and that there would be adequate water supplies for normal, single dry, and multiple dry years. EMWD has indicated through coordination on the Project, that they would have sufficient water supplies available to serve the Project from existing entitlement and resources and no new or expanded entitlement would be needed (EMWD 2022).

The final water plan design for the Project would be required to comply with the EMWD New Development Process, which would involve due diligence conditions, review of design and plan check review. Additionally, water improvements would be required to comply with EMWD Engineering Standards and Specifications to ensure water efficient facilities and water conservation measures are incorporated into the Project. The proposed Project would be required to coordinate with EMWD and secure a Will Serve Letter which would indicate that EMWD would have the ability to provide adequate water service to the proposed Project. With coordination and compliance with the EMWD New Development Process and based on Project-specific input received from EMWD, long-term operational impacts associated with providing water services to the Project would be less than significant.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact: Project implementation would increase demand for wastewater service. Sanitary sewer service for the Project would be provided by the City of San Jacinto. The City's wastewater collection system consists of approximately 178 miles of main sewer lines, ranging in size from 6" to 18". Access to the collection is provided with 2,772 manhole locations. Currently, there is an existing sewer line along Lyon Avenue. The City indicated through coordination on the Project that the existing sewer line along Lyon Avenue would have available capacity (City of San Jacinto 2022). The Project would extend the sewer line onto the Project site to provide sewer collection service for the proposed residential homes. Additionally, as part of the final design, the Project would be required to coordinate with the City and secure a Will Serve Letter, which would ensure that the City would have the ability to provide adequate wastewater service. Based on coordination with the City, long-term operational impacts associated with providing wastewater service to the Project would be less than significant.

Eastern Municipal Water District (EMWD) provides wastewater services to approximately 239,000 customers within its service area and currently treats approximately 43 million gallons per day (MGD) of wastewater at four (4) active regional water reclamation facilities. Wastewater treatment for the proposed Project would be treated at the San Jacinto Valley Regional Water Reclamation Facility (SJVRWRF). In 2015, the SJVRWRF was increased to a maximum capacity of 14 million gallons per day (EMWD 2021). The expansion of the SJVRWRF allowed EMWD to receive wastewater from throughout the San Jacinto Valley and, through a mostly biological process, transform it into tertiary level recycled water. That recycled water is pumped through a separate distribution system and delivered to the region for non-potable reuse. Those uses include water for irrigation on crops, golf courses, school

fields, parks, and landscape medians. The plant currently treats seven (7) million gallons per day (EMWD 2021), indicating that there would be available capacity well into the future.

The expansion of SJVRWRF was based on future growth projections in the San Jacinto Valley provided by local cities and the County of Riverside. The growth projections for the City and associated wastewater demands for the Project would be accounted for as part of the design of the expansion plans for the SJVRWRF. In addition, the total amount of projected wastewater flow to EMWD's SJVRWRF for the year 2040 would be approximately 16.4 MGD, pursuant to the General Plan Draft EIR (City of San Jacinto, July 2022). The current capacity for the SJVRWRF is 14 MGD and the maximum capacity for the SJVRWRF is 27 MGD. Therefore, the ultimate capacity of the SJVRWRF would be able to meet the projected wastewater production from the City of San Jacinto (City of San Jacinto, July 2022), including the Project. The increase in wastewater treatment generated by the Project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

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?

Less Than Significant Impact: The proposed Project would not 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. Project implementation would increase the demand for solid waste disposal over the current condition. Pursuant to correspondence with the City of San Jacinto (2021), each house in the Project's new development would generate an average of 81.45 pounds of solid waste per day (Municipal Solid Waste 47.4 lbs./house, Recycle 21.25 lbs/house, Organics 12.8 lbs./house). The Project on a whole would generate approximately 7.4 tons of solid waste per day. Solid waste disposal for the Project would be provided by CRR, including solid waste, recyclables, green waste, food waste, construction and demolition waste and electronic waste. CRR would collect the solid waste and transport it to the Lamb Canyon Landfill or El Sobrante Landfill. The Lamb Canyon and El Sobrante Landfills are permitted to receive 5,000 tons of solid waste per day and 16,054 tons of solid waste per day, respectively (CalRecycle 2015; 2018). The Lamb Canyon Landfill has a maximum permitted capacity of 39,681,513 cubic yards with a remaining capacity of 19,242,950 cubic yards as of 2015 (CalRecycle 2015). The El Sobrante Landfill has a maximum permitted capacity of 209,910,000 cubic yards with a remaining capacity of 143,977,170 cubic yards as of 2018 (CalRecycle 2018). The 7.4 tons of solid waste generated daily from the Project would be well below the daily amount of solid waste disposal permitted by the Lamb Canyon and El Sobrante Landfills. The amount of solid waste generated during Project construction would not exceed the capacity of local facilities or exceed state or local standards. Potential impacts associated with providing solid waste disposal service to the proposed Project would be less than significant.

Mitigation Measures: No mitigation measures are required.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact: Project implementation would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. The Project would produce solid waste associated with the construction stages as well as during operation. The Project would be

required to comply with state and local statutes and regulations related to solid waste handling and disposal. Applicable regulations include California's Integrated Waste Management Act of 1989 (AB 939), which required cities and counties throughout the state to divert 50% of all solid waste from landfills through source reduction, recycling, and composting; 2008 modifications of AB 939 to reflect a per-capita requirement rather than tonnage; AB 341, which increased the statewide goal for waste diversion to 75 percent by 2020; and the California Solid Waste Reuse and Recycling Access Act (AB 1327), which requires local agencies to adopt an ordinance to set aside areas for collecting and loading recyclable materials in development projects.

In accordance with the California Department of Resources Recycling and Recovery disposal requirements, Best Management Practices (BMPs) would be employed to reduce solid waste disposal such as the recycling of all plastic bags, containers, and green waste composting, chipping, and shredding. Additionally, BMPs would be implemented to reduce the solid waste generated from construction activities, and where feasible, would recycle construction debris. With implementation of BMPs and compliance with the California Department of Resources Recycling and Recovery disposal requirements, potential solid waste disposal impacts would be less than significant. Project implementation would not conflict with the ability to comply with these regulations.

Mitigation Measures: No mitigation measures are required.

REFERENCES

CalRecycle. *SWIS Facility/Site Activity Details Lamb Canyon Sanitary Landfill (33-AA-0007)*. Accessed January 17, 2022 at https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246? siteID= 2368.

CalRecycle. *SWIS Facility/Site Activity Details El Sobrante Landfill (33-AA-0217)*. Accessed January 17, 2022 at https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402.

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

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Eastern Municipal Water District. Correspondence with Maroun El-Hage, MPA, MS, PE, Principal Civil Engineer, Development Services Department. January 13, 2022 and April 26, 2022.

Eastern Municipal Water District. *San Jacinto Valley Regional Water Reclamation Facility*. January 2021. Accessed at https://www.emwd.org/sites/main/files/file-attachments/sjvrwrffactsheet.pdf ?1620226515.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

ENVIRONMENTAL ANALYSIS

A wildland fire is a non-structural fire that occurs in vegetative fuels. Wildland fires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. The potential for wildland fires represents a hazard where development is adjacent to open space or within proximity to wildland fuels or designated Fire Hazard Safety Zones. According to the California Department of Forestry and Fire Protection's (CAL FIRE) Fire Hazard and Severity Zones Viewer, the Project site is not within or near a Very High, High or Moderate Fire Hazard Zone and would not be subject to wildland fire impacts. The nearest such designated areas are over 2.5 miles away to the east (CAL FIRE 2007).

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact: Project implementation would not substantially impair an adopted emergency response plan or emergency evacuation plan. According to the California Department of Forest and Fire Protection, the Project site is not identified as a High Fire Hazard Area or near a State Responsibility Area (CAL FIRE 2007). The Riverside County Sheriff's Department in conjunction with the Riverside County Fire Department would be in charge of evacuating neighborhoods in the event of a fire that threatens homes. These evacuations would be decided within the Incident Command Structure in consultation with the fire department, law enforcement, public works, and local government liaisons in order to establish when and where they would occur. In the event of emergency, residents would be directed to specific evacuation routes with specific emergency response plans. With compliance with Incident Command Structure emergency plans and procedures, the Project would not substantially

impair an adopted emergency response plan or emergency evacuation plan. There would be no impacts related to emergency response or emergency evacuation plans.

Mitigation Measures: No mitigation measures are required.

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?

No Impact: The Project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Topography influences the movement of air and the direction of a fire course. Additionally, wind events magnify the risks of wildfire and would have the potential to expose inhabitants to elevated pollutant concentrations. According to the California Department of Forestry and Fire Protection, the Project site is not identified as a High Fire Hazard Area or near a State Responsibility Area (CAL FIRE 2007). Additionally, the Project site is relatively flat and not contiguous with wildland slope areas that could act as a conduit for wildland fire. The Project would also have surrounding roadways and driveways, which would act as fire breaks should a fire occur within or near the Project site. Therefore, the Project would not exacerbate wildfire risks and there would be no impacts.

Mitigation Measures: No mitigation measures are required.

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?

No Impact: The proposed Project would not 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. As previously discussed, the Project site is not identified as a High Fire Hazard Area or near a State Responsibility Area (CAL FIRE 2007). The Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) located in a high fire hazard or wildland interface area; the Project site is located within a flat suburbanized area of the City. In addition, the Project includes the construction of water infrastructure and other utility improvements that would aid in fire suppression. No impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

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?

No Impact: Project implementation would not 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. Landslides, including mud flows and debris flows can be triggered by erosion and downslope runoff caused by rain following a fire. As previously discussed, the Project site

is not identified as a High Fire Hazard Area or near a State Responsibility Area (CAL FIRE 2007). The Project site is also not within a flood hazard area or landslide hazard area that would be subject to mud flows. The Project vicinity is relatively flat and not immediately upstream of notably sloped or hillside areas. No impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

REFERENCES

City of San Jacinto. *City of San Jacinto General Plan*. November 2022.

California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP). Accessed January 10, 2022 at https://egis.fire.ca.gov/FHSZ/.

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4.21 Mandatory Findings of Significance

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

ENVIRONMENTAL ANALYSIS

a) 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?

Less Than Significant Impact With Mitigation Incorporated: A biological evaluation of the Project identified that the Project footprint does not support any sensitive vegetation communities. Portions of the Project footprint area contain Traver soil series, which is a soil series known to have the potential to support sensitive plant species. The initial biological survey and desktop review indicated a moderate potential for the smooth tarplant (CRPR 1B.1) and San Diego tarplant (CRPR 4.2) to occur. The initial biological survey and desktop review also indicated low-moderate potential for the chaparral sand verbena (BLM, USFS sensitive species, CRPR 1B.1); Parish's brittlescale (USFS sensitive species, CRPR 1B.1); Davidson's saltscale (CRPR 1B.2); vernal barley (CRPR 3.2); Coulter's goldfields (BLM sensitive species, CRPR 1B.1); and salt spring checkerbloom (USFS sensitive species, CRPR 2B.2)

to occur. A focused rare plant survey was then conducted at the Project on April 20, 2022 to verify or rule-out the presence of these species. The focused rare plant survey produced negative results; and therefore, the moderate and low-moderate potential for occurrences were reduced to low potential. Based on lack of suitable habitat onsite and negative findings during the April 2022 focused rare plant survey, special status plant species are not anticipated to occur within the Project footprint. No impacts to special status plants are anticipated because of Project implementation and no mitigation is required.

No special status wildlife was observed on the Project site. The Project footprint does support habitat that could provide the potential for some foraging, nesting, and roosting activities. Sensitive wildlife species with moderate potential to occur on the site include ferruginous hawk (CDFW Watch List species, USFWS Bird of Conservation Concern); grasshopper sparrow (CDFW Species of Special Concern); loggerhead shrike (CDFW Species of Special Concern); USFWS Bird of Conservation Concern); western yellow bat (CDFW Species of Special Concern, Western Bat Working Group (WBWG) High Priority species); and western red bat (CDFW Species of Special Concern, WBWG High Priority species). Implementation of the Project would result in the permanent loss of approximately 35.06 acres of foraging habitat for these species. The loss of potential foraging habitat would not decrease populations below self-sustaining levels given the availability of foraging habitat remaining in the region. Therefore, permanent impacts would be less than significant. During temporary construction activities, individuals would be expected to move to adjacent habitat; therefore, there would be no direct mortality on these species. To avoid potential impacts to avian and bat species during the nesting/maternity season, Mitigation Measure BIO-1(a) (nesting birds) and Mitigation Measure BIO-1(b) (roosting bats) would require preconstruction surveys and additional avoidance should one or more of these species be detected. Implementation of these mitigation measures would reduce potential impacts to less than significant.

Additionally, the burrowing owl (CDFW Species of Special Concern, USFWS Bird of Conservation Concern) has been identified to have moderate potential to occur within the Project footprint area. Temporary construction activities could impact burrowing owl if they were to occupy an active work area during Project construction. To avoid potential impacts to burrowing owl, Mitigation Measure BIO-2 would be implemented, which requires preconstruction surveys and additional avoidance should a burrowing owl be detected. With implementation of Mitigation Measure BIO-2, potential impacts to burrowing owl would be less than significant.

The Project footprint does not contain any drainages or riparian/riverine resources. Therefore, no state, federal or Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) jurisdictional drainages occur onsite. Further, no wetlands or vernal pools are present on the site.

The Project footprint may serve a function in local wildlife dispersal and foraging; however, due to the disturbed nature of the site and the degraded habitats, the loss of foraging habitat and/or effect on local wildlife movement would be less than significant. The Project construction activities could result in impacts to nesting birds, which would be in violation of the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. To avoid and minimize the chance for impacts to nesting birds, Mitigation Measures BIO-1(a) and BIO-2 would be implemented, which would require preconstruction surveys if work would occur during nesting season. With the implementation of Mitigation Measures BIO-1(a) and BIO-2, the potential for impacts to migratory birds would be less than significant.

The Project is located within the boundaries of the MSHCP. The Project would be consistent with the MSHCP based on the analysis and determinations made as identified in Section 4.4.f. No Determination of a Biologically Equivalent or Superior Preservation (DBESP) mitigation plan would be required. The Project would be required to pay all applicable MSHCP development impact fees. With implementation of Mitigation Measure BIO-2 and payment of impact fees, potential impacts would be less than significant.

Implementation of the Project would not 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 species.

A cultural resources record search conducted for the property did not identify known cultural resources within the Project footprint and implementation of the proposed Project would not adversely affect any known significant historical resources. However, known cultural resources have been recorded in the region and there would be potential that unknown cultural resources could occur on the Project footprint and could be encountered during excavation activities. To avoid impacts to unknown cultural resources that could be present on the Project footprint, the Project would be required to comply with Mitigation Measure CR-1, which would require an archaeologist observe grading activities, salvage, and catalogue archaeological resources as necessary, and establish procedures for archaeological resources surveillance as well as procedures for temporarily halting or redirecting work. Additionally, Mitigation Measure CR-1 would reduce potential impacts to tribal cultural resources by requiring a Native American monitor, in the unlikely event that unknown human remains are encountered during construction.

A paleontological records search conducted for the Project footprint determined there are no documented fossil localities on the site or within a one (1)-mile radius, but numerous vertebrate fossil localities of the Diamond Valley Lake Project are within a 3 (three)-mile radius of the Project. The Project footprint contains Holocene alluvial deposits, which contain high paleontological sensitivity. These deposits consist of alluvial sands and gravels. Many of the Diamond Valley Lake Project localities were also mapped as Holocene alluvial deposits. Based on the presence of Holocene alluvial deposits and the paleontological resources that have been recorded in the region, potential unknown paleontological resources could be encountered during excavation activities. The Project would implement Mitigation Measure PALEO-1, to require a paleontologist observe grading activities, salvage, and catalogue fossils as necessary, and establish procedures for paleontological resource surveillance as well as procedures for temporarily halting or redirecting work. With implementation of Mitigation Measures CR-1 and PALEO-1, potential impacts to unknown cultural resources and paleontological resources would be less than significant.

b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact With Mitigation Incorporated: A cumulative impact may be significant if a project's incremental effect, though individually limited, is cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects and

the effects of probable future projects. Cumulative impacts can occur as a result of environmental change from multiple projects that could affect the same environmental resources, such as traffic, noise and air quality.

A summary of related projects in the vicinity of the Project site used in the cumulative analysis is presented in Table 4.21-1, *Related Cumulative Projects*.

Table 4.21-1
Related Cumulative Projects

Project	Land Use	Quantity
City P19-030	Single-Family Detached	42
P19-033	Single-Family Detached	73
919-034	Single-Family Detached	81
P20-007	Single-Family Detached	1
P20-016	Single-Family Detached	1
P20-026	Single-Family Detached	1
P20-026	Mixed Use	39,495 sq. ft.
Monte Vista[1]	School	687 (students)

Notes:
[1] Monte Vista Middle School currently has 913 students enrolled and has a maximum capacity of 1,600 students.
Source: City of San Jacinto.

The analysis provided in Section 4.0, *Environmental Analysis*, identifies that no impacts would occur to agriculture and forestry resources, mineral resources, or wildland fire. Therefore, the proposed Project would not contribute considerably to cumulative impacts to these environmental resource issues. Impacts related to aesthetics, light and glare, air quality construction emissions, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, population and housing, public services, recreation, utilities, and service systems were determined to be less than significant or potentially significant and would require mitigation measures to reduce impacts to a less than significant level. Therefore, the Project could potentially contribute to significant cumulative impacts in these environmental issue areas. These environmental issue areas are discussed in further detail below.

AESTHETICS

As identified in Section 4.1, *Aesthetics*, the Project would not obstruct or modify any existing vistas and would not impact any aesthetic resources along a State Scenic Highway. The Project would be required by City Ordinance to direct light downward within the property to minimize spill over impacts onto adjacent properties. The Project would have less than significant impacts on scenic vistas and less than significant light and glare impacts. Additionally, the Project would be subject to site plan and design review for aesthetic compatibility with surrounding areas and consistency with General Plan Goals and policies that address the scenic quality. Therefore, the Project would not contribute considerably to significant cumulative impacts. Related cumulative development projects identified in Table 4.21-1 would be evaluated on a project-by-project basis for potential aesthetic impacts and would also be required to comply with applicable General Plan Policies and Goals and Zoning Code site development and design standards to minimize potential aesthetic impacts. Compliance with applicable site

development and design standards would reduce the potential for significant aesthetic impacts. Therefore, the Project, when considered with the related development projects, would not result in significant cumulative impacts to aesthetic resources.

AIR QUALITY

Operational Impacts

For operational air quality emissions, any project that does not exceed or can be mitigated to less than the daily regional threshold values would not be considered by SCAQMD to be a substantial source of air pollution and would not add significantly to a cumulative impact. As identified in Section 4.3, *Air Quality*, Project operation would not result in emissions that exceed the SCAQMD regional emissions thresholds. Therefore, the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant or significantly contribute to cumulative air quality impacts.

Construction Impacts

The context for assessing cumulative air impacts from short-term construction activities includes quantifying emissions and comparing the emissions to the applicable SCAQMD screening thresholds. As discussed in Section 4.3, *Air Quality*, the proposed Project's construction emissions would be below SCAQMD thresholds. Further, the Project would be required to comply with SCAQMD Fugitive Dust Rule 403 and Mitigation Measure AQ-1, which requires the contractor to apply water to soils being actively disturbed during site preparation and grading activities occurring within 25 meters of the nearest residence and Monte Vista Middle School. Compliance with Rule 403 and Mitigation Measure AQ-1 would reduce PM_{10} and $PM_{2.5}$ impacts to prevent fugitive dust from creating a nuisance offsite. With compliance with Fugitive Dust Rule 403 and Mitigation Measure AQ-1, short-term construction air emissions would be less than significant. Therefore, the proposed Project would not contribute considerably to a net increase of any criteria pollutant. Cumulative development projects identified in Table 4.21-1 would also be required to reduce their emissions per SCAQMD rules and mandates. Therefore, it can be reasonably inferred that Project construction activities, in combination with those from other projects in the area, would not deteriorate the local air quality and would not result in cumulatively significant construction-related air quality impacts. Additionally, construction source emissions for the Project would not exceed the applicable LSTs. Therefore, the Project's localized emissions impacts would not contribute considerably toward exposing sensitive receptors to substantial pollutant concentrations.

Air Quality Management Plan (AQMP)

The Project would be subject to the 2016 AQMP. The Project's construction and operational air emissions would not exceed the SCAQMD regional thresholds, and localized emissions during construction would be below SCAQMD LST thresholds. The Project would also be required to comply with the applicable SCAQMD emission reduction measures to further reduce fugitive dust emissions. As such, the Project would not have a cumulatively considerable contribution to impacts in this regard, and a less than significant impact would occur.

BIOLOGICAL RESOURCES

The Project site does not support any sensitive vegetation communities. Therefore, the Project would not be contributing to the cumulative loss of sensitive vegetation communities. A focused rare plant survey was conducted at the Project on April 20, 2022 to verify or rule-out the presence of rare plants

potentially supported by onsite soil types. The focused rare plant survey produced negative results. Based on lack of suitable habitat onsite and negative findings during the April 2022 focused rare plant survey, special status plant species are not anticipated to occur within the Project footprint. No impacts to special status plants are anticipated because of Project implementation and no mitigation is required.

The Project footprint contains suitable foraging habitat to support sensitive wildlife species and there would be moderate potential for sensitive wildlife species to occur. Sensitive wildlife species with moderate potential to occur on the site include ferruginous hawk (CDFW Watch List species, USFWS Bird of Conservation Concern); grasshopper sparrow (CDFW Species of Special Concern); loggerhead shrike (CDFW Species of Special Concern); USFWS Bird of Conservation Concern); western yellow bat (CDFW Species of Special Concern, Western Bat Working Group (WBWG) High Priority species); and western red bat (CDFW Species of Special Concern, WBWG High Priority species). Implementation of the Project would result in the permanent loss of approximately 35.06 acres of foraging habitat for these species. The loss of potential foraging habitat would not be considered a significant impact because of the existing availability of foraging habitat remaining in the region. Therefore, the Project would not contribute considerably to significant cumulative impacts associated with the loss of foraging habitat. To avoid potential impacts to avian and bat species during the nesting/maternity season, the Project would implement Mitigation Measures BIO-1(a), BIO-1(b), and BIO-2, which would require preconstruction surveys and additional avoidance should one or more of these species be detected. Implementation of these mitigation measures would reduce potential impacts to less than significant. With implementation of the mitigation measures, the Project would not contribute considerably to significant cumulative impacts to nesting birds and bat species.

There are no jurisdictional waters on the Project site. Therefore, no direct impacts to jurisdictional waters would occur and the proposed Project would not contribute to the loss of jurisdictional waters.

Related cumulative development projects identified in Table 4.21-1 would be evaluated for potential impacts to sensitive vegetation communities, sensitive plants, sensitive wildlife, impacts to jurisdictional waters, impacts to wildlife movement and potential conflicts with programs and policies that provide for the protection of biological resources. Related cumulative development projects would be required to comply with state and federal laws that provide for the protection of biological resources and where needed, would need to implement measures to minimize impacts or compensate for impacts to biological resources. Compliance with local, state, and federal laws would minimize cumulative impacts to biological resources. The proposed Project would result in less than significant impacts to biological resources. Therefore, the proposed Project, considered with the related projects, would not result in significant cumulative impacts to biological resources.

CULTURAL/PALEONTOLOGICAL RESOURCES

The context for assessing cumulative impacts to local archaeological and paleontological resources is to determine whether the Project would result in a loss of these resources that could diminish or eliminate important information relevant to the history of the Project area. The Project footprint has the potential to contain unknown archaeological resources and paleontological resources. The proposed Project would be required to comply with Mitigation Measures CR-1 and PALEO-1, which would require an archaeologist/paleontologist to evaluate any discovered potential archaeological/ paleontological resources, and implement appropriate steps to preserve or curate the artifact and halt or redirect work. This would eliminate any potential loss of important archaeological or paleontological

information that may be buried under the Project footprint. Therefore, the proposed Project would not contribute considerably to cumulative significant impacts related to the loss of important archaeological or paleontological resources, and/or disturbed human remains.

Related cumulative projects in the Project area would be evaluated for potential impacts to archaeological resources and paleontological resources and would be required to implement measures to reduce impacts to known and unknown archaeological resources and paleontological resources. Therefore, the proposed Project, considered with the related cumulative projects, would not result in significant cumulative impacts to cultural or paleontological resources.

ENERGY

The areas considered for cumulative impacts to electricity and natural gas supplies are the service areas of Southern California Gas Company and Southern California Edison. Implementation of the proposed Project would increase the demands for electricity and natural gas. The proposed Project and related development projects identified in Table 4.21-1 are within the Southern California Gas Company and Southern California Edison coverage areas and would be required to comply with the Building Energy Efficiency Standards and CALGreen, which would minimize wasteful energy consumption. Therefore, the proposed Project, when considered with the related cumulative development projects, would not result in significant energy consumption impacts.

GEOLOGY AND SOILS

According to the General Plan Draft EIR, the City of San Jacinto is in a region with active seismic faults. The Project site is crossed by two (2) significant active faults that are zoned by the State Alquist-Priolo Earthquake Fault Zoning, the Claremont Fault and Casa Loma Fault, and the Project would have the potential for ground rupture impacts, Additionally, like other areas in southern California, the proposed Project could be subject to seismic shaking impacts from active faults in the region. The Project would implement Mitigation Measure GEO-1, which requires prior to issuance of a building permit and certificate of occupancy, the Applicant and City shall verify that no habitable structures are proposed or constructed within the restricted use zone (RUZ) as currently delineated or as adjusted by a licensed geotechnical engineer. Mitigation Measure GEO-2 would also require the City of San Jacinto to confirm that grading and construction plans for the Project adequately incorporate the design recommendations detailed in the Project's Geotechnical Report. Together, Mitigation Measures GEO-1 and GEO-2 would reduce potential ground rupture and seismic shaking impacts to less than significant, and the Project would not contribute considerably to ground rupture and seismic shaking risks in the Project area.

The land clearing and grading activities associated with the proposed Project would uncover soil, which could be subject to erosion impacts caused by water and wind. Additionally, construction equipment and vehicles could indirectly transport sediment to offsite locations. Compliance with applicable NPDES erosion control requirements would reduce impacts related to substantial soil erosion or the loss of topsoil to a less than significant level. With compliance with applicable NPDES erosion control requirements, potential erosion impacts would be less than significant, and the proposed Project would not contribute considerably to cumulatively significant erosion impacts.

Related cumulative projects identified in Table 4.21-1 would be required to comply with California Building Code requirements to minimize potential ground rupture and seismic impacts and would be required to implement erosion control plans to minimize potential erosion and sedimentation impacts.

Therefore, the proposed Project, when considered with the related development projects, would not result in significant cumulative geologic impacts.

GREENHOUSE GAS EMISSIONS

Project-related GHG emissions are not confined to a particular air basin but are dispersed worldwide. Therefore, the Project's greenhouse gas emissions are assessed as a cumulative contribution to GHG impacts. As identified in Section 4.8, *Greenhouse Gas Emissions*, Project implementation would not exceed the GHG emissions significance threshold of 3,000 $MTCO_2e$/yr. Therefore, Project related GHG emissions and their contribution to global climate change would not be cumulatively considerable, and GHG emissions impacts would be less than significant.

Related cumulative projects identified in Table 4.21-1 would also be evaluated for greenhouse gas emission impacts. As stated above, GHG impacts are recognized as exclusively cumulative impacts, and there are no non-cumulative GHG emission impacts from a climate change perspective. The analysis above concludes that the Project would not exceed the GHG emissions significance threshold of 3,000 $MTCO_2e$/yr and would not interfere with the goals of SB 32. Thus, the Project's cumulative contribution to GHG impacts would be less than significant.

HAZARDS AND HAZARDOUS MATERIALS

The Project would involve the use of incidental amounts of hazardous substances, such as fuel, oil, and solvents. To ensure hazardous substances are not inadvertently released into the environment, the Project would be required to comply with local, state, and federal laws regarding the handling, storage and transporting of hazardous substances and would be required to implement spill prevention and clean-up BMPs during construction. With compliance with local, state, and federal laws and implementation of BMPs, the potential handling of hazardous materials would be less than significant. Therefore, the Project would not contribute considerably to cumulative impacts with regard to the release of hazardous materials into the environment.

According to the Phase I Environmental Site Assessments (Appendices F1 and F2), no evidence of a REC was identified on the Project site except for the potential presence of pesticides in shallow soils associated with historic agricultural use of the site. The results of the Phase II Site Assessment determined that contamination at the Project site was below detectible levels for pesticides and at low, background levels for metals that did not exceed the applicable Screening Levels developed by the USEPA. Potential impacts are considered less than significant. Therefore, the proposed Project would not contribute considerably to cumulative impacts with regard to creating a significant hazard to the public or the environment.

The Project was determined to have a less than significant impact to interfering with an emergency evacuation plan. The Project would not contribute considerably to conflicts with adopted emergency response plans or emergency evacuation plans.

Related cumulative development projects identified in Table 4.21-1 would be evaluated for potential hazards and potential release of hazardous substances into the environment. The related projects would also be required to comply with local, state, and federal laws and regulations regarding the handling, storage and transporting of hazardous materials. Compliance with local, state, and federal laws would reduce the potential impacts to less than significant. Therefore, the Project, considered with the related projects, would not result in significant cumulative hazards or hazardous material

impacts. Additionally, cumulative projects identified in Table 4.21-1 would be analyzed for impairment of emergency access on a project-by-project basis and would be required to comply with all roadway design standards to ensure adequate emergency access is not impacted. Therefore, the Project, when considered with the related projects, would not result in significant cumulative impacts with adopted emergency response plans or emergency evacuation plans.

HYDROLOGY AND WATER QUALITY

Project implementation would introduce impervious surfaces onto the Project site, which could increase surface water runoff rates. The Project would be required to comply with City of San Jacinto NPDES MS4 Storm Water Permit requirements and prepare and implement a Project site water quality management plan to capture and treat surface water generated from the site, which would reduce potential water impacts to less than significant. The Project would not contribute considerably to cumulatively significant water quality impacts.

The Project site is currently vacant and 100% impervious. Project implementation would result in an increase in impervious area over the current condition, which would increase the rate of surface water generated from the site. As part of the proposed improvements, a new storm drain system would be constructed to route flows around and through the Project site to two onsite detention basins, which would avoid onsite and offsite flooding. The Project would not contribute considerably to cumulative flood impacts.

Project construction activities could have the potential to generate degraded surface water impacts, which could adversely affect downstream receiving water bodies. The Project would be required to obtain a State General Construction Permit and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would identify Best Management Practices (BMPs) to minimize degraded surface water runoff impacts. With the implementation of Mitigation Measure HYDRO-1, potential erosion impacts would be less than significant and the Project would not contribute considerably to a cumulatively significant construction related water quality impact.

Related cumulative development projects identified in Table 4.21-1 would also have the potential to increase existing rates of surface water runoff in the Project area. Related cumulative development projects would be required to comply with NPDES MS4 Storm Water Permit requirements and prepare and implement a Project site water quality management plan to capture and treat surface water generated from their sites. Additionally, during construction, cumulative development projects could have the potential to generate degraded surface water impacts and would be required to implement SWPPP BMPs to reduce construction-related impacts. Related cumulative development projects would be required to conduct drainage studies and provide adequate stormwater management improvements to avoid onsite and offsite flooding. Therefore, the proposed Project, when considered with the related projects, would not result in significant cumulative hydrology and water quality impacts.

LAND USE

The Project would not construct any structures or barriers that would divide existing communities. Therefore, the Project would not contribute considerably to cumulatively significant impacts that divide existing communities. As identified in Section 4.11, *Land Use*, the Project would be consistent with the General Plan Low-Density Residential land use designation and the Development Code Residential zoning at the Project site with the General Plan. The Project would be consistent with the

General Plan goals and policies. Through the City of San Jacinto Site Plan Review and Design Review processes, the City of San Jacinto would ensure that the Project is consistent with the General Plan and Development Code and would not be detrimental to the orderly growth of the City. Potential land use planning impacts would be considered less than significant, and the Project would not contribute considerably to cumulatively significant land use planning conflict impacts.

Related development projects identified in Table 4.21-1 would also be subject to site-specific planning reviews that would address consistency with adopted General Plan goals, policies, and objectives, as well as with the local development code standards. Each cumulative project would be analyzed independent of other projects, within the context of their respective land use and regulatory setting. As part of the review process, each project would be required to demonstrate compliance with the provisions of the applicable land use designation(s). Additionally, as part of the planning reviews, related projects would be subject to CEQA environmental review. Where needed, these projects would be required to provide mitigation to reduce potential adverse impacts to the environment. Thus, the Project and cumulative development projects would not contribute considerably to cumulatively significant land use impacts.

NOISE

As identified in Section 4.13, *Noise*, the proposed Project's long-term operational mobile and stationary noise impacts were determined to be less than significant. Therefore, the Project would not contribute considerably to significant cumulative noise impacts. Related cumulative projects identified in Table 4.21-1 would be required to comply with applicable noise and vibration standards, and regulations to minimize noise and vibration impacts. Therefore, the proposed Project, when considered with the related cumulative projects, would not result in significant cumulative noise impacts.

Cumulatively significant construction vibration would occur when construction activities at a site occur in close proximity of one another in a way that concentrates the vibration. The further construction activities occur from one another on each respective Project site, the quicker the vibration dissipates by the time it reaches a sensitive receptor. Because heavy construction equipment moves around a Project site and would only occur for limited durations, the average vibration levels at nearby structures would diminish rapidly with increasing distance between structures. There are no ongoing or planned construction activities near the Project site that would contribute to cumulative vibration impacts. In addition, groundborne vibration generated at the site during construction would not be in exceedance of the Caltrans threshold of 0.25 inch per second peak particle velocity (PPV) and long-term vibration impacts from operations at the site would be less than significant. Therefore, the Project's contribution to cumulative vibration impacts would not be considerable.

POPULATION AND HOUSING

As identified in Section 4.14, *Housing and Population*, the proposed Project would be consistent with the City of Jacinto General Plan and would not induce substantial unplanned population growth or generate a need for new housing. Development of the Project in conjunction with the related cumulative development projects identified in Table 4.21-1 would not result in cumulative citywide population and/or housing impacts in the City or the regional area. As such, the Project would not contribute to cumulatively adverse growth impacts. Related projects identified in Table 4.21-1 would be reviewed by the City, and development would be required to be consistent with adopted state and city development standards, regulations, plans, and policies to minimize the effect of the increase in

population on physical impacts to the environment. Therefore, the Project, combined with related projects, would not contribute considerably to population and housing impacts as no substantial new unplanned growth would occur.

PUBLIC SERVICES

Fire Protection

The Project and related cumulative development projects identified in Table 4.21-1 would receive fire protection services from the Riverside County Fire Department. As identified in Section 4.15, *Public Services*, the Project would have a less than significant impact on fire protection services. The Project would be designed in compliance with the California Building Code, California Fire Code and related codes and would be reviewed by the Riverside County Fire Department to ensure it has been designed in compliance with fire protection safety requirements. The Project's cumulative impacts to fire protection services would be less than significant and would not contribute to cumulatively considerable significant impacts. Additionally, cumulative development projects identified in Table 4.21-1 would be subject to all applicable laws, ordinances, and regulations in place for fire protection and emergency services. The Riverside County Fire Department would review all cumulative development to ensure adequate site access, fire flow, sprinkler systems, hydrant spacing, and turning radii, among other required fire protection safety criteria. The overall cumulative impacts to fire protection services would be less than significant.

Police Protection

The Project and related cumulative development projects would receive police protection services from the Riverside County Sheriff's Department. The Project would be required to comply with all applicable laws, ordinances, and regulations in place for police protection services. As identified in Section 4.15, *Public Services*, the proposed Project would have a less than significant impact on law enforcement protection. The Project would not contribute considerably to cumulative impacts to law enforcement protection services. Cumulative development projects identified in Table 4.21-1 would also be evaluated for potential impacts to police services and would be required to comply with all applicable laws, ordinances, and regulations in place for law enforcement protection services. Compliance with protection ordinances and regulations would reduce cumulative development project impacts to law enforcement services to less than significant. Overall, cumulative impacts to law enforcement protection services would be less than significant.

School Services

The proposed Project would incrementally increase the enrollment of students in the San Jacinto Unified School District. As identified in Section 4.15, *Public Services*, the proposed Project would have a less than significant impact on school services. The Project would be required to pay development fees prior to issuance of a building permit to offset the cost of providing school services and facilities. Related development projects identified in Table 4.21-1 would be evaluated for potential impacts to schools and would be required to pay development fees to fund existing and future school facilities. With coordination with the San Jacinto Unified School District and the payment of development fees, potential cumulative impacts to school services would be less than significant.

TRANSPORTATION

The traffic study prepared for the Project included both Project traffic impacts and cumulative traffic impacts from the list of related development projects in Table 4.21-1. Additionally, the traffic analysis included a 2% ambient growth to the Project area. As discussed in Section 4.17, *Transportation*, the Project's long-term cumulative traffic impacts on Project roadway segments, intersections, and freeway ramps were determined to be less than significant because LOS/vehicle travel delay is no longer considered an environmental impact under the CEQA. However, Mitigation Measure T-1 would require the Project to contribute its fair share of funds to offset its contribution to vehicle delay at the intersections of Lyon Avenue/Cottonwood Avenue and Lyon Avenue/Appaloosa Drive. Therefore, the proposed Project would not contribute considerably to significant cumulative traffic or other transportation impacts. Related cumulative projects identified in Table 4.21-1 would be required to prepare traffic studies to evaluate potential traffic impacts and would have to comply with the applicable traffic design standards, regulations, and mitigation measures on a project-by-project basis to ensure significant cumulative traffic impacts do not occur. Therefore, the proposed Project, considered with the related cumulative projects, would not result in significant cumulative transportation impacts.

TRIBAL CULTURAL RESOURCES

To avoid significant impacts to unknown tribal cultural resources that could be present on the Project site, the proposed Project would be required to comply with Mitigation Measure CR-1, which requires Project monitoring by a Native American and proper consultation with Native American Tribes and the Native American Heritage Commission if subsurface tribal cultural resources are found during construction, excavation, and/or other construction activities in the area. This would eliminate any potential loss of important tribal cultural resources that may be discovered at the Project site. Compliance with Mitigation Measure CR-1 would reduce the potential for cumulative loss of tribal cultural resources from Project construction activities to less than significant. Related cumulative development projects identified in Table 4.21-1 would also be required to comply with the provisions of AB 52, which would reduce cumulative impacts to tribal cultural resources. Therefore, the proposed Project, considered with the related cumulative projects, would not result in significant cumulative impacts to cultural tribal resources.

UTILITIES

Water

The proposed Project and related projects would increase water demand within the Project area. The Eastern Municipal Water District (EMWD) Urban Water Management Plan identifies that the service area would have adequate water supplies for normal, single dry, and multiple dry years. The final water plan design for the Project would be required to comply with EMWD Development Engineering Design Specifications for the design, and construction of EMWD service infrastructure required for new development to ensure water efficient facilities and water conservation measures are incorporated into the Project. Related projects identified in Table 4.21-1 would also be evaluated on a case-by-case basis at the project-level, as they are implemented, for their potential construction and operational impacts. All projects would be subject to the review and approval by the EMWD and would be subject to compliance with the relevant laws, ordinances, and regulations in place for water facilities. Thus,

cumulative impacts concerning the construction of water facilities and operational demand would be less than significant.

Wastewater

Wastewater treatment for the proposed Project would be treated at the EMWD San Jacinto Valley Reclamation Plant. In 2015, the treatment plant was increased to a maximum capacity of 14 million gallons per day. The plant currently treats seven (7) million gallons per day, indicating that there would be available capacity well into the future. Potential impacts were determined to be less than significant. Additionally, as part of the final design, the proposed Project would be required to coordinate with EMWD and secure a Will Serve Letter, which would ensure that the EMWD would have the ability to provide adequate wastewater service to the proposed Project. Therefore, the Project would not contribute considerably to significant cumulative wastewater treatment capacity impacts. Related development projects identified in Table 4.21-1 would also be required to coordinate with EMWD to determine if adequate wastewater treatment capacity would be available and would be required to comply with the relevant regulations. Coordination with the EMWD and compliance with relevant laws and regulations would ensure the Project's impacts related to the construction of wastewater facilities would not contribute considerably to cumulatively significant wastewater treatment impacts.

Solid Waste Disposal

The proposed Project and related cumulative development projects identified in Table 4.21-1 would increase demands for solid waste disposal services within the Project area. Solid waste generated by the Project would be transported to the Lamb Canyon Landfill or El Sobrante Landfill. The Lamb Canyon Landfill has a maximum permitted capacity of 39,681,513 cubic yards with a remaining capacity of 19,242,950 cubic yards as of 2015. The El Sobrante Landfill has a maximum permitted capacity of 209,910,000 cubic yards with a remaining capacity of 143,977,170 cubic yards as of 2018. The 7.4 tons of solid waste generated daily from the Project would be well below the daily amount of solid waste disposal permitted by the Lamb Canyon and El Sobrante Landfills. Potential impacts associated with providing solid waste disposal service to the proposed Project would be less than significant. Therefore, the Project would not contribute considerably to significant cumulative solid waste disposal impacts. Related cumulative development projects identified in Table 4.21-1 would also be required to coordinate if adequate solid waste disposal service is available and would be subject to conformance with all relevant laws, ordinances, and regulations in place for solid waste disposal. This includes compliance with AB 939, which requires a 50 percent diversion of all solid waste from disposal in local landfills, and the 2016 (or most recent) California Green Building Code Standards, which includes design and construction measures that act to reduce construction-related waste through material conservation measures and other construction-related efficiency measures. With compliance with relevant laws, ordinances, and regulations in place for solid waste disposal, cumulative impacts to solid waste would be less than significant.

c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact With Mitigation Incorporated: The proposed Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The potential impacts that could cause substantial adverse effects on human

beings analyzed in this Initial Study include, but are not limited to; air quality, greenhouse gas emissions, geology hazards, hazardous materials, seismic hazards, hydrology/water quality, noise and wildfire. Each issue area found that there would be either no impacts, impacts would be less than significant, or impacts would be less than significant with mitigation incorporated. The proposed Project would comply with local and regional planning programs, applicable codes, and ordinances, state and federal laws and regulations, and mitigation measures to ensure that long-term operation activities and short-term construction activities associated with the proposed Project would not result in direct, or indirect adverse impacts to human beings.

d) Have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

Less Than Significant Impact: The proposed Project would not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. If the proposed Project is approved and constructed, a variety of short- and long-term impacts would occur. During construction, surrounding land uses could be temporarily impacted by dust and noise. There could also be an increase in vehicle pollutant emissions caused by grading and construction activities and potential generation of degraded surface water. However, these short-term effects would be temporary and would be avoided or lessened to a large degree through implementation of mitigation measures and compliance with regulatory requirements. The Project would result in long-term environmental consequences associated with a transition in land use from vacant land to residential land uses. Long-term operation of the Project would change the physical appearance of the Project site and would contribute to increased traffic volumes, increased noise from operation of the Project, increased amounts of impervious surfaces and increased energy and natural resource consumption. However, these long-term operational effects would be reduced to a less than significant level through implementation of mitigation measures and compliance with regulatory requirements. Construction and operation of the Project would not result in significant adverse effects to the environment. Therefore, the Project would achieve short-term environmental goals that would not result in the disadvantage of long-term environmental goals.

4.22 References

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5.0 INVENTORY OF MITIGATION MEASURES

AIR QUALITY

AQ-1: PM_{10} and $PM_{2.5}$ Reduction. Contractor shall be conditioned to apply water to soils being actively disturbed during site preparation and grading activities occurring within 25 meters of the nearest residence and Monte Vista Middle School. Water shall be applied at least three (3) times daily such that the moisture content reaches 15%. Further, during site preparation specifically, equipment use shall be limited to no more than two (2) rubber-tired dozers and two (2) tractors/loaders/backhoes or like equipment, working simultaneously within 25 meters of the nearest residence and Monte Vista Middle School ball field when students are present.

Additionally, contractor shall apply soil stabilizers to unpaved onsite roads; sweep adjacent offsite paved roads and limit onsite vehicle travel to 15 miles per hour to minimize tire entrainment.

BIOLOGICAL RESOURCES

BIO-1: Preconstruction Surveys. Prior to the start of ground disturbance or vegetation removal, pre-construction surveys shall be conducted to avoid impacts to avian and bat species.

(a) Removal of any trees, shrubs or any other potential nesting and foraging habitat for avian and/or sensitive avian species shall be conducted outside of the nesting season to the extent practical. Alternatively, a nesting bird survey shall be conducted within three (3) days prior to the start of work if work is to occur during the nesting bird season (January 31 – August 31). If vegetation removal occurs outside of nesting season or if no nesting birds are found, no further action is required. If active nests are identified, the biologist shall establish appropriate buffers around the nest (typically 500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers shall be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with these nesting boundaries and shall verify the nesting effort has finished. Work can resume within the buffer area when no other active nests are found. Alternatively, a qualified biologist may determine that certain work can be permitted within the buffer areas and shall develop a monitoring plan to prevent any impacts while the nest continues to be active (i.e., has eggs or chicks). If vegetation clearing is not initiated within 72 hours of a negative survey during the nesting season, the nesting survey must be repeated to confirm the absence of nesting birds.

(b) Trees and large shrubs shall be surveyed for the presence of special status bat species by a qualified bat biologist no more than two weeks prior to the initiation of vegetation removal or ground disturbing activities if work will begin within the maternity season (March 1 to August 31). Surveys may entail direct inspection of the trees and large shrubs or nighttime surveys as determined by the qualified biologist. If active bat roosts are present, a qualified bat biologist shall determine the species of bats present and the type of roost (i.e., day roost, night roost,

maternity roost). If special-status bat species are present, a qualified bat biologist shall determine appropriate avoidance measures, which may include implementation of a construction-free buffer around the active roost.

BIO-2: A pre-construction presence/absence survey for burrowing owl within the Project footprint where suitable habitat is present shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities including vegetation clearing, grubbing, tree removal, or site watering. If burrowing owl have colonized the Project footprint prior to initiation of construction, the Project proponent shall immediately inform the City and Wildlife Agencies and shall prepare a Burrowing Owl Protection and Relocation Plan as well as a Determination of Biologically Equivalent or Superior Preservation (DBESP) for approval by the City and Wildlife Agencies prior to initiating ground disturbance. Additionally, if ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to minimize the possibility burrowing owl have not colonized the site since it was last disturbed. If burrowing owls are found, the same coordination described above shall be necessary.

CULTURAL RESOURCES

CR-1: This Mitigation Monitoring and Reporting Program (MMRP) to mitigate potential impacts to undiscovered buried cultural resources within the Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the Project archaeologist to the lead agency.

2) The Project applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The Lead Agency shall coordinate with the consulting Tribe to facilitate communications with the Project developer/ applicant so that all Parties can develop a mutually-acceptable Tribal Monitoring and Treatment Agreement (or Treatment and Disposition Agreement (TDA)), which includes the scope of monitoring, scheduling of monitors from the consulting Tribe, and the course of action for inadvertent discoveries.

3) The Project archaeologist, in consultation with the consulting Tribe, the contractor, and the City, shall implement a Cultural Resources Management Plan (CRMP) to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the Project site. Details in the Plan shall include:

    a) Project grading and development scheduling;

    b) The Project archaeologist and the Consulting Tribe shall attend the pre-grading meeting with the City, the construction manager and any contractors and shall conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training shall include a brief

review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

c) The protocols and stipulations that the contractor, City, consulting Tribe and Project archaeologist shall follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

4) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be onsite, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. Monitoring is recommended in younger Holocene alluvial soils, estimated to occur within near surface soils to a depth of five (5) to ten (10) feet. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

5) Isolates and clearly non-significant deposits shall be minimally documented in the field so the monitored grading can proceed.

6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities are allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human remains are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the NAHC) shall be contacted in order to determine proper treatment and disposition of the remains.

a) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The Project archaeologist in consultation with the consulting Tribe shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

b) One or more of the following treatments, in order of preference, shall be used in the event of a discovery:

i. Preservation-in-Place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological and cultural resources.

ii. Reburial on the Project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Phase IV monitoring report.

c) If Preservation-in-Place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources (OHP 1993). The collections and associated records shall be transferred, including title and accompanied by payment of the fees necessary for permanent curation.

7) A Phase IV Monitoring Report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report shall include DPR Primary and Archaeological Site Forms. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting Tribe.

GEOLOGY, SOILS AND PALEONTOLOGY

GEO-1: Prior to issuance of a building permit and certificate of occupancy, the Applicant and City shall verify that no habitable structures are proposed or constructed within the restricted use zone (RUZ) as currently delineated or as adjusted by a licensed geotechnical engineer.

GEO-2: Prior to issuance of grading permits, the City of San Jacinto shall confirm that grading and construction plans for the Project adequately incorporate the design recommendations (or alternative equivalent measures) detailed in the Geotechnical Investigations prepared by Sladden Engineering in March 2021 and June 2022. The design recommendations shall address site earthwork and grading (stripping, preparation of building areas, compaction, shrinkage and subsidence); footings; pavement design; slabs; retaining walls; corrosion series; utility trench backfill; exterior concrete flatwork; and drainage.

PALEO-1: Prior to issuance of a grading permit, the Applicant shall retain a qualified paleontological monitor to implement a paleontological monitoring program as follows:

a) Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Monitoring for paleontological resources shall be conducted in areas where grading, excavation, or drilling activities occur in Pleistocene and older Holocene alluvial soils, estimated at five (5) feet below the surface, in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. Monitoring of any artificial fill or disturbed soils that may be present at the project is not warranted.

b) The paleontological monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring shall be reduced if the potentially fossiliferous units are not present in the subsurface, or if they are present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.

c) Preparation of recovered specimens to a point of identification and permanent preservation, including screen-washing sediments to recover small vertebrates and invertebrates if indicated by the results of test sampling. Preparation of any individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.

d) All fossils shall be deposited in an accredited institution (university or museum) that maintains collections of paleontological materials. The Western Science Center in Hemet, California, is the preferred institution by the County of Riverside. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the developer.

e) A final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s), shall be prepared. A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to and accepted by the appropriate lead agency (e.g., the City of San Jacinto), shall signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.

HYDROLOGY AND WATER QUALITY

HYDRO-1: Prior to issuance of a grading permit, the applicant shall obtain coverage under a General Construction Permit issued from the State Water Resources Control Board. The General Construction Permit would require the filing of a Notice of Intent with the State Water

Resources Control Board and the preparation of a Storm Water Pollution Prevention Plan (SWPPP).

NOISE

N-1: Construction Equipment. Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines shall be equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment shall be operated with closed engine doors and be equipped with factory-recommended mufflers. Construction equipment that continues to generate substantial noise at the Project boundaries shall be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating equipment, such as generators and compressors, shall be located as far as practically possible from the nearest residential and school property lines.

N-2: Limit Operations Adjacent to Receivers. The number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers shall be limited at any given time.

N-3: Neighbor Notification. The Applicant shall provide notification to Monte Vista Middle School and residential occupants nearest to the Project site at least two (2) weeks prior to initiation of construction activities that could result in substantial noise levels at outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the Project site. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall be posted along North Lyon Avenue and Marilyn Drive and be visible from adjacent properties.

TRANSPORTATION

T-1: The Project shall contribute funds to the Transportation Uniform Mitigation Fee (TUMF) program, the City of San Jacinto Development Impact Fee (DIF) program, or as a fair share contribution not found to be covered by a pre-existing fee program for 3.2% of the improvements at the intersection of Lyon Avenue/Cottonwood Avenue and 7.78% of the improvements at Lyon Avenue/Appaloosa Drive. The funding method and timing of funding shall be approved by the City Engineer.

T-2: Street Improvements Plans shall be prepared and constructed in accordance with City engineering standards.

T-3: Final construction plans shall show signing and striping along all roadways where improvements are proposed.

6.0 REPORT PREPARATION PERSONNEL

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