INITIAL STUDY &

MITIGATED NEGATIVE DECLARATION

27-Acre Park (CIP 062-1)

Lead Agency:

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TABLE OF CONTENTS

TABLES

FIGURES

APPENDICES

1. **Appendix 1** – Project Development Plans, RRM Design Group (June 7, 2022).
2. **Appendix 2** – Air Quality and Greenhouse Gas Emissions Assessment (June 29, 2023).
3. **Appendix 3** – Biological Technical Report and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, ECORP Consulting, Inc. (July 2023)
4. **Appendix 4** – Archaeological Resources Inventory Report, ECORP Consulting, Inc. (July 2023)
5. **Appendix 5** – Geotechnical Evaluation, Ninyo and Moore (March 26, 2021).
6. **Appendix 6** – Noise Impact Assessment, ECORP Consulting, Inc. (June 2023).

Note to Reader: To save natural resources, the appendices are contained on a CD-ROM/USB included with the printed copy of this Initial Study. The appendices are also available on the City's Environmental Documents Center webpage at the following web address: (http://www.cityofwildomar.org/cms/One.aspx?portalId=9894827&pageId=10911316).

The documents can also be viewed here**:**

City of Wildomar, Community Development Department
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
Hours: Monday–Thursday, 8 a.m. – 5 p.m. (closed Fridays)

I. INTRODUCTION AND PROJECT DESCRIPTION

Project Summary

This project proposes to construct a 27-acre park with 221 parking spaces; six driveways (two on Wildomar Trail, one on La Estrella Street, and three on Susan Drive); and amenities including bike trails and bike plaza, fitness plaza, splash pad, playgrounds, volleyball courts, gardens, community green area, community center, amphitheater, shade structures, lookout points, trails, bridge crossings, interpretive signs, bioretention/biofiltration areas, and connection to Ronald Reagan Elementary School. A potential future fire station is also considered, although it is unknown at this time whether the fire station will be feasible at this location. **Figure 4,** Conceptual Site Plan**,** shows the locations of these uses on the project site.

Purpose and Project Overview

This Initial Study evaluates the proposed project which is being processed through the following development applications:

- **Plot Plan (PP):** Approval of the proposed project plans will become the plot plan; the proposed project will be developed in accordance with Section 17.16 of the Wildomar Municipal Code and onsite and offsite improvements consistent with the City's Parks Master Plan standards.

The purpose of this Initial Study is to evaluate the potential environmental effects associated with the construction and use of the planned development project and to provide mitigation where necessary to avoid, minimize, or lessen environmental effects.

In addition to the proposed project site, the City will construct half-width frontage improvements on La Estrella Street, Susan Drive, and Wildomar Trail, which may include curb, gutter, sidewalk, street lighting improvements, pavement widening, and sewer and potable water main extensions.

II. EXISTING CONDITIONS

Project Site

Project Location

The project site bounds the northern and western portions of Ronald Reagan Elementary School which is located at 35445 Wildomar Trail; the project site consists of two parcels forming an L-shape that cover 27 acres, and is comprised of APNs 376-350-009 and 376-350-017. The Interstate 15 (I-15) is approximately 0.5-mile southwest of the project site. Regional and local vicinity maps of the project site are shown in **Figure 1**, Regional Location, and **Figure 2**, Local Vicinity. An aerial photograph of the site is shown in **Figure 3**, Aerial Photograph.

Surrounding Area

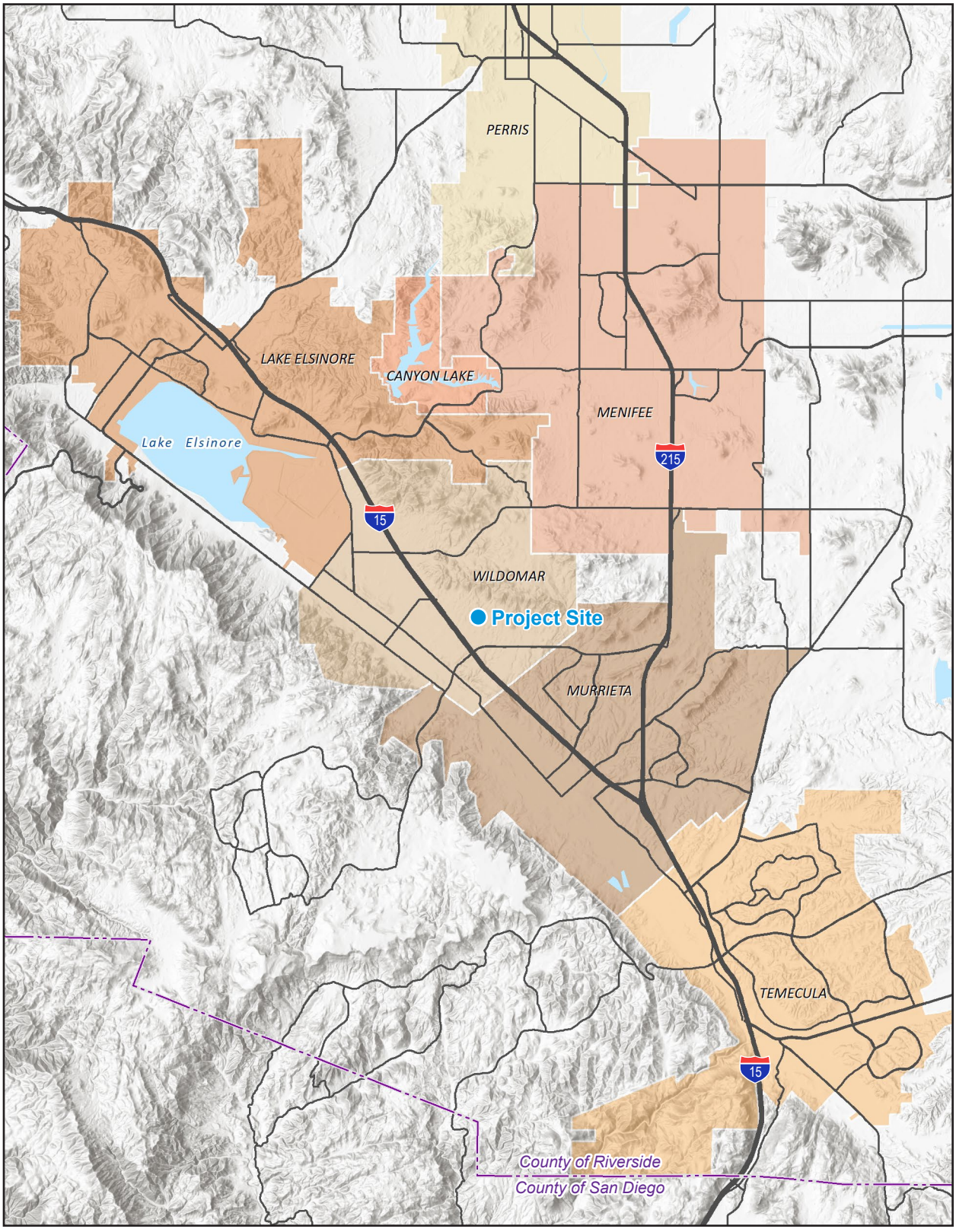
The project site is bordered by residential land uses to the east, rural residential uses and vacant land to the north, vacant land directly south with residential uses further south, Ronald Reagan Elementary School to the southeast, and rural residential uses to the west. The General Plan Land Use designation for the project site and the surrounding area to the west, south, and east is Medium Density Residential

(MDR); the school located directly southeast of the project site is designated as Public Facilities; and the Land Use designation to the north of the project site is Very Low Density Residential (VLDR). The Zoning designation for the project site and the surrounding area to the south, west, and north is Rural Residential (R-R); the area east of the project site is zoned for Residential (R-1). Commercial uses are located approximately 0.5-miles southeast of the site.

Access

Regional access to the project site is provided by I-15 located approximately 0.5-miles southwest. In addition, local access to the site is provided by Wildomar Trail directly east and further north of the project site. Susan Drive and Peggy Lane provide access to the project site from the west, and La Estrella Street provides access to the project site from the south.

Figure 1 - Regional Location



0 3
Scale (Miles)

Note: Unincorporated county areas are shown in white.
Source: Genarated using ArcMap, 2023.

Figure 2 - Local Vicinity

Project Boundary

0 2,000
Scale (Feet)

Source: Genarated using ArcMap, 2023.

Figure 3 - Aerial Photograph

Project Boundary

0 500
Scale (Feet)

Source: Nearmap, 2023.

Physical Setting

The project site consists of an undeveloped and vacant lot with exposed soil, moderate growths of native shrubs, and several trees on the west, north and eastern perimeter of the site. The project site's existing conditions are shown in **Figure 3**, Aerial Photograph. As shown on Figure 3, there is a natural drainage that traverses the site from north to south.

Conservation

The proposed project site is not within a Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell (WRCRCA 2023).

Natural Hazards

The project site is not within an Alquist-Priolo Earthquake Zone, and no active faults traverse the site (Ninyo and Moore 2021). The project site does not fall within a mapped Fault Zone (RCIT 2023; Ninyo and Moore 2021). The project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) in a Local Responsibility Area (LRA) (CAL FIRE 2022).

Regulatory Setting

The City of Wildomar General Plan designates this site as Medium Density Residential (MDR). Approval of the proposed project plans will become the Plot Plan.

III. PROJECT DESCRIPTION

This project proposes to construct a 27-acre park with 221 parking spaces; six driveways (two on Wildomar Trail, one on La Estrella Street, and three on Susan Drive); and amenities including bike trails and bike plaza, fitness plaza, splash pad, playgrounds, volleyball courts, gardens, community green area, community center, amphitheater, shade structures, lookout points, trails, bridge crossings, interpretive signs, bioretention/biofiltration areas, and connection to Ronald Reagan Elementary School. A potential future fire station is also considered, although it is unknown at this time whether the fire station will be feasible at this location. **Figure 4,** Conceptual Site Plan**,** shows the locations of these uses on the project site.

The proposed development plans, including architectural renderings, are provided in **Appendix 1.**

Fire Station

NOTE TO READER. Original conceptual planning for this project considered the possibility of a future fire station on this site. During preparation of this initial study, it was determined that a fire station may not be possible on this site. However, all the technical analysis and project exhibits were prepared prior to this discovery and due to grant funding deadlines, there was no time to revise the technical analysis and graphics. Therefore, while the fire station appears in this document it may not be part of the constructed project as approved by the City Council.

An approximately 8,700-square-foot fire station may be constructed on the west side of the project site, with access via one driveway from Susan Drive. The building would be one- to two-stories tall with a maximum height of 41 feet. A shared parking lot with 39 spaces would wrap around the north and east

side of the building, and include sidewalks along the perimeter as well as security fencing. The proposed fire station would include pedestrian-level exterior lighting for security, and more intensive lighting for emergencies.

Community Center/Amphitheater

The proposed 26-foot-and-2-inch tall, 8,700-square-foot community center would be in the approximate center of the project site and be accessed by the southern entrance and parking area, as shown in **Figure 4,** Conceptual Site Plan. The building would be painted yellow and be designed in a farmhouse style. The southwest side of the building would have a patio with planters, benches, trees, and interpretive signage. The northeast side of the building would feature a stage for the amphitheater and would be constructed of retaining walls to provide seating.

The community center may be available for daytime and evening activities such as classes, luncheons, community meetings, weddings, and similar celebrations. While the operations requirements have not yet been drafted, this initial study assumes that evening activities would be time-limited to end at 10:00 PM consistent with Section 9.48.060 D of the Municipal Code.

Other Amenities

As shown in **Figure 4,** Conceptual Site Plan, the proposed nature playground would be in the southcentral portion of the project site, north of the community green. A splash pad would be constructed to the north of the nature playground. A 22-foot-and-7-inch picnic pavilion would be constructed to the south of the nature playground. A public restroom would be located at the south end of the nature playground. Sand volleyball courts would be located to the west of the nature playground, directly south of the western parking lot. A community green and demonstration garden would be located further south of the nature playground. A bike plaza would be located directly north of the fire station and feature minimal landscaping, and a bike path loop would be located north of the bike plaza. A fitness plaza would be located northeast of the southern parking lot and have a connection to the hilltop play area via a natural trail. The hilltop play area and hilltop climb area would be located in the northern portion of the project site and be connected by a trail with a bridge crossing. The hilltop play area would feature an adventure play area, shade structure and flagpole with solar light. The hilltop climb area would feature railroad terraces and a trail to access a lookout point with trees, landscaping, seating area, and interpretive signage.

Bioretention/Biofiltration Areas

As discussed in greater detail in VI. 10 *Hydrology and Water Quality*, a biofiltration basin would be constructed on the southern side of the project site between the community green and demonstration garden, and another basin would be constructed south of the demonstration garden. A basin would be constructed at the southern end of the turf field, south of the sand volleyball courts. Another rectangular basin would be constructed directly west of the fire station in the western parking lot. Two smaller biofiltration basins would be constructed directly north of Ronald Reagan Elementary school, west of the school connection. A basin would also be constructed along the eastern edge of the eastern parking area lot.

Pedestrian Facilities

As shown in **Figure 4,** Conceptual Site Plan, the parking lots would have sidewalks surrounding them. A network of trails would traverse the northern portion of the project site with meandering 8-foot-wide concrete pathways connecting the amphitheater and the hilltop play area. Additional 4-foot-wide natural trails would connect the hilltop play area with surrounding areas, including the parking lots to the south and east, and the hilltop climb area.

A 4-foot-wide trail would also connect the eastern parking area to the Ronald Reagan Elementary School with a bridge crossing. A decomposed granite pathway would connect this connection to the southern parking lot. A bike path loop would be developed in the northwestern portion of the project site. The community center would connect to the parking lots and fire station on the eastern portion of the site via a pathway and bridge crossing. This pathway would also provide connection to the nature playground, splash pad, and the community green.

Landscaping

The proposed project would preserve natural vegetation, to the extent feasible, and enhance the landscaping on the site.

In the northern portion of the site, the lookout areas would be landscaped with bushes and trees, the community patio would feature hardscaping and planter boxes, the sidewalk to the east of the nature playground would include planter boxes with utility hook-ups for vendors, the community green would be installed south of the nature playground and would include lawn, and the turf area would be located to the south of the volleyball courts. Additionally, the southwest portion of the site would have a demonstration garden.

Landscaping would consist of climate-appropriate trees, shrubs, and groundcover plant species varying in size through the project site. Specialty planting would include a pollinator demonstration garden, bioswale planting, and native riparian. Turf would be strategically placed for general park uses. In addition, native plantings on the site would be left undisturbed around trails, along the hillsides. Landscaping onsite will be approved by the City prior to the installation of landscaping.

Lighting

The proposed project would include LED pedestrian lights and landscape lighting to ensure compliance with the City's Dark Sky Ordinance.

Access and Parking

Access to the project site would be provided via six entrances/exits: two along Wildomar Trail, one along La Estrella Street, and three along Susan Drive. Emergency access to the site would be provided via the southern driveway on La Estrella Street.

A connection to Ronald Reagan Elementary School with concrete steps and an accessible ramp would be developed on the north side of the school.

The proposed project would include a total of 221 parking spaces as follows: 39 spaces in the northwestern parking lot, 33 spaces in the southwestern parking lot, 125 spaces in the southern parking

lot, and 24 spaces in the eastern parking lot. The proposed project would include electric vehicle (EV) spaces, and ADA-accessible parking spaces. The project site would also include bicycle racks adjacent to the fire station and the community center.

Once completed, the proposed project is anticipated to generate a total of 118 weekday trips with 10 peak AM trips and 14 peak PM trips, a total of 123 Saturday trips with 18 peak hour trips, and a total of 111 Sunday trips with 16 peak hour trips.

Water/Sewer/Solid Waste

Water and sewer services would be provided by Elsinore Valley Municipal Water District, electrical power services by Southern California Edison, and natural gas services by Southern California Gas. Existing water lines are located on La Estrella Street and Wildomar Trail. Existing sewer lines are located on La Estrella Street. Additional electric, gas, telephone, and cable services to the proposed development would be provided through extension of existing infrastructure. The installation of all utilities will be installed per the requirements of the service providers. Additionally, all solid waste onsite will be handled, collected, transported, and disposed of in accordance with the City's requirements.

Sustainable Design Features

The project proposed would be designed to preserve the natural topography to the extent possible, including the preservation of natural drainage courses throughout the project site as well as building pedestrian bridges over drainage courses instead of grading those areas and placing culverts. The proposed project would also include water quality features to help mitigate stormwater/non-stormwater runoff pollution (see *Biofiltration/Bioretention Areas,* above). Other sustainable design features would include erosion and sediment control, low water use plants, drip irrigation for shrub areas, native soils for trails, and LED light fixtures. The proposed project would also install bridges over drainage features/wetlands where feasible, to avoid impacts to these features.

Phasing

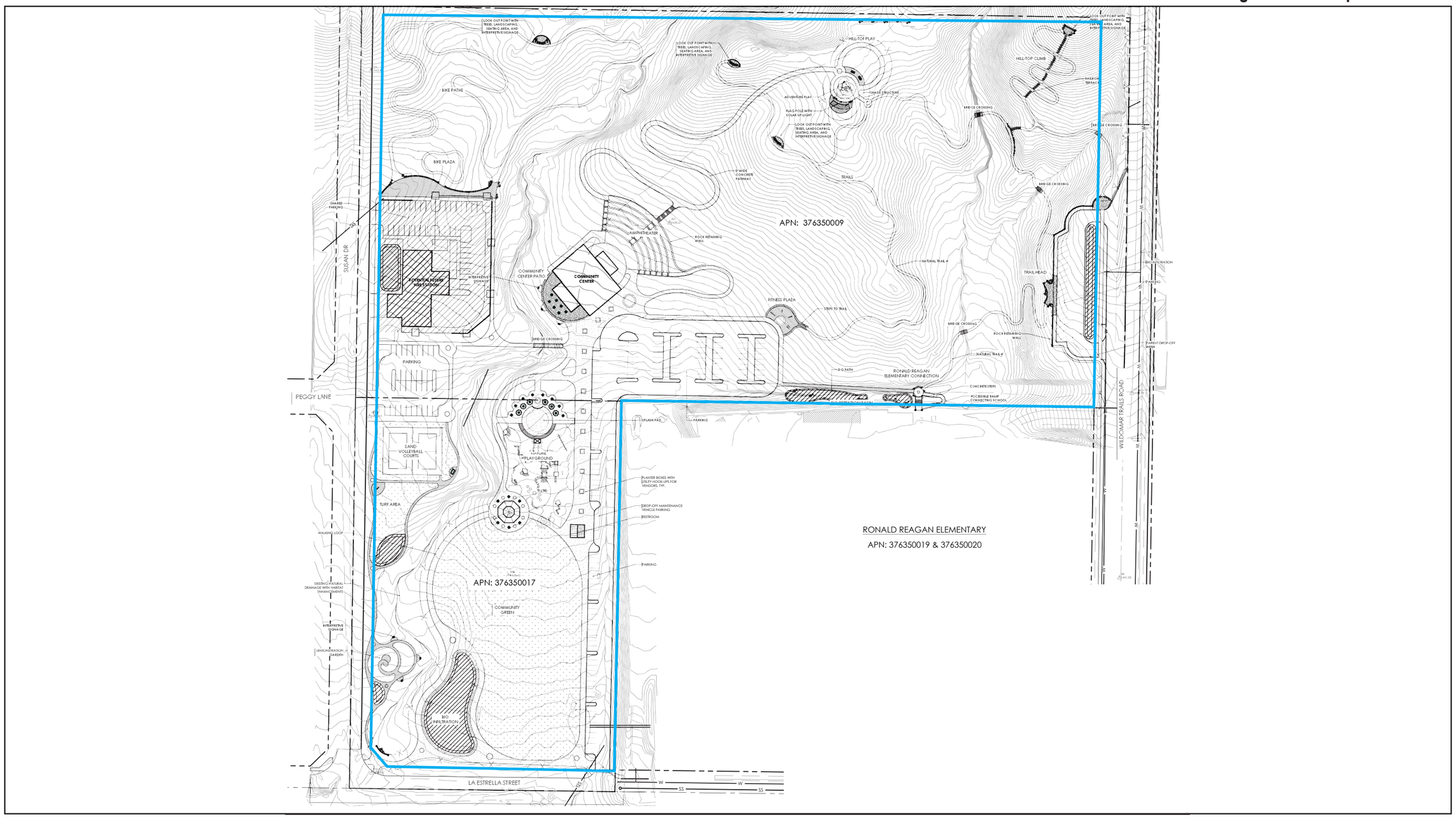
Due to total project const and funding constraints, the project may be built in at least two phases. The first phase would construct four driveways: one on the west, one on the south, and two on the east sides of the project site. Phase I would include construction of the bike plaza and bike trails on the northwest side of the project site, a windmill with planting in the center of the site in place of the future community center, trails throughout the northern portion of the site, and the hilltop play area and hilltop climb areas in the north and northeastern portions of the site, respectively.

Phase I parking would include full buildout of the parking lot on the east side of the project site with 16 spaces, sidewalks, and two driveways. The southern parking lot would feature a decomposed granite road with 10 parking spaces, and 2 ADA spaces, arranged in a cul-de-sac that provides emergency vehicle access. The parking lot on the northwest side of the project site would be decomposed granite with approximately 60 parking spaces, and 2 ADA spaces, minimal landscaping, sidewalks, and a portable restroom facility.

Offsite Improvements

The proposed project would construct half-width frontage improvements on La Estrella Street, Susan Drive, and Wildomar Trail, which may include curb, gutter, sidewalk, fire hydrants, street lighting improvements, pavement to match the curb and gutter to the existing road pavement, and sewer and potable water main extensions to the site and within the property.

Figure 4 - Conceptual Site Plan



Project Boundary

0 160
Scale (Feet)

Source: RRM Design Group 2021.

IV. EXECUTIVE SUMMARY

Through analysis provided in this MND, it was determined that the proposed project has the potential to result in significant environmental impacts to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Wildfire. Mitigation measures are identified that would reduce all impacts to less than significant levels. **Table ES-1,** Project Impact and Mitigation Summary, presents an at-a-glance summary of the identified significant impact issue areas and required mitigation measures.

Table ES-1 Project Impact and Mitigation Summary			
4. Biological Resources			
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 Wildlife or U.S. Fish and Wildlife Service?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
BIO-1	All ground-disturbing activities shall be conducted during the nonbreeding season for birds (approximately September 1 through January 14) to the greatest extent possible. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5 and 3513. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (January 15 through August 31), a preconstruction survey for nesting birds shall be conducted by a qualified biologist who is experienced in the identification of avian species and conducting nesting bird surveys. The nesting survey shall include the project site and adjacent areas where project activities have the potential to cause nest failure. The preconstruction survey shall be conducted no more than 3 days prior to the start of ground-disturbing activities within the bird breeding season. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be implemented to avoid potential Project-related impacts. Measures shall include, but are not limited to, establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the Project biologist until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The width of the avoidance buffer will be determined by the Project biologist. The monitoring biologist will monitor the nest(s) during construction and document any findings. Once nesting is deemed complete by the Project biologist, work may resume within the avoidance buffer area.			
Timing/Implementation:	*Within three (3) days prior to the initiation of ground-disturbing work*		
Enforcement/Monitoring:	*City of Wildomar Community Development Department*		
BIO-2	A preconstruction survey for Burrowing Owl shall be conducted within the project site and adjacent areas within 30 days prior to the start of ground-disturbing activities. The surveys shall follow the methods described in the Western Riverside MSHCP *Burrowing Owl Survey Instructions*. If burrowing owls and/or suitable burrowing owl burrows with signs (e.g., whitewash, pellets, feathers, prey remains) are identified in the project area during the survey and impacts to those features are unavoidable, then additional avoidance and minimization measures will need to be implemented to avoid impacts as a result of the proposed project in accordance with		

Table ES-1 Project Impact and Mitigation Summary			
	CDFW's Staff Report on Burrowing Owl Mitigation. Additional avoidance and minimization measures shall be developed by the qualified biologist and will include non-disturbance buffers established around active burrows, seasonal work restrictions, or additional survey and monitoring requirements. If the qualified biologist determines that development of a Burrowing Owl Management Plan is necessary, the qualified biologist will outline additional protection and avoidance and minimization measures specific to burrowing owl. If proposed project-related impacts to burrowing owl are unavoidable even after implementing additional avoidance and minimization measures, then coordination with CDFW will need to occur to discuss the implementation of additional mitigation requirements such as passive relocation.		
Timing/Implementation:	*Within 30 days prior to the initiation of ground-disturbing work*		
Enforcement/Monitoring:	*City of Wildomar Community Development Department*		
BIO-3	Due to the presence of suitable habitat, a focused survey for Crotch bumble bee, a California ESA Candidate species, shall be conducted prior to the start of ground-disturbing activities to determine the presence or absence of the species within the project site. If the species is observed within the project site and project-related impacts are unavoidable, then additional mitigation or avoidance and minimization measures will be implemented, and the proposed project will need to obtain the necessary permits and authorizations from CDFW (i.e., Incidental Take Permit under Section 2081 of the California ESA). Additional avoidance and minimization measures will include habitat preservation, compensatory mitigation through the purchase and conservation of habitat within its range, non-disturbance buffers around nest locations, biological monitoring requirements, and/or seasonal work restrictions.		
Timing/Implementation:	*Prior to the initiation of ground-disturbing work*		
Enforcement/Monitoring:	*City of Wildomar Community Development Department*		
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?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
BIO-4	A formal Aquatic Resource Delineation shall be prepared prior to the start of construction activities to determine if the drainage features within the project site contain aquatic resources jurisdictional to the US Army Corps of Engineers, Regional		

Table ES-1 Project Impact and Mitigation Summary			
Water Quality Control Board, or California Department of Fish and Wildlife, and to determine the acreage of MSHCP Riparian/Riverine resources present onsite. California Department of Fish and Wildlife and Regional Water Quality Control Board jurisdictional waters are regulated by state and local governments under a no-net-loss policy, and all impacts are considered significant and shall be avoided to the greatest extent possible. Impacts to jurisdictional waters require mitigation through habitat creation, restoration, or enhancement as determined by consultation with the regulatory agencies during the permitting process. Any impacts to California Department of Fish and Wildlife jurisdiction would require a Section 1602 SAA from California Department of Fish and Wildlife. Any impacts to Waters of the U.S. would require a Section 404 permit from the US Army Corps of Engineers. Impacts to Waters of the U.S. will require a Section 404 permit and will qualify for a Nationwide Permit 14 authorization from the United States Army Corps of Engineers. Any impacts to Waters of the U.S. or State will also require a 401 Certification or Waste Discharge Requirements from the San Diego Regional Water Quality Control Board. *Timing/Implementation:* *Prior to the initiation of construction activities* *Enforcement/Monitoring:* *City of Wildomar Community Development Department* **BIO-5** A Determination of Biologically Equivalent or Superior Preservation shall be prepared prior to the start of construction activities, in conjunction with the Aquatic Resource Delineation, to address proposed impacts to MSHCP Riparian/Riverine resources located within the project site. Impacts to MSHCP Riparian/Riverine resources will require mitigation to be approved by the Wildlife Agencies (CDFW and USFWS). *Timing/Implementation:* *Prior to the initiation of construction activities* *Enforcement/Monitoring:* *City of Wildomar Community Development Department*			
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?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure **BIO-1**.			
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?			

Table ES-1 Project Impact and Mitigation Summary			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures **BIO-1** and **BIO-2**.			
5. Cultural Resources			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures **TRI-1** through **TRI-8** (see Tribal Cultural Resources, below).			
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
CUL-1 **Human Remains.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. *Timing/Implementation:* *During any ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Wildomar Public Works and Engineering Department and Community Development Department*			
Implement Mitigation Measures **TRI-7** and **TRI-8** (see Tribal Cultural Resources, below).			
7. Geology and Soils			
a) i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			

Table ES-1 Project Impact and Mitigation Summary			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
GEO-1 The City's Public Works Department shall incorporate the recommendations of the Geotechnical Report prepared by Ninyo and Moore (**Appendix 5**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code. *Timing/Implementation:* *During building plan check, prior to any ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Wildomar Community Development Department and Public Works and Engineering Department*			
a) ii) Strong seismic ground shaking?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure **GEO-1**			
b) Result in substantial soil erosion or the loss of topsoil?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure **GEO-1**			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure **GEO-1**			
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
GEO-2 A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site.			

Table ES-1 Project Impact and Mitigation Summary			
Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the City's Public Works Department if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study. *Timing/Implementation:* *During ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Wildomar Community Development Department and Public Works and Engineering Department*			
9. Hazards and Hazardous Materials			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
HAZ-1 Prior to the issuance of building permits, the City's Public Works Department shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49. *Timing/Implementation:* *Prior to issuance of building permits* *Enforcement/Monitoring:* *City of Wildomar Building Department and Riverside County Fire Department* **HAZ-2** Prior to the issuance of a certificate of occupancy, the City's Public Works Department shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182. *Timing/Implementation:* *Prior to issuance of certificate of occupancy* *Enforcement/Monitoring:* *City of Wildomar Building Department and Riverside County Fire Department*			

Table ES-1 Project Impact and Mitigation Summary			
18. Tribal Cultural Resources			
a) i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated

TRI-1 Inadvertent Archeological Find. If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").

a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.
b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.
d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7.
e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting

Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.

f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

Timing/Implementation: *During any ground-disturbing or construction activities*

Enforcement/Monitoring: *City of Wildomar Public Works and Engineering Department and Community Development Department*

TRI-2 **Cultural Resources Disposition.** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:

i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Timing/Implementation: *During grading activities*

Enforcement/Monitoring: *City of Wildomar Public Works and Engineering Department and Community Development Department*

TRI-3 **Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A

consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will 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. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will 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.

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

Enforcement/Monitoring: *City of Wildomar Public Works and Engineering Department and Community Development Department*

TRI-4 **Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: *During ground-disturbing activities*

Table ES-1 Project Impact and Mitigation Summary	
Enforcement/Monitoring:	*City of Wildomar Public Works and Engineering Department and Community Development Department*
TRI-5	**Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.
Timing/Implementation:	*During ground-disturbing activities*
Enforcement/Monitoring:	*City of Wildomar Public Works and Engineering Department and Community Development Department*
TRI-6	**Archeology Report – Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).
Timing/Implementation:	*Prior to final inspection*
Enforcement/Monitoring:	*City of Wildomar Public Works and Engineering Department and Community Development Department*
TRI-7	**Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 I., parties, and Lead Agencies, will

Table ES-1 Project Impact and Mitigation Summary			
be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r). *Timing/Implementation:* *During discovery of Native American human remains* *Enforcement/Monitoring:* *City of Wildomar Public Works and Engineering Department and Community Development Department* **TRI-8** **No-Build Easement or Similar Instrument.** In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s). *Timing/Implementation:* *After Reburial of Native American Artifacts* *Enforcement/Monitoring:* *City of Wildomar Public Works and Engineering Department and Community Development Department* Implementation of Mitigation Measure **CUL-1**.			
a) ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures **TRI-1** through **TRI-8**, and **CUL-1.**			
20. Wildfire			
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures **HAZ-1** and **HAZ-2**			
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?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures **HAZ-1** and **HAZ-2**			
Mandatory Findings of Significance			

Table ES-1 Project Impact and Mitigation Summary			
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures **BIO-1** through **BIO-5**, **CUL-1**, **GEO-2**, and **TRI-1** through **TRI-8**.			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measures **BIO-1** through **BIO-5**, **CUL-1**, **GEO-1**, **GEO-2**, **HAZ-1**, **HAZ-2**, and **TRI-1** through **TRI-8**.			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			
Level of Significance without Mitigation	Potentially Significant	**Resulting Level of Significance**	Less Than Significant With Mitigation Incorporated
Implement Mitigation Measure **GEO-1**.			

VI. ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Project Title:

27-Acre Park

2. Lead Agency Name and Address:

City of Wildomar, 23873 Clinton Keith Road, Suite 110, Wildomar, CA 92595

3. Contact Person and Phone Number:

Matthew Bassi, Community Development Director; (951) 677-7751, ext. 213

4. Project Location:

The project is at the northwest of Ronald Reagan Elementary School and encompasses Assessor's Parcel Number (APN) 376-350-009, and 376-350-017.

5. Project Sponsor's Name and Address:

Dan York, City Manager; 23873 Clinton Keith Road, Suite 110, Wildomar, CA

6. General Plan Designation:

Medium Density Residential (MDR)

7. Zoning:

Rural Residential (R-R)

8. Description of Project:

This project proposes to construct a 27-acre park with 221 parking spaces; six driveways (two on Wildomar Trail, one on La Estrella Street, and three on Susan Drive); and amenities including bike trails and bike plaza, fitness plaza, splash pad, playgrounds, volleyball courts, gardens, community green area, community center, amphitheater, shade structures, lookout points, trails, bridge crossings, interpretive signs, bioretention/biofiltration areas, and connection to Ronald Reagan Elementary School. A potential future fire station is also considered, although it is unknown at this time whether the fire station will be feasible at this location. **Figure 4,** Conceptual Site Plan**,** shows the locations of these uses on the project site. The proposed development plans, including architectural renderings, are provided in **Appendix 1.**

9. Surrounding Land Uses and Setting:

ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
North	Vacant Land and Rural Residential	Very Low Density Residential (VLDR)	Rural Residential (R-R)

ADJACENT LAND USE, LAND USE DESIGNATION, AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning**
South	Vacant Land	Medium Density Residential (MDR)	Rural Residential (R-R)
Southeast	School	Public Facilities	Rural Residential (R-R)
East	Higher Residential	Medium Density Residential (MDR)	Residential (R-1)
West	Rural Residential	Medium Density Residential (MDR)	Rural Residential (R-R)

10. Other Public Agencies Whose Approval May Be Required:

- San Diego Regional Water Quality Control Board
- Elsinore Valley Municipal Water District
- U.S. Army Corps of Engineers
- California Department of Fish and Wildlife

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City of Wildomar sent notice to tribes on June 5, 2023, that have requested to be notified of projects pursuant to Assembly Bill (AB) 52 Native Americans: California Environmental Quality Act and Public Resources Code Section 21080.3.1. The City has completed consultations with Native American Tribes (please refer to section V.18 of the Initial Study, Tribal Cultural Resources).

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

C. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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 of the incorporated mitigation measures and revisions in the project have been made by 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.

City Representative

Matthew Bassi — 08/09/2023

Matthew C. Bassi, Community Development Director — Date

Applicant

Pursuant to Section 15070(b)(1) of the California Environmental Quality Act, as the project applicant, I agree to revisions of the project plans or proposals as described in this Initial Study/Mitigated Negative Declaration to avoid or reduce environmental impacts of my project to a less than significant level.

Daniel A. York — 08/09/2023

Dan York, City Manager — Date

D. ENVIRONMENTAL ANALYSIS

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 nonurbanized 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?			✓	

DISCUSSION

a) Less Than Significant Impact. The proposed project would result in the development of a 27-acre park with various amenities. The average elevation across the site is 1,444 feet above mean sea level (amsl). Scenic vistas in the project vicinity include mountain ridgelines to the north, west, and south of the project site ranging from approximately 4,000 feet amsl to 10,000 feet amsl. The project site is bordered by higher density residential uses to the east, rural residential uses and vacant land to the north, vacant land directly south with residential uses further south, Ronald Reagan Elementary School to the southeast, and rural residential uses to the west. The view of these hills may be altered by construction of the proposed structures for the residential uses surrounding the project site. However, the proposed structures are two stories or less, and would not fully obstruct any scenic view or resource. Views of the surrounding ridgelines would not be obstructed from off-site viewpoints. Therefore, implementation of the proposed project would not have a substantial adverse effect on a scenic vista, and this impact would be less than significant.

b) No Impact. There are no State Scenic Highways proximate to the project site. The nearest officially designated State Scenic Highway is the portion of State Route 74 (SR-74) that runs through San Bernardino National Forest, which is approximately 25 miles northeast of the project site (Caltrans 2022). I-15 is an eligible scenic highway but is not designated as such. Additionally, the proposed project would not require the removal of any tree, rock outcropping, or historic building within a State Scenic Highway. Therefore, there are no impacts to scenic resources within a State Scenic Highway.

c) Less Than Significant Impact. The project site is bordered by higher density residential uses to the east, rural residential uses and vacant land to the north, vacant land directly south with residential uses further south, Ronald Reagan Elementary School to the southeast, and rural residential uses to the west. The proposed community center building would be 26 feet and 2 inches tall and include grey roofing with yellow siding. The proposed fire station would be one- to two-stories tall with a maximum height of 41 feet and would have red/brown roof and siding. The proposed picnic pavilion would be 22 feet 7 inches tall and consist of wood and grey shingles. Other structures on the project site would include shade structure, which would be tan in color, and the hilltop climb and play areas would be constructed out of wood and metal materials.

The proposed project would be consistent with the City of Wildomar Parks Master Plan, which was adopted in March 2015. Chapter 3, Parks Standards, of this Plan identifies standards for park facilities, including park amenities (e.g., benches, play equipment, and sports fields); and minimum number and design standards for the size, layout, and orientation of each park amenity. The proposed project is categorized as a community park (15-40 acres), which is the City's largest park type, because the proposed park would be 27 acres. Table 3.B: Quantity of Park Amenities by Park Type, of the Plan identifies specific design standards for amenities in parks, including design specifications for paths; number of benches, tables, shade structures, sports fields; and size of play areas.

Development of the proposed project would be required to comply with the City's design guidelines and development standards identified in the City's General Plan, Parks Master Plan, and Municipal Code. If the project is consistent with the design standards, then it will not substantially degrade the existing visual character or quality of the site and its surroundings. The City Council will determine consistency and can establish requirements for the proposed project to ensure compliance with the design standards. The project would be consistent with the standards of the Rural Residential Zone as shown in Chapter 17.16.020, Rural Residential Zone, of the Wildomar Municipal Code, which allows public parks with the approval of a plot plan, and restricts building heights of non-residential structures to 50 feet. The City does not have any additional regulations regarding scenic quality. This impact is less than significant.

d) Less Than Significant Impact. The proposed project would result in new and increased sources of nighttime lighting and illumination including lighting within the parking areas, and lights associated with vehicular travel. Security lighting, pedestrian pathway lighting, street lighting, and landscape lights would also be added throughout the park to provide safety. Chapter 8.64, Light Pollution, of the Wildomar Municipal Code, establishes limits on the types of fixtures and size of bulbs used in all aspects of development. The proposed project is required to comply with this ordinance, which is verified as part of the building permit application process and again during building and site inspections of the site to ensure

that the project's lighting would not create significant impacts. Consistent with the City's lighting standards (Wildomar Municipal Code Section 8.64.090), all proposed exterior light fixtures must have full cutoff so that there is no light pollution created above the 90-degree plane of the light fixtures. The project would not adversely affect day or nighttime views in the area, and the project would not contribute to night sky pollution. Therefore, this impact is less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project is required to comply with the provisions of Wildomar Municipal Code Chapter 8.64, Light Pollution.

MITIGATION MEASURES

None required.

2. Agriculture 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	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?				✓

DISCUSSION

a) No Impact. This site is not designated under the State Farmland Mapping and Monitoring Program (FMMP) as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, nor is the site adjacent to such designations. The site is designated under the class "Other Land," which describes a land use that is vacant and nonagricultural surrounded by urban development (Department of Transportation, 2023). The project site is bordered by higher density residential uses to the east, rural residential uses and vacant land to the north, vacant land directly south with residential uses further south, Ronald Reagan Elementary School to the southeast, and rural residential uses to the west. The project would not result in the conversion of agricultural lands, and therefore no impact would occur.

b) No Impact. The project site is not zoned for agricultural use by the City, nor are there any Williamson Act contracts on the project site (CDC 2023). Therefore, no impact would occur.

c) No Impact. The project site is not designated as forestland or timberland by the City, and there is no forestland or timberland adjacent to these sites. The project site is designated under the class "Other Land," which describes a land use that is vacant and nonagricultural surrounded by urban development. The project site is bordered by higher density residential uses to the east, rural residential uses and vacant land to the north, vacant land directly south with residential uses further south, Ronald Reagan Elementary School to the southeast, and rural residential uses to the west. Therefore, no impact would occur.

d) No Impact. The project site does not contain forestland, nor is the project site zoned as forestland by the City. Implementation of the proposed project would not convert forestland to non-forest use or result in a loss of forestland. Therefore, no impact would occur.

e) No Impact. The project site does not contain forestland or unique farmland. The project site is bordered by higher density residential uses to the east, rural residential uses and vacant land to the north, vacant land directly south with residential uses further south, Ronald Reagan Elementary School to the southeast, and rural residential uses to the west. Development on the site would not result in the conversion of farmland to nonagricultural uses or forestland to non-forest uses. As such, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

3. Air Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) 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?			✓	

An Air Quality and Greenhouse Gas Emissions Assessment was prepared by PlaceWorks (PlaceWorks 2023), on June 29, 2023 (see **Appendix 2**).

DISCUSSION

a) **Less Than Significant Impact.** Pollutants emitted into the ambient air by stationary and mobile sources are regulated by federal and State law under the National and California Clean Air Act, respectively. Air pollutants are categorized as primary and/or secondary pollutants. Primary air pollutants are those that are emitted directly from sources. Carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NO_X), sulfur dioxide (SO_2), coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), and lead (Pb) are primary air pollutants. Of these, all of them except for VOCs are "criteria air pollutants," which means that ambient air quality standards (AAQS) have been established for them. The National AAQS (NAAQS) and California AAQS (CAAQS) are the levels of air quality considered to provide a margin of safety in the protection of the public health and welfare. They are designed to protect those "sensitive receptors" most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

The project site is in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (South Coast AQMD). The South Coast AQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment:

ozone (O_3), coarse particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$). An area designated as nonattainment for an air pollutant is an area that does not achieve the National or California AAQS for that pollutant.

To reduce emissions of criteria pollutants for which the SoCAB is in nonattainment, the South Coast AQMD has adopted the 2022 Air Quality Management Plan (AQMP). The 2022 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2022 AQMP is a regional and multi-agency effort including the South Coast AQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA). The 2022 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts, defined in consultation with local governments and with reference to local general plans. The project is subject to the South Coast AQMD's AQMP.

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

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. As indicated under Impacts b and c, short-term construction and long-term operational emissions would not result in significant impacts based on the South Coast AQMD regional significance thresholds or LSTs. Therefore, the proposed project is determined to be consistent with the first criterion, and impacts would be less than significant.

Consistency Criterion 2

The 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in South Coast AQMD's jurisdiction are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Therefore, development that is consistent with the growth projections in City of Wildomar General Plan is considered to be consistent with the AQMP.

The City's General Plan designates the project site as Medium Density Residential (MDR) and the site has a zoning designation of Rural Residential (R-R). The proposed project is a 27-acre park that features a community building, fire station, parking lot, and several recreational amenities. Development of the site

as a park is consistent with uses allowed under the R-R zone and City's 2015 Parks Master Plan. Use of the site as a park would not generate any direct population growth and would likely generate fewer operational criteria air pollutant emissions than would be experienced with full development allowed under the MDR designation, which allows two to five single-family dwelling units per acre. Therefore, as the proposed project would be consistent with the City's existing land use designations and growth projections, the proposed project is not anticipated to exceed the AQMP growth assumptions and would be consistent with the second criterion. Therefore, this impact would be less than significant.

b) Less Than Significant Impact. The project site is in SoCAB. State and federal air quality standards are often exceeded in many parts of the basin. A discussion of the project's potential short-term construction-period and long-term operational-period air quality impacts are provided below.

Construction Emissions

Construction activities associated with the project would result in emissions of volatile organic compounds (VOCs), NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$. Emissions would result from site preparation, grading, building construction, paving, and architectural coating. A quantified analysis of the proposed project's construction emissions was conducted using the California Emissions Estimator Model (CalEEMod) Version 2022.1 based on information provided by the City and default equipment mix for each construction phase. While the construction schedule for the project has not yet been determined, for the purposes of modeling, construction was assumed to start in January of 2024 and last 16 months until May 2025, based on the default assumptions in the model. As shown in **Table 3-1**, Project Construction Regional Pollutant Emissions Summary, maximum daily emissions resulting from project construction would not exceed the maximum daily pollutant thresholds established by South Coast AQMD for emissions of any criteria pollutant. Therefore, criteria pollutant emissions generated during construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

Table 3-1 Project Construction Regional Pollutant Emissions Summary

Activity		Pollutant Emissions (lbs/day)					
		VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation	On-Site[1]	3.65	36.02	32.91	0.05	10.32	5.52
	Off-Site[2]	0.09	0.65	1.01	0.00	0.29	0.08
	Subtotal	3.74	36.67	33.92	0.05	10.61	5.60
Grading	On-Site[1]	3.52	34.33	30.21	0.06	6.23	2.87
	Off-Site[2]	0.11	0.72	1.14	0.00	0.33	0.09
	Subtotal	3.63	35.05	31.35	0.06	6.56	2.96
Building Construction (2024)	On-Site[1]	1.20	11.20	13.10	0.02	0.50	0.46
	Off-Site[2]	0.02	0.06	0.18	0.01	0.04	0.02
	Subtotal	1.22	11.26	13.28	0.03	0.54	0.48
Building	On-Site[1]	1.13	10.40	13.00	0.02	0.43	0.40

Construction (2025)	Off-Site[2]	0.02	0.05	0.17	0.01	0.04	0.02
	Subtotal	1.15	10.45	13.17	0.03	0.47	0.42
Paving	On-Site[1]	1.67	7.45	9.98	0.01	0.35	0.32
	Off-Site[2]	0.06	0.05	0.84	0.00	0.14	0.03
	Subtotal	1.73	7.50	10.82	0.01	0.49	0.35
Architectural Coating	On-Site[1]	14.23	0.88	1.14	0.00	0.03	0.03
	Off-Site[2]	0.00	0.00	0.03	0.00	0.01	0.00
	Subtotal	14.23	0.88	1.17	0.00	0.04	0.03
Total for Overlapping Phases[3]		17.11	18.84	25.16	0.04	1.01	0.80
South Coast AQMD Regional Threshold		75	100	550	150	150	55
Threshold Exceeded?		**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

[1]On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading PM_{10} and $PM_{2.5}$ emissions show reduced values for fugitive dust for compliance with South Coast AQMD Rule 403.

[2]Offsite emissions from equipment operated on public roads.

[3]Building construction (2025), architectural coating, and paving phases may overlap.

Source: PlaceWorks 2023 (Appendix 2)

Operational Emissions

Operational activities associated with the proposed project would result in emissions of VOCs, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$. Operational emissions would be expected from area sources, energy sources, and mobile sources.

As shown in **Table 3-2**, Summary of Regional Operational Pollutant Emissions, the proposed project's maximum daily emissions from on-going operations would not exceed the South Coast AQMD's regional significance thresholds. Therefore, criteria pollutant emissions generated during operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for

which the project region is nonattainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant.

Table 3-2 Summary of Regional Operational Pollutant Emissions						
Activity	**Emissions (lbs/day)**					
	VOC	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area Source[1]	0.55	0.61	5.20	0.01	1.10	0.29
Energy Usage[2]	0.74	0.00	0.38	0.00	0.00	0.00
Mobile Source[3]	0.01	0.16	0.14	0.00	0.01	0.01
Total Emissions	1.30	0.77	5.72	0.01	1.11	0.30
South Coast AQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

[1]Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

[2]Energy usage consists of emissions from generation of electricity and on-site natural gas usage.

[3]Mobile sources consist of emissions from vehicles and road dust.

Source: PlaceWorks 2023 (Appendix 2)

c) Less Than Significant Impact. The proposed project would not expose sensitive receptors to substantial pollutants.

LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQA at the nearest location where an individual can be expected to remain for 24 hours.

Localized Construction Impacts

Table 3-3, Project Localized Construction Emissions, identifies the localized impacts at the nearest receptor locations in the vicinity of the project. None of the analyzed criteria pollutants would not exceed the applicable South Coast AQMD LSTs for localized construction emissions.

Table 3-3 Project Localized Construction Emissions				
Construction Activity	**Emissions (lbs/day)**			
	NO_x	**CO**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	36.02	32.91	10.32	5.52
Grading	34.33	30.21	6.23	2.87
Building Construction (2024)	11.20	13.10	0.50	0.46
Building Construction (2025)	10.40	13.00	0.43	0.40
Paving	7.45	9.98	0.35	0.32
Architectural Coating	0.88	1.14	0.03	0.03
Total for Overlapping Phases[1]	18.73	24.12	0.81	0.75
South Coast AQMD Localized Threshold[2]	371	1,965	13	8
Exceeds Threshold?	**NO**	**NO**	**NO**	**NO**

Source: PlaceWorks 2023 (Appendix 2)

[1] Building construction (2025), architectural coating, and paving phases may overlap.

[2] Localized significance thresholds correspond to with SRA 25 on a 5-acre site at 25 meters.

Localized Operational Impacts

Table 3-4, Project Localized Operational Emissions, shows the on-site emissions from the CalEEMod model that includes natural gas usage, landscape maintenance equipment, and vehicles operating on-site, and the calculated emissions thresholds. To account for on-site vehicle activity, a separate on-site mobile source only operational model was prepared to account for the approximately 0.2-mile distance that vehicles would travel on-site to access parking facilities. As shown in **Table 3-4**, the operational activity of the proposed project would not exceed South Coast AQMD's operational LSTs. Therefore, this impact would be less than significant.

Table 3-4 Project Localized Operational Emissions

Construction Activity	Emissions (lbs/day)			
	NO_X	**CO**	**PM_{10}**	**$PM_{2.5}$**
Area Sources[1]	0.01	0.38	0.01	0.01
Energy Usage[2]	0.16	0.14	0.01	0.01
Vehicle Emissions[3]	0.12	0.88	0.02	0.01
Total Emissions	0.29	1.40	0.04	0.03
South Coast AQMD Localized Threshold[4]	371	1,965	4	2
Exceeds Threshold?	**NO**	**NO**	**NO**	**NO**

Source: PlaceWorks 2023 (Appendix 2)

[1] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

[2] Energy usage consists of emissions from on-site natural gas usage.

[3] On-site vehicular emissions based on a 0.2-mile travel distance.

[4] Localized significance thresholds correspond to with SRA 25 on a 5-acre site at 25 meters.

Carbon Monoxide Hotspots

CO attainment in the South Coast Air Basin by the South Coast AQMD was analyzed as part of the South Coast AQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide. As part of the 1992 CO Plan, an analysis for CO "hot spots," adverse CO concentrations, was conducted for four intersections in Los Angeles at the peak morning and afternoon time periods. This hot spot analysis did not predict any violation of CO standards. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a daily traffic volume of approximately 100,000 vehicles per day.

As further discussed in Section V.17, Transportation, the proposed project would generate an average of approximately 118 daily vehicle trips. The intersection with the highest traffic volume near the project

site is Wildomar Trail at La Estrella Street, which experiences up to an estimated 5,228 average vehicles daily. The 1992 CO Plan showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Accounting for the project-generation vehicle trips and assuming they all would drive through the intersection of Wildomar Trail at La Estrella Street, this intersection would experience an estimated 5,346 daily vehicles on weekdays. Therefore, as the traffic volumes at nearby intersections resulting from traffic generated by the proposed project would fall short of the 100,000 vehicles per day, no CO hotspot modeling was performed, and no significant long-term air quality impact is anticipated. Therefore, project impacts associated with CO hot spots are less than significant.

Toxic Air Contaminants (TAC)

CONSTRUCTION TAC IMPACTS

The greatest potential for TAC emissions during construction would be related to diesel particulate emissions associated with the operation of heavy equipment. Given the temporary and short-term construction schedule for the proposed project, the proposed project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of project construction. Furthermore, construction-based particulate matter (PM) emissions, including diesel exhaust emissions, do not exceed any local or regional thresholds and the nearest sensitive receptors to the project site, students and employees of the Ronald Reagan Elementary School play fields, are located adjacent to the southern and eastern boundaries of the project site. Moreover, most of the construction activity would occur in the interior of the project site away from the southern boundary shared by the Ronald Reagan Elementary School play fields. The proposed project would be required to comply with CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation. Compliance with these regulations would minimize TAC emissions during construction. Therefore, this impact would be less than significant.

OPERATIONAL TAC IMPACTS

Operation of the proposed project would not generate substantial TAC emissions from on-site stationary sources. Land uses that have the potential to generate substantial stationary sources of emissions include industrial land uses, such as chemical processing and warehousing operations where truck idling would occur on-site and would require a permit from South Coast AQMD. The proposed project would constitute the operation of a community building, fire station, and supporting park amenities and would include a land use that generates substantial TAC emissions. Therefore, TAC impacts related to operation-related emissions would be less than significant.

d) Less Than Significant Impact. The potential for the proposed project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: Agricultural uses (livestock and farming)

- Wastewater treatment plants
- Food processing plants

- Chemicals plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The proposed project involves the construction and operation of a park which does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and VOCs and the application of asphalt and architectural coatings during construction activities. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is therefore considered less than significant. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed project would also be required to comply with South Coast AQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operational activities would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Compliance with South Coast AQMD Rules including 402, 403, and 1113.

MITIGATION MEASURES

None required.

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 Wildlife 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 Wildlife 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?		✓		

ECORP Consulting, Inc. prepared a Biological Technical Report and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis in July 2023 for the project, which is included as **Appendix 3** (ECORP 2023a).

DISCUSSION

a) Less Than Significant With Mitigation Incorporated.

Special-Status Plant Species

Based on literature review and databases searches, 48 special-status plant species were identified onsite. Of these, one species, paniculate tarplant, was observed within the project site; however, the species has a California Rare Plant Ranks (CRPR) rank of 4.2 (limited distribution in California) and therefore, impacts to this species is not considered significant. In addition, one species, Coulter's matilija poppy, was found to have a moderate potential to occur within the project site due to the presence of suitable habitat, however, there are no records of this species occurring within 5 miles of the project site. This species is an MSHCP-covered species and has a CRPR of 4.2. Therefore, additional surveys are not required. The remaining 46 species were determined to have a low potential to occur onsite or were presumed absent. No additional plant species were observed onsite. Therefore, impacts to special-status plant or narrow endemic plant species would be less than significant.

Special-Status Wildlife Species

Of the 32 special-status wildlife species identified in the literature search, one bird species was present north of the project site, within the 500-foot survey buffer—Coastal California Gnatcatcher (federally listed threatened species and California Department of Fish and Wildlife [CDFW] Species of Special Concern [SSC]). Suitable sage scrub habitat for this sensitive bird species occurs within the project site. This species is covered under the MSHCP, and therefore, no additional surveys or mitigation would be required. As the project site is not located within a Criteria Area or Public Quasi-Public (PQP) lands, there are no seasonal limitations for clearing of suitable gnatcatcher habitat within the project site. The proposed project would be required to implement Mitigation Measure **BIO-1** which requires a pre-construction nesting bird survey to be conducted prior to site disturbance.

Two special status wildlife species were determined to have a high potential to occur within the project site—Burrowing Owl and northwestern San Diego pocket mouse. The San Diego pocket mouse is covered under the MSHCP and no additional surveys or mitigation would be required. The project site is located within a designated survey area under the MSHCP for Burrowing Owl, and the biological surveys determined that suitable Burrowing Owl habitat was present on the project site. Mitigation Measure **BIO-2** would require protocol-level surveys for Burrowing Owl to determine the presence/absence of the species.

If burrowing owls and/or suitable burrowing owl burrows with signs (e.g., whitewash, pellets, feathers, prey remains) are identified in the project area during the survey and impacts to those features are unavoidable, then additional avoidance and minimization measures will need to be implemented to avoid impacts as a result of the proposed project in accordance with CDFW's Staff Report on Burrowing Owl Mitigation. Additional avoidance and minimization measures shall be developed by the qualified biologist and will include non-disturbance buffers established around active burrows, seasonal work restrictions, or additional survey and monitoring requirements. If the qualified biologist determines that development

of a Burrowing Owl Management Plan is necessary, the qualified biologist will outline additional protection and avoidance and minimization measures specific to burrowing owl. If proposed project-related impacts to burrowing owl are unavoidable even after implementing additional avoidance and minimization measures, then coordination with CDFW will need to occur to discuss the implementation of additional mitigation requirements such as passive relocation.

Seven special status wildlife species were determined to have moderate potential to occur within the project site. Crotch bumble bee has a moderate potential to occur onsite and is listed as a Candidate Species under the California Endangered Species Act. Implementation of Mitigation Measure **BIO-3** would be required to determine the presence/absence of this species within the project site. Five of the special status wildlife species with moderate potential to occur are covered by the MSHCP: Bell's sage sparrow, loggerhead shrike, red-diamond rattlesnake, San Diego black-tailed jackrabbit, and southern California rufous-crowned sparrow. These five species are considered adequately conserved under the MSHCP; no additional surveys or mitigation would be required. California glossy snake has a moderate potential to occur onsite and is a CDFW SSC. Direct and indirect impacts from construction may affect this species. However, if this species were to be present within the project site, they would likely occur in low numbers due to anthropogenic disturbances and lack of connectivity on the project site, and project-related impacts would not contribute to the overall decline of populations of this species. Therefore, impacts to California glossy snake would be less than significant.

The remaining 22 special status wildlife species analyzed were determined to have a low potential to occur or are presumed absent due to lack of suitable habitat occurring within the project site. Therefore, impacts to these species are not expected to occur.

b) No Impact. Riparian/riverine areas are lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to, or which depend upon soil moisture from nearby freshwater sources, or areas with freshwater flow during all or a portion of the year. While small patches of willows, mulefat, and cottonwoods are present onsite, these plant species were not extensive enough to call out as their own plant community. As such, no sensitive natural communities were observed on the project site or within a 500-foot radius of the site (ECORP 2023a). Therefore, no impacts would occur.

c) Less Than Significant with Mitigation Incorporated. According to the Biological Technical Report, one drainage within the project site was identified using the National Wetlands Inventory, and two potential drainage features were identified based on a desktop review of aerial imagery. As part of the proposed project's design, bridges would be installed to reduce impacts to drainage features/wetlands, and appropriate best management practices (BMPs) would be implemented, such as landscaping, jute bales, etc. to reduce impacts to drainage features/wetlands. While the intent is to avoid the drainage features/wetlands through the project design features, Mitigation Measure **BIO-4** and Mitigation Measure **BIO-5**, which require the preparation of a formal Aquatic Resource Delineation and Determination of Biologically Equivalent or Superior Preservation, respectively, have been included in an overabundance of caution in case the project design needs to change. Mitigation **BIO-4** and Mitigation

BIO-5 would reduce impacts to the drainages onsite. Therefore, impacts would be mitigated to less than significant.

d) Less Than Significant Impact with Mitigation Incorporated. Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range.

The project site likely provides local wildlife movement opportunities because it consists of open land and there are undeveloped parcels to the north and south of the project site. The large eucalyptus trees and other ornamental trees located within or near the project site could provide nesting habitat for nesting birds and raptors protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Ground-disturbing construction activities could directly affect nesting birds and other birds protected by the MBTA and their nests through habitat removal within the project site, and indirectly through increased noise, vibrations, and increased human activity if any tree or vegetation removal needs to occur during the bird breeding season (typically January 15 through August 31).

Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA). In addition, nests and eggs are protected under California Fish and Wildlife Code Section 3503. To comply with the MBTA and California Fish and Wildlife Code, implementation of Mitigation Measure **BIO-1** would ensure raptors and other nesting bird species that may or may not be covered under the MSHCP would be protected. Impacts would be less than significant with the implementation of mitigation.

e) Less Than Significant Impact. The City Wildomar Municipal Code Section 12.08.050, regulates trees within the public right of way. The project site contains no trees within a public right-of-way; however, trees may be planted to the public right-of-way as part of the proposed project. The proposed project would be required to comply with Wildomar Municipal Code Section 12.08.050. There are no other city policies or ordinances protecting biological resources. Therefore, impacts would be less than significant.

f) Less Than Significant With Mitigation Incorporated. The Western Riverside MSHCP is a habitat conservation plan and natural community conservation plan to which the City of Wildomar is a permittee (i.e., signatory). The project site is located in the Elsinore Area Plan of the MSHCP, but is not located in a Criteria Cell. Since the site is not located in a Criteria Cell, there are no conservation requirements on the property.

The Biological Technical Report indicates that project site is not within a Criteria Area Species Survey Area or Cell Group, nor a Public Quasi-Public Lands. The MSHCP riparian/riverine resources within the project site provide some biological functions due to the presence of native habitat in some areas, however; low-quality, disturbed habitat dominated by non-native vegetation is also present onsite. Therefore, the MSHCP riparian/riverine resources do not support or provide habitat for MSHCP Section 6.1.2 species.

Additionally, it was determined that suitable breeding and foraging habitat for Western Yellow-Billed Cuckoo, Least Bell's Vireo, and Southwestern Willow Flycatcher were not present on the project site.

Therefore, impacts to MSHCP Section 6.1.2 species would not occur. Other Section 6.1.2 plant and wildlife species were assessed for their potential to occur, and no impacts are expected to occur.

The project site is not located within a Narrow Endemic Plant Species Survey Area in accordance with Section 6.1.3 of the MSHCP. Therefore, no impacts would occur. Moreover, the project site was analyzed to determine if additional surveys and procedures were needed, pursuant to Section 6.3.2 of the MSHCP. The project site is not located within a mapped survey area for MSHCP Criteria Area plant species and no MSHCP amphibian species were mapped onsite. However, the project site is within the MSHCP Survey Area for Burrowing Owl, and a Burrowing Owl habitat assessment was conducted. Therefore, Mitigation Measure **BIO-2** would be required to reduce impacts to less than significant.

Additionally, the project site is not located within a mapped area for MSHCP mammal species, Delhi soils, and no MSHCP Table 9-3 species were observed. The project site is not located adjacent to and does not have onsite connection to existing conservation or land described for conservation and the project site is not within an Urban/Wildlands Interface pursuant to Section 6.1.4 of the MSHCP.

Coastal California Gnatcatcher was heard within the native scrub habitat located north of the project site, within the 500-foot survey area. Implementation of Mitigation Measure **BIO-1** would reduce impacts to less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. The City of Wildomar will pay fees, as applicable to this type of project, in conformance Title 3, Revenue and Finance, of the Wildomar Municipal Code. Such fees may include the Western Riverside County Multiple Species Habitat Conservation Plan fees and Stephen's Kangaroo Rat Conservation fees.

MITIGATION MEASURES

BIO-1 All ground-disturbing activities shall be conducted during the nonbreeding season for birds (approximately September 1 through January 14) to the greatest extent possible. This will avoid violations of the MBTA and California Fish and Game Code Sections 3503, 3503.5 and 3513. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (January 15 through August 31), a preconstruction survey for nesting birds shall be conducted by a qualified biologist who is experienced in the identification of avian species and conducting nesting bird surveys. The nesting survey shall include the project site and adjacent areas where project activities have the potential to cause nest failure. The preconstruction survey shall be conducted no more than 3 days prior to the start of ground-disturbing activities within the bird breeding season. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be implemented to avoid potential Project-related impacts. Measures shall include, but are not limited to, establishment of an avoidance buffer until nesting has been completed and periodic nest monitoring by the Project biologist until the juveniles have fledged and there has been no evidence of a

second attempt at nesting. The width of the avoidance buffer will be determined by the Project biologist. The monitoring biologist will monitor the nest(s) during construction and document any findings. Once nesting is deemed complete by the Project biologist, work may resume within the avoidance buffer area.

Timing/Implementation: *Within three (3) days prior to the initiation of ground-disturbing work*

Enforcement/Monitoring: *City of Wildomar Community Development Department*

BIO-2 A preconstruction survey for Burrowing Owl shall be conducted within the project site and adjacent areas within 30 days prior to the start of ground-disturbing activities. The surveys shall follow the methods described in the Western Riverside MSHCP *Burrowing Owl Survey Instructions*. If burrowing owls and/or suitable burrowing owl burrows with signs (e.g., whitewash, pellets, feathers, prey remains) are identified in the project area during the survey and impacts to those features are unavoidable, then additional avoidance and minimization measures will need to be implemented to avoid impacts as a result of the proposed project in accordance with CDFW's Staff Report on Burrowing Owl Mitigation. Additional avoidance and minimization measures shall be developed by the qualified biologist and will include non-disturbance buffers established around active burrows, seasonal work restrictions, or additional survey and monitoring requirements. If the qualified biologist determines that development of a Burrowing Owl Management Plan is necessary, the qualified biologist will outline additional protection and avoidance and minimization measures specific to burrowing owl. If proposed project-related impacts to burrowing owl are unavoidable even after implementing additional avoidance and minimization measures, then coordination with CDFW will need to occur to discuss the implementation of additional mitigation requirements such as passive relocation.

Timing/Implementation: *Within 30 days prior to the initiation of ground-disturbing work*

Enforcement/Monitoring: *City of Wildomar Community Development Department*

BIO-3 Due to the presence of suitable habitat, a focused survey for Crotch bumble bee, a California ESA Candidate species, shall be conducted prior to the start of ground-disturbing activities to determine the presence or absence of the species within the project site. If the species is observed within the project site and project-related impacts are unavoidable, then additional mitigation or avoidance and minimization measures will be implemented, and the proposed project will need to obtain the necessary permits and authorizations from CDFW (i.e., Incidental Take Permit under Section 2081 of the California ESA). Additional avoidance and minimization measures will include habitat preservation, compensatory mitigation through the purchase and conservation of habitat within its range, non-disturbance buffers around nest locations, biological monitoring requirements, and/or seasonal work restrictions.

Timing/Implementation: *Prior to the initiation of ground-disturbing work*

Enforcement/Monitoring: *City of Wildomar Community Development Department*

BIO-4 A formal Aquatic Resource Delineation shall be prepared prior to the start of construction activities to determine if the drainage features within the project site contain aquatic resources jurisdictional to the US Army Corps of Engineers, Regional Water Quality Control Board, or California Department of Fish and Wildlife, and to determine the acreage of MSHCP Riparian/Riverine resources present onsite. California Department of Fish and Wildlife and Regional Water Quality Control Board jurisdictional waters are regulated by state and local governments under a no-net-loss policy, and all impacts are considered significant and shall be avoided to the greatest extent possible. Impacts to jurisdictional waters require mitigation through habitat creation, restoration, or enhancement as determined by consultation with the regulatory agencies during the permitting process. Any impacts to California Department of Fish and Wildlife jurisdiction would require a Section 1602 SAA from California Department of Fish and Wildlife. Any impacts to Waters of the U.S. would require a Section 404 permit from the US Army Corps of Engineers. Impacts to Waters of the U.S. will require a Section 404 permit and will qualify for a Nationwide Permit 14 authorization from the United States Army Corps of Engineers. Any impacts to Waters of the U.S. or State will also require a 401 Certification or Waste Discharge Requirements from the San Diego Regional Water Quality Control Board.

Timing/Implementation: *Prior to the initiation of construction activities*

Enforcement/Monitoring: *City of Wildomar Community Development Department*

BIO-5 A Determination of Biologically Equivalent or Superior Preservation shall be prepared prior to the start of construction activities, in conjunction with the Aquatic Resource Delineation, to address proposed impacts to MSHCP Riparian/Riverine resources located within the project site. Impacts to MSHCP Riparian/Riverine resources will require mitigation to be approved by the Wildlife Agencies (CDFW and USFWS).

Timing/Implementation: *Prior to the initiation of construction activities*

Enforcement/Monitoring: *City of Wildomar Community Development Department*

5. Cultural Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to 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?		✓		

An Archaeological Resources Inventory Report was prepared for the proposed project by ECORP Consulting, Inc. in July 2023, and is included as **Appendix 4** (ECORP 2023b).

DISCUSSION

a) No Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or lead agency. Generally, a resource is considered to be "historically significant" if it meets one of the following criteria:

i. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

ii. Is associated with the lives of persons important in our past;

iii. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

iv. Has yielded, or may be likely to yield, information important in prehistory or history.

The project site is vacant and does not contain any structures. An irrigation feature on the western side of the project site, comprising of a small concrete foundation, two plastic PVC pipes, larger metal pipe, and a T-shaped stand were encountered. The earliest aerial photographs potentially depicting these resources are from 1978. Data from existing available record searches and the field survey did not yield any historic-period or pre-contact cultural resources within the project site (ECORP 2023b). As there are no structures or eligible historic resources on the site, there is no impact.

b) Less Than Significant Impact with Mitigation Incorporated. Archaeological resources are historic evidence of past human activities, including structural ruins and buried resources.

The Archaeological Resources Inventory Report indicated that a moderate potential for buried precontact archaeological sites exist within the project site due to the presence of the drainage in the western portion of the project site and Iodine Springs, approximately 0.5-mile northeast of the site, along the same drainage.

Implementation of Mitigation Measures **TRI-1** through **TRI-8** (see V. 19, Tribal Cultural Resources) would ensure that any archaeological resources discovered on the project site would be properly managed by having a qualified archaeologist to monitor construction and grading activities, complying with provisions outlined in the Tribal Cultural Resources Treatment and Monitoring Agreement, and halting construction within 100 feet of discovered resources in the event that they are uncovered. Therefore, impacts would be less than significant with mitigation incorporated.

c) Less Than Significant Impact with Mitigation Incorporated. Construction activities associated with project implementation would require grading and excavation of the site below the surface. Pursuant to California Health and Safety Code Section 70520.5, in the event of an accidental discovery or recognition of any human remains on the site, no further excavation or disturbance of the site shall be permitted until the coroner of the county is contacted and has conducted an investigation into the circumstances, manner, and cause of any death, and recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains is less than significant with the implementation of mitigation measures **CUL-1, TRI-7,** and **TRI-8**.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

CUL-1 **Human Remains.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Timing/Implementation: *During any ground-disturbing construction activities*

Enforcement/Monitoring:	*City of Wildomar Public Works and Engineering Department and Community Development Department*

6. Energy

Issues, 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?			✓	

a) Less Than Significant Impact.

Short Term Construction Impacts

During construction, the project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Development of the proposed project would create temporary increased demands for electricity during construction. Construction of the proposed project would require the use of construction equipment for grading, hauling, and building activities. Electricity use during construction would vary during different phases of construction—construction equipment during grading would be gas powered or diesel powered, and the later construction phases would require electricity-powered equipment, such as interior construction and architectural coatings. Natural gas is not generally required to power construction equipment and therefore is not anticipated during construction activity. It is anticipated that most electric-powered construction equipment would be hand tools (e.g., power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities. Construction also includes the vehicles of construction workers traveling to and from the project site and haul trucks for the export of materials from site clearing.

The construction contractors would minimize idling of construction equipment during construction as required by state law. These required practices would limit wasteful and unnecessary electrical energy consumption. Furthermore, there are no unusual project characteristics that would necessitate the use of construction equipment that is less energy efficient than at comparable construction sites in other parts of the state. Therefore, the proposed short-term construction activities would not result in inefficient, wasteful, or unnecessary fuel consumption. Impacts would be less than significant.

<u>TRANSPORTATION</u>

Development of the proposed project would also temporarily increase demands for energy associated with transportation and off-road equipment operation. Transportation energy use depends on the type

and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline.

The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. Construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered equipment. Construction techniques, equipment and materials would be consistent with other construction in the City. Impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Furthermore, the construction contractors are anticipated to minimize nonessential idling of construction equipment during construction in accordance with the California Code of Regulations Title 13, Chapter 9, Article 4.8, Section 2449, to limit wasteful and unnecessary energy consumption.

Construction trips would not result in unnecessary use of energy since the project site is served by a major Interstate Highway (I-15) that connects much of the Southern California region, and trips generated during project construction would be necessary to transport construction workers to the project site to construct the proposed project. Therefore, this impact would not be significant.

Long Term Impacts During Operation

Building and site energy use during operation of the proposed project would be associated with electricity and natural gas consumption. Operational use of energy would include heating, cooling, and ventilation of community center building and fire station; water heating; operation of electrical systems, security, and control center functions; use of on-site equipment and appliances; and indoor, outdoor, and parking lot lighting. The park would provide different amenities like a natural playground, a sand volleyball court, and a splash pad area that may require lighting and an electric water pump. Natural gas consumption would result from space and water heating for the community center building and fire station. Furthermore, the parking lot would have electric vehicle (EV) spaces that would use electricity during operation. Additionally, the proposed project would result in recreational use and would not result in excessive consumption of energy.

ELECTRICITY

The project site is in the service area of Southern California Edison (SCE) and prior to final building plan submittal, the City of Wildomar Public Works Department would provide project plans to (SCE) to prepare a Method-of-Service Study to determine exact location of electrical connections at the site and establish estimated electricity demand. Additionally, because the proposed project would be subject to the more stringent 2022 Title 24 Building Energy Efficiency Standards which require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials, the project's electricity demand would not result in significant impacts.

Furthermore, the proposed project would be required to include EV ready spaces consistent with California Green Building Standards Code, Title 24, Part 11 (CALGreen) EV charging requirements. According to Table 5.106.5.3.1, because the proposed project would provide 39 parking spaces associated with nonresidential buildings, the proposed project would be required to provide 2 EV charging spots. These chargers may be Level 2 or Direct Current Fast Charging (DCFC) chargers.

NATURAL GAS

The project would construct new facilities at the project site that would result in an increase in gas demands. The major use of natural gas on site would be from the community center and fire station. The proposed project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The surrounding area has natural gas infrastructure provided by the Southern California Gas Company (SoCalGas). The proposed project would connect to the existing gas lines to the project site.

VEHICLE MILES TRAVELED AND FUEL CONSUMPTION

Transportation energy use depends on the type and number of trips, vehicle miles traveled (VMT), fuel efficiency of vehicles, and travel mode. Transportation energy used during operation of the project would come from delivery vehicles, maintenance vehicles, and the general public/refueling vehicles that would primarily use diesel fuel and/or gasoline. The proposed would result in a net increase in annual VMT and therefore would result in an increase in transportation fuel consumption.

Trip generation and VMT generated by the proposed project are consistent with other recreational and fire station uses of similar scale and configuration. In addition, in compliance with CALGreen, the proposed project would include short- and long-term bicycle parking for visitors, employees and regular occupants of nonresidential buildings.

Additionally, fuel efficiency of vehicles would on average improve over time, thereby resulting in an increasingly lower per capita fuel consumption over the lifetime of the project. The improvement in fuel efficiency would be attributable to the statewide fuel reduction strategies and regulatory compliances (e.g., CAFE standards), resulting in new cars that are more fuel efficient and the attrition of older, less fuel-efficient vehicles. The CAFE standards are not directly applicable to land use development projects, but to car manufacturers. Thus, the park users do not have direct control in determining the fuel efficiency of vehicles manufactured and that are made available. However, compliance with the CAFE standards by car manufacturers would ensure that vehicles produced in future years have greater fuel efficiency and would generally result in an overall benefit of reducing fuel usage by providing the population of the project site's region more fuel-efficient vehicle options.

Moreover, as mentioned above, the proposed project would be required to include EV ready spaces consistent with the 2022 CALGreen requirements. As electricity consumed in California is required to meet the increasing renewable energy mix requirements under the State's RPS and accelerated by SB 100, greater and greater proportions of electricity consumed for transportation energy demand envisioned under the proposed project would continue to be sourced from renewable energy sources rather than fossil fuels.

These standards and regulations would contribute to minimizing per capita VMT and transportation-related fuel usage. Therefore, it is expected that operation-related fuel usage associated with the proposed project would not be any more inefficient, wasteful, or unnecessary than similar development projects. Therefore, impacts would be less than significant with respect to operation-related fuel usage.

b) Less Than Significant Impact. The City of Wildomar is within SCAG's 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals.

The RTP/SCS sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) by reducing fuel consumption. The RTP/SCS is meant to provide individual jurisdictions with growth strategies that, when taken together, achieve the regional GHG emissions reduction targets. Specifically, the SCS distributes growth forecast data to transportation analysis zones for the purpose of modeling performance. As described in Section V.14, Population and Housing, the proposed project does not exceed the growth projections described in SCAG's RTP/SCS. The proposed project would not obstruct the implementation of the RTP/SCS.

The proposed project would be subject to the most recent version of the California Energy Code, which sets standards that improve energy efficiency of newly constructed buildings. Additionally, all contractors and waste haulers are required to comply with the Countywide Integrated Waste Management Plan, which requires a minimum diversion of 50 percent of waste/project materials from being disposed.

The State's electricity grid is transitioning to renewable energy under California's Renewable Portfolio Standard (RPS) Program. Eligible renewable sources under the RPS include wind, small hydropower, solar, geothermal, biomass, and biogas. The RPS goals have been updated since adoption of SB 1078 in 2002. In general, California has RPS requirements of 33 percent renewable energy by 2020 (SB X1-2), 40 percent by 2024 (SB 350), 50 percent by 2026 (SB 100), 60 percent by 2030 (SB 100), 90 percent by 2035 (SB 1020), and 100 percent carbon free by 2045 (SB 100 and SB 1020).

The statewide RPS requirements do not directly apply to individual development projects but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the State's objective of transitioning to renewable energy. As previously stated, the proposed project would be required to comply with the current Building Energy Efficiency Standards and CALGreen, which may include requirements for rooftop solar, depending on the building designs and code compliance approach performed for the proposed buildings. Therefore, implementation of the proposed project would not conflict with or obstruct implementation of California's RPS program or other plans or policies adopted for renewable energy and energy efficiency. This impact would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

7. Geology and Soils

Issues, 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:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
ii) Strong seismic ground shaking?		✓		
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?		✓		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		✓		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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?				✓

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Ninyo and Moore prepared a Geotechnical Evaluation on March 26, 2021, for the proposed project which is included as **Appendix 5**.

DISCUSSION

a) i) **Less Than Significant Impact with Mitigation Incorporated**. According to the Geotechnical Report, the site is not within a State of California Earthquake Fault Zone, formerly known as an Alquist-Priolo Earthquake Fault Zone, and no known active faults traverse the site. However, the Geotechnical Report shows that the project site, as with the majority of southern California, is located within a seismically active region (Ninyo and Moore 2021). The project site does not fall within a mapped Fault Zone (RCIT 2023; Ninyo and Moore 2021). Compliance with seismic design criteria contained in the California Building Code (CBC) would minimize impacts to the extent feasible. Additionally, compliance with Mitigation Measure **GEO-1**, which states that the City's Public Works Department will incorporate all recommendations made in a final geotechnical report as approved by the City related to temporary excavations, fill material, grading, utility trench backfill, foundation and concrete slab-on-grade, concrete flatwork, conventional retaining walls, lateral loading, and preliminary pavement. Compliance will be confirmed by the City as part of the building permit and inspection requirements. Therefore, impacts would be less than significant with mitigation incorporated.

ii) **Less Than Significant Impact with Mitigation Incorporated.** The project site is in a seismically active region. Strong ground shaking due to moderate to severe earthquakes can be expected at the site within the lifetime of the project. Structures must also be designed and constructed to resist the effects of seismic ground motions as outlined in the most recent version of the California Building Code (CBC) Section 1613. After implementation of Mitigation Measure **GEO-1,** which states that the City's Public Works Department will incorporate all recommendations made in a final geotechnical report, impacts would be less than significant with mitigation incorporated.

iii) **Less Than Significant Impact.** The State of California Seismic Hazard Zones Map indicates the project area is not located within an area mapped as subject to seismically induced liquefaction hazards (Ninyo and Moore 2021). However, the Riverside County GIS mapping system for liquefaction identifies the southwestern portion of the site as having a moderate potential for liquefaction (Ninyo and Moore 2021). Due to the shallow depth to bedrock encountered during

drilling in the vicinity of proposed buildings onsite, the liquefaction potential is not a design consideration for the proposed buildings. Therefore, impacts would be less than significant.

iv) **No Impact.** The Geotechnical Report indicated that the project site is not mapped in an area considered susceptible to seismically induced landslides. Landslides or other signs of significant slope instability were not observed during the geologic mapping with the exception of relatively shallow erosion scours along the drainage swales (Ninyo and Moore 2021). However, the risk of seismic-induced landslides at the site is considered low. Therefore, no impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated. The proposed project would include ground-disturbing activities that could subject surface soils to erosion. The City requires the submittal of detailed erosion control plans with any grading plans to comply with the state water quality regulations. Since this project involves clearing, grading, or excavation that causes soil disturbance of one or more acres, it is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES) State General Permit (Order No. R9-2013-0001, as amended). Furthermore, under the State Water Board's Construction General Permit, the proposed project is required to prepare and comply with an approved Stormwater Pollution Prevention Plan (SWPPP) that provides a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule.

Construction activities related to the proposed project would be subject to compliance with the CBC and would include best management practices (BMPs). Additionally, the SWPPP would consider the full range of erosion control BMPs, including any additional site-specific and seasonal conditions. BMPs may include but are not limited to covering of the disturbed or stockpiled soil, use of a dust-inhibiting material, landscaping, use of straw and jute to slow and channelize stormwater runoff, hydroseeding, and grading in a pattern than slows stormwater flow and reduces the potential for erosion. Compliance with BMPs is required by the federal and state Clean Water Acts.

The State Construction General Permit also requires that those implementing SWPPPs meet prerequisite qualifications that would demonstrate the skills, knowledge, and experience necessary to implement such plans. NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. Additionally, as part of the approval process, prior to grading plan approval, the City's Public Works Department would be required to comply with Wildomar Municipal Code Chapter 13.12, Stormwater Drainage System Protection, which establishes requirements for stormwater and non-stormwater quality discharge and control that require new development or redevelopment projects to control stormwater runoff by implementing appropriate BMPs to prevent the deterioration of water quality. Water quality features intended to reduce construction-related erosion impacts are required to be clearly denoted on the grading plans for implementation by the construction contractor. For a discussion of erosion and runoff impact post-construction, see Section V.10, Hydrology and Water Quality.

As indicated by the Geotechnical Report, any undocumented fill and stockpiled fill within the project site should be removed and replaced with properly compacted fill. Compliance with the recommendations of a final geotechnical report (see Mitigation Measure **GEO-1**) would reduce impacts to less than significant. Therefore, project impacts to erosion and topsoil would be mitigated to less than significant with mitigation incorporated.

c) Less Than Significant Impact with Mitigation Incorporated. See discussion above in a.iii) and a.iv). The project site is not at risk for landslide, collapse, liquefaction, or lateral spreading. According to Figure S-7 in the City of Wildomar General Plan, the site is located within an area that is susceptible to subsidence. As groundwater was not encountered during exploratory excavations of approximately 16 feet below the ground surface, the potential for subsidence is low. The CBC includes common engineering practices requiring special design and construction methods that reduce or eliminate potential impacts related to unstable soils. Compliance with CBC regulations and implementation of Mitigation Measure **GEO-1** would ensure adequate design and construction of building foundations to resist soil movement. Impacts would be less than significant with mitigation incorporated**.**

d) Less Than Significant Impact. The soils found onsite are considered to possess a very low expansion potential. The Geotechnical Report recommends that expansive clayey soils, if encountered during grading, should not be placed within the upper 12 inches of the subgrade to reduce the potential for pavement damage. Therefore, impacts would be less than significant.

e) No Impact. The proposed project would connect to the Elsinore Valley Municipal Water District (EVMWD) sewer collection system that runs along La Estrella Street. Therefore, the use of septic tanks or an alternative wastewater disposal system is not proposed. Therefore, no impact would occur.

f) Less Than Significant Impact with Mitigation Incorporated. Paleontological resources are fossilized remains of past life on earth such as bones, shells, leaves, tracks, burrows, and impressions. As shown in Figure OS-8 of the General Plan, the project site is within an area with high paleontological sensitivity. According to the Geotechnical Report, the subsurface exploration of the site include fill, alluvium, sandstone of the Pauba Formation (which is considered to have a high sensitivity), and granodiorite of the Paloma Valley Ring Complex (Ninyo and Moore 2021). Given that the proposed project would require ground-disturbing activities, there is a potential to uncover paleontological resources. As such, implementation of Mitigation Measure **GEO-2,** which requires paleontological monitoring, would reduce impacts to less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

1. The project shall comply with the California Building Code and Wildomar Municipal Code Chapter 13.12, Stormwater Drainage System Protection.

MITIGATION MEASURES

GEO-1 The City's Public Works Department shall incorporate the recommendations of the Geotechnical Report prepared by Ninyo and Moore (**Appendix 5**) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable

recommendations of the Geotechnical Report and comply with all applicable requirements of the latest adopted version of the California Building Code.

Timing/Implementation: *During building plan check, prior to any ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Community Development Department and Public Works and Engineering Department*

GEO-2 A paleontological grading observation schedule by a Certified Paleontologist shall be maintained when grading in bedrock units to further evaluate the fossil resources of the site. Paleontological monitoring may be reduced upon observations and recommendations of the professional-level project paleontologist. Salvage operations shall be initiated by the Certified Paleontologist and coordinated with the City's Public Works Department if other significant concentrations of fossils, as determined by the Certified Paleontologist, are encountered. Any paleontological resources shall be provided for curation at a local curation facility, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.

Timing/Implementation: *During ground-disturbing construction activities*

Enforcement/Monitoring: *City of Wildomar Community Development Department and Public Works and Engineering Department*

8. Greenhouse Gas Emissions

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

An Air Quality and Greenhouse Gas Emissions Assessment was prepared by PlaceWorks (PlaceWorks 2023), on June 29, 2023 (see **Appendix 2**).

DISCUSSION

a) **Less Than Significant Impact.** As identified in Section V.17, Transportation, the proposed project would generate a net increase of 118 weekday vehicle trips and an increase of 234 daily trips on the weekend. In addition to an increase in vehicle emissions, operation of the proposed project would result in an increase in water demand, wastewater and solid waste generation, area sources (e.g., consumer cleaning products), and energy usage (i.e., electricity, natural gas). Annual average construction emissions from construction activities were amortized over 30 years and included in the emissions inventory to account for one-time GHG emissions from the construction phase of the project. The proposed project's GHG emissions were quantified using CalEEMod Version 2022.1 and are shown in **Table 8-1**, Proposed Project GHG Emissions. The proposed project would result in a net total of approximately 375 metric tons of CO_2e per year, which would not exceed the South Coast AQMD screening threshold of 3,000 $MTCO_2e$ per year.

Table 8-1 Proposed Project GHG Emissions

Category	Emissions ($MTCO_2e$ /yr)
Area Sources[1]	<1
Energy Usage[2]	131
Mobile Sources[3]	200
Waste[4]	3
Water[5]	25
Amortized Construction[6]	16
Total Emissions[7]	**375**
South Coast AQMD Draft Screening Threshold	3,000

Threshold Exceeded?	NO
Source: PlaceWorks 2023 (Appendix 2)	
[1] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.	
[2] Energy usage consist of GHG emissions from electricity and natural gas usage.	
[3] Mobile sources consist of GHG emissions from vehicles.	
[4] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.	
[5] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.	
[6] Construction GHG emissions CO_2e based on a 30-year amortization rate.	
[7] Total may not add up due to rounding.	

Therefore, as shown in Table 8-1, the proposed project's GHG emissions would not exceed the South Coast AQMD threshold of 3,000 $MTCO_2e$ per year, and this impact would be less than significant.

b) Less Than Significant Impact. Applicable plans adopted for the purpose of reducing GHG emissions include CARB's Scoping Plan, the SCAG RTP/SCS, and Western Riverside County of Governments (WRCOG) Subregional Climate Action Plan (CAP). A consistency analysis with these plans is presented below.

2022 CARB Scoping Plan Consistency

CARB's latest Climate Change Scoping Plan (2022) outlines the State's strategies to reduce GHG emissions in accordance with the targets established under Assembly Bill (AB) 32, Senate Bill (SB) 32, and AB 1279. The Scoping Plan is applicable to State agencies and is not directly applicable to cities/counties and individual projects. Nonetheless, the Scoping Plan has been the primary tool that is used to develop performance-based and efficiency-based CEQA criteria and GHG reduction targets for climate action planning efforts.

Statewide strategies to reduce GHG emissions in the 2022 Climate Change Scoping Plan include: implementing SB 100, which expands the RPS to 60 percent by 2030; expanding the Low Carbon Fuel Standards (LCFS) to 18 percent by 2030; implementing the Mobile Source Strategy to deploy zero-emission buses and trucks; implementing the Sustainable Freight Action Plan; implementing the Short-Lived Climate Pollutant Reduction Strategy, which reduces methane and hydrofluorocarbons to 40 percent below 2013 levels by 2030 and black carbon emissions to 50 percent below 2013 levels by 2030; continuing to implement SB 375; creating a post-2020 Cap-and-Trade Program; and developing an Integrated Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

Statewide strategies to reduce GHG emissions include the low carbon fuel standards, California Appliance Energy Efficiency regulations, California Renewable Energy Portfolio standard, changes in the Corporate Average Fuel Economy (CAFE) standards, and other early action measures as necessary to ensure the State is on target to achieve the GHG emissions reduction goals of AB 32, SB 32, and AB 1279. Vehicles driving to and from the project site would utilize fuel which meets the LCFS requirements, and new vehicles purchased over the life of the project that are used in association with the proposed project would be compliant with the appliable CAFE standards and benefit from reduced fuel consumption, resulting in subsequent GHG emissions reductions. In addition, new developments are required to comply with the current Building Energy Efficiency Standards and CALGreen mandatory measures. The proposed project would experience incremental energy-source GHG emissions reductions through compliance with these building standards since they are often considered the nation's most stringent energy efficiency

standards. The proposed project's GHG emissions would be reduced from compliance with statewide measures that have been adopted since AB 32, SB 32, and AB 1279 were adopted. Therefore, impacts would be less than significant.

SCAG's Regional Transportation Plan / Sustainable Communities Strategy

SCAG adopted the 2020-2045 RTP/SCS (Connect SoCal) in September 2020. Connect SoCal finds that land use strategies that focus on new housing and job growth in areas rich with destinations and mobility options would be consistent with a land use development pattern that supports and complements the proposed transportation network. The overarching strategy in Connect SoCal is to plan for the southern California region to grow in more compact communities in transit priority areas and priority growth areas; provide neighborhoods with efficient and plentiful public transit; establish abundant and safe opportunities to walk, bike, and pursue other forms of active transportation; and preserve more of the region's remaining natural lands and farmlands (SCAG 2020). Connect SoCal's transportation projects help more efficiently distribute population, housing, and employment growth, and forecast development is generally consistent with regional-level general plan data to promote active transportation and reduce GHG emissions. The projected regional development, when integrated with the proposed regional transportation network in Connect SoCal, would reduce per-capita GHG emissions related to vehicular travel and achieve the GHG reduction per capita targets for the SCAG region.

The Connect SoCal Plan does not require that local general plans, specific plans, or zoning be consistent with the SCS, but provides incentives for consistency to governments and developers. Project implementation would result in an increase of vehicle trips to the project site. However, the proposed project is a community park which is a local-serving land use that would provide new circulation improvements for pedestrians and vehicles. Furthermore, the proposed park would provide recreational opportunities for the surrounding area and includes sustainable design strategies. Therefore, the proposed project would not interfere with SCAG's ability to implement the regional strategies in Connect SoCal, and impacts would be less than significant.

Western Riverside County of Governments (WRCOG) Subregional Climate Action Plan (CAP)

The City of Wildomar has not adopted the WRCOG Subregional Climate Action Plan (CAP) but uses the provisions of the CAP to evaluate development projects. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the CAP would have a less than significant impact on climate change. **Table 8-2,** WRCOG Subregional CAP Reduction Measure Project Consistency, shows the proposed project's compliance with the local reduction measures of the WRCOG Subregional CAP. As summarized in **Table 8-2**, the proposed project would not conflict with any of the provisions of the CAP. Therefore, impacts would be less than significant.

Table 8-2 WRCOG CAP Local Reduction Measure Project Consistency

WRCOG Local Reduction Measure	Project Compliance with Measure
E-1: Energy Action Plan. Improve municipal and community wide energy efficiency and reduce	**Not Applicable.** This measure is not directly applicable to the project; however, the project

Table 8-2 WRCOG CAP Local Reduction Measure Project Consistency	
WRCOG Local Reduction Measure	**Project Compliance with Measure**
energy consumption through the adoption of local Energy Action Plans (EAP).	would be compliant with the current Title 24 standards.
E-3: Shade Trees. Strategically plant trees to reduce the urban heat island effect.	**No Conflict.** The proposed project is a park and would include the planting of trees.
T-2: Bicycle Parking. Provide additional options of bicycle parking.	**No Conflict.** As shown on the site plan, the project would include bicycle racks as per the City's standards.
T-8: Density. Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	**Not Conflict.** The project is located near an existing school and single-family neighborhoods and would provide local and regional recreational opportunities. Due its uses, trips to the site would be less than development of the site under its General Plan designation land use of Medium Density Residential.
T-10: Design/Site Planning. Design neighborhoods and sites to reduce VMT.	**No Conflict.** The proposed project includes the development of the site with a park which includes opportunities for active recreation. The site is proximate to single-family homes and an elementary school.
T-11: Pedestrian Only Access. Encourage walking by providing only community areas.	**No Conflict.** The proposed project is park with multiple opportunities for pedestrian access both within the site and connecting off-site.
T-14: Voluntary Transportation Demand Management. Reduce demand for roadway travel through incentives for alternative modes of transportation and disincentives for driving.	**No Conflict.** The proposed project would include bicycle racks per the City's standards.
T-15: Accelerated Bike Plan Implementation. Accelerate the implementation of all or specific components of a jurisdiction's adopted bike plan.	**Not Applicable.** This measure is not directly applicable to the project; however, as shown on the site plan, the project would include bicycle racks per the City's standards.
T-16: Fixed Guideway Transit. Introduce a fixed-route transit service in the jurisdiction.	**Not Applicable.** This measure is not directly applicable to the project; however, the project is located approximately 0.5-mile from existing transit stops.
T-17: Neighborhood Electric Vehicle Programs. Implement development requirements to accommodate Neighborhood Electric Vehicles	**Not Applicable.** This measure is not directly applicable to the project; however, the proposed project would include electric vehicle parking spaces

Table 8-2 WRCOG CAP Local Reduction Measure Project Consistency	
WRCOG Local Reduction Measure	**Project Compliance with Measure**
and supporting infrastructure.	as per the City's standards.
T-18: Subsidized Transit. Increase access to transit by providing free or reduced passes.	**Not Applicable.** This measure is not directly applicable to the project; however, the project is located approximately 0.5-mile from existing transit stops.
SW-1: Yard Waste Collection. Provide green waste collection bins community-wide.	**No Conflict.** The project would be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
SW-2: Food Scrap and Paper Division. Divert food and paper waste from landfills by implementing collection system.	**No Conflict.** The project would be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

Summary

The proposed project would be consistent with the reduction goals of the WRCOG Subregional Climate Action Plan, the CARB Scoping Plan, AB 32, and SB 32. Furthermore, the proposed project would comply with applicable Building Energy Efficiency Standards and CALGreen mandatory measures, as the City has adopted the California Energy Code (Chapter 15.22, Energy Code of the Wildomar Municipal Code). Therefore, this impact would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

9. Hazards and Hazardous Materials

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through 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 § 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?		✓		

DISCUSSION

a) Less Than Significant Impact. Construction activities at the project site would involve the use of hazardous materials such as fuel, asphalt, lubricants, toxic solvents, pesticides, and herbicides which would be transported to and from the site and be present temporarily during construction. These potentially hazardous materials would not be used in large enough quantities to pose a significant hazard to public health and safety or the environment. Following construction there would be no hazardous materials on the site.

Operation of the proposed project would involve the use of hazardous materials such as cleaners, solvents, paints, degreasers, pesticides, fertilizers, and other custodial products. The materials used and stored onsite would be clearly labeled and safely stored in compliance with state and federal requirements.

The transport, use, storage, and disposal of these materials would comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the US Environmental Protection Agency (EPA), the US Department of Transportation, and the Occupational Safety and Health Administration. Compliance with federal, state, and local laws and regulations would reduce impacts to less than significant.

b) Less Than Significant Impact. As described in the response to 9. a), above, construction and operation of the proposed project would involve the transport, storage, and use of hazardous materials on the site including common cleaning substances, building maintenance products, lubricants, paints, solvents, herbicides, pesticides, and fertilizers.

An impact could occur if construction and operation of the proposed project create conditions where hazardous materials could easily contaminate surrounding soil, water, or air. The most likely scenarios would be from rainwater runoff spreading contaminated waste. However, construction projects typically maintain supplies onsite for containing and cleaning small spills of hazardous materials. Construction activities would not involve a significant amount of hazardous materials, and their use would be temporary. Furthermore, project construction workers would be trained on the proper use, storage, and disposal of hazardous materials. Also, construction activities would be conducted in accordance with the Storm Water Pollution Prevention Plan (SWPPP) as part of the NPDES permit, as detailed in Section V.10, Hydrology and Water Quality. The primary objective of the SWPPP is to identify, construct, implement, and maintain best management practices (BMPs) to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site. BMPs for hazardous materials include, but are not limited to, off-site refueling, placement of generators on impervious surfaces, establishing clean out areas for cement, etc. While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Therefore, transport, use, and/or disposal of hazardous materials during construction and operation of the proposed project would be properly managed, and impacts would be less than significant.

c) Less Than Significant Impact. Ronald Reagan Elementary, directly southeast of the project site and Kiddie Kreek Preschool, are within a quarter mile of the project site. However, given the nature of the proposed project (park facility), the type of hazardous materials that would be used during construction and operation would be limited, and the handling and disposal of all materials would be subject to applicable state and federal regulations, ordinances, and regulations. Therefore, impacts would be less than significant.

d) No Impact. The project site is not included on a list of hazardous materials databases compiled by the California Department of Toxic Substances Control (DTSC) or the State Water Resources Control Board (SWRCB) (DTSC 2023; SWRCB 2023). The project site is not listed on environmental databases for hazardous sites, and there are no Leaking Underground Storage Tank (LUST)/Spill sites on site (EPA 2023). Therefore, no impact would occur.

e) No Impact. The project site is not located within any airport land use plan. The closest public airport is French Valley Airport, which is located approximately 6.7 miles southeast of the project site. Given the distance and because the project is not in the airport land use plan area for French Valley Airport, there is no impact.

f) Less Than Significant Impact. Access to the project site would be provided via six entrances/exits: two along Wildomar Trail, one along La Estrella Street, and three along Susan Drive. Construction would take place within the project site; no roadway closures are anticipated. If roadway closure(s) or reduction in access/capacity is necessary during construction (i.e., to connect to water, sewer, or utilities), the City would prepare detour plans prior to the issuance of a building permit. Adherence to these requirements would ensure that the project would not have a significant impact on emergency response and evacuation plans. Therefore, impacts would be less than significant.

g) Less Than Significant With Mitigation Incorporated. California Government Code Chapter 6.8 directs the California Department of Forestry and Fire Protection to identify areas of very high fire hazard severity within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities, which quantifies the likelihood and nature of vegetation fire exposure to buildings. LRA VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Standards Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods and materials.

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones. The project site is within a VHFHSZ within the LRA (CAL FIRE 2023). Development on the project site would be subject to compliance with the 2022 California Building Code (or the most current version) and the 2022 edition of the California Fire Code (or the most current version). The 2022 California Fire Code (Part 9 of Title 24 of the California Code of Regulations) includes Section 4905.2, Construction Methods and Requirements within Established Limits. Fire Code Chapter 49 cites specific requirements

for wildland-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. Wildomar is covered under the County of Riverside Emergency Operations Plan and the Riverside County Operation Area Multi-Jurisdictional Local Hazard Mitigation Plan (Riverside County 2019; Riverside County 2023). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction is required to meet minimum standards for fire safety, and Mitigation Measures **HAZ-1** and **HAZ-2,** which require conformance with the California Building Code and Fire Code, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

1. City of Wildomar Municipal Code Chapter 8.28, Fire Code, requires compliance with the 2022 California Building Code (or most current version) and the 2022 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations).
2. City of Wildomar Municipal Code Chapter 8.28, Fire Code, requires adherence to California Fire Code Chapter 49, which cites specific requirements for wildland-urban interface areas.

MITIGATION MEASURES

HAZ-1 Prior to the issuance of building permits, the City's Public Works Department shall demonstrate, to the satisfaction of the City Building Official and the Riverside County Fire Chief, compliance with the 2022 California Building Code (or the most recent edition) (Part 2 of Title 24 of the California Code of Regulations) and the 2022 California Fire Code (or the most recent edition) (Part 9 of Title 24 of the California Code of Regulations), including those regulations pertaining to materials and construction methods intended to mitigate wildfire exposure as described in the 2022 California Building Code and California Residential Code (or most recent edition); specifically California Building Code Chapter 7A; California Residential Code Section R327; California Residential Code Section R337; California Referenced Standards Code Chapter 12-7A; and California Fire Code Chapter 49.

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

Enforcement/Monitoring: *City of Wildomar Building Department and Riverside County Fire Department*

HAZ-2 Prior to the issuance of a certificate of occupancy, the City's Public Works Department shall demonstrate, to the satisfaction of the City Building Official and the County Fire Chief, compliance with the vegetation management requirements prescribed in California Fire Code Section 4906 and California Government Code Section 51182.

Timing/Implementation: *Prior to issuance of certificate of occupancy*

Enforcement/Monitoring: *City of Wildomar Building Department and Riverside County Fire Department*

10. Hydrology and Water Quality

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements 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:				
i) result in a substantial erosion or siltation on- or off-site;			✓	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			✓	
iii) 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; or			✓	
iv) 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?			✓	

DISCUSSION

a) Less Than Significant Impact.

Construction

As part of Section 402 of the Clean Water Act, the US Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct stormwater discharges. The NPDES program regulates industrial pollutant discharges, which include construction activities. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements.

Wildomar Municipal Code Section 13.12.050 requires development to comply with a Municipal Separate Storm Sewer System (MS4) Permit from the San Diego Regional Water Quality Control Board. Section F.1 of the MS4 permit specifies requirements for new developments, and Section F.1.D details the requirements for standard stormwater mitigation plans (also known as water quality management plans). The MS4 permit imposes pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential activities. Even though Wildomar is split by two watersheds (Santa Ana and Santa Margarita) that affect some of the properties in the City, the entire City is governed by the MS4 permit for the Santa Margarita region.

Requirements for waste discharges potentially affecting stormwater from construction sites of one acre or more are set forth in the SWRCB's Construction General Permit Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ (a new order becomes effective September 1, 2023, Order No. 2022-0057-DWQ). The project's disturbed area is larger than one acre and would be subject to requirements of the Construction General Permit. Projects obtain coverage under the Construction General Permit by filing a Notice of Intent with the SWRCB prior to grading activities and preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP) during construction. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorize non-stormwater discharges from the project site, and to contain hazardous materials. BMPs categories include, but are not limited to, erosion control and wind erosion control, sediment control, tracking control, non-storm water management controls, and waste management controls. Implementation of BMPs and monitoring required under the SWPPP would reduce, minimize, eliminate and/or treat pollutants and prevent short-term intermittent impacts to water quality from construction activities to less than significant levels.

Operation

The primary constituents of concern during the project operational phase would be solids, oils, and grease from parking area and driveways that could be carried offsite, pesticides, trash and debris, bacterial indicators, nutrients, and toxic organic compouunds. Structural BMPs may include, but are not limited to, drainage stenciling and signage, avoiding the use of unprotected metals for roofing/gutters/trim, and designing landscape to minimize irritation and runoff. Operational source control BMPs may include maintaining inlet markings, maintaining drains to prevent blockages, maintaining landscaping using

minimal or no pesticides, and inspecting and cleaning receptacles. The BMPs would properly manage flow and prevent stormwater pollution by reducing the potential for contamination at the source. The BMPs specific to the proposed project would be approved by the City.

Additionally, onsite landscaping would assist with minimizing the amount of runoff from the site by providing permeable areas for water infiltration and decreasing runoff volume.

Runoff from the proposed project would be collected in 12 drainage management areas, some of which would include biofiltration and/or bioretention basins, storm drains, as shown in **Figure 5,** Drainage Map. The drainage management areas, which would be a total of approximately 27.39 acres, would accommodate water flows of 52.6 cubic feet per second (cfs).

In general, projects must control pollutants, pollutant loads, and runoff volume from the project site by controlling runoff through infiltration or bioretention. Projects must incorporate BMPs in accordance with the requirements of the municipal NPDES permit. The project would comply with water quality standards, and impacts are less than significant.

b) Less Than Significant Impact.

According to the Geotechnical Report, no groundwater or evidence of previous groundwater was encountered during any of the exploratory borings or trenches at a maximum depth of 16.5 feet (Ninyo and Moore 2021). The project site lies within the Santa Margarita River Watershed. The project site would be subject to the Elsinore Basin Groundwater Management Plan as the site would be served by the Elsinore Valley Municipal Water District.

Groundwater recharge occurs when water seeps through soil to replenish underground aquifers. Groundwater recharge is a major practice in Southern California. The primary sources of groundwater recharge in basins are:

- Recharge from precipitation – Rainfall directly to the basin.
- Surface water infiltration – Recharge from infiltration of surface waters such as streams.
- Infiltration from land use – Direct surface recharge from application of water for irrigation.
- Infiltration from septic tanks – Infiltration in areas serviced by septic systems in the basin.

The Elsinore Basin, which is a major source of potable groundwater supply for Elsinore Valley Municipal Water District (EVMWD), has not been identified to be in a state of overdraft (DWR 2023). Furthermore, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2021). Therefore, the proposed project would not impede sustainable groundwater management of the Basin, and impacts would be less than significant.

c)

i, ii) **Less Than Significant Impact**.

Please refer to issue b) in Section V.7, Geology and Soils, for further discussion of erosion. Surface water drainage would be controlled by building regulations, with the water directed toward existing streets, flood control channels, storm drains, and biofiltration and bioretention basins. The proposed drainage for the site would channel runoff into the proposed biofiltration and bioretention basins within the drainage management areas, and would not otherwise increase the erosion or siltation potential of the site or any downstream areas. As discussed above, the proposed project is subject to NPDES requirements and the Regional MS4 permit. Additionally, the City's Public Works Department is required to submit a SWPPP to reduce erosion and sedimentation of downstream watercourses during project construction. Furthermore, a detailed erosion control plan would need to be submitted to the City Public Works and Engineering Department for approval prior to obtaining a grading permit. Implementation of an erosion control plan would address any erosion issues associated with proposed grading and site preparation. Although future development would result in approximately 434,000 square feet of new impervious surfaces on the site (approximately 37 percent of the project site), the proposed project would develop drainage management areas with storm drains, bioretention basins, and infiltration basins to capture runoff.

The site is undeveloped with exposed soils and shrubs that generally drains from northeast to southwest. According to **Figure 5,** the proposed project would include 12 drainage management areas which would be able to accommodate approximately 52.6 cfs of water. Routing of surface flows into the storm drains, and biofiltration and bioretention basins would ensure water flows are captured.

Additionally, operational BMPs would minimize erosion, siltation, and flooding on- or off-site. Therefore, impacts would be less than significant.

iii) **Less Than Significant Impact.** The proposed project would include bioretention and biofiltration basins and storm drains to capture runoff. The proposed project would be designed to preserve the natural topography to the extent possible, including the preservation of natural drainage courses throughout the project site. Pedestrian bridges would be constructed over some of the drainage courses instead of grading those areas and placing culverts. Additionally, the proposed project is required to comply with Wildomar Municipal Code Section 13.12.050, which requires development to comply with a MS4 Permit from the San Diego Regional Water Quality Control Board. Therefore, the proposed project would not exceed the capacity of the existing stormwater system. Impacts would be less than significant.

Figure 5 - Drainage Map

Drainage Area Property Line Road Centerline

0 240
Scale (Feet)

Source: RRM Design Group 2021.

iv). **Less Than Significant Impact.** According to the Federal Emergency Management Agency (FEMA), the project site is not within any flood risk zone, nor is it within a 100- or 500-year flood zone (FEMA 2008). Although the proposed project would increase impervious surfaces onsite, the project site is not located within an area of flood risk, and the proposed drainage management areas would reduce impacts from on- or off-site flooding. Therefore, less than significant impacts would occur.

d) No Impact. As provided in Section V.10.c.iv, the project site is not within a flood hazard zone. The project site is not in an area that is subject to seiches, mudflows, or tsunamis due to the absence of any nearby bodies of water and mud/debris channels (Ninyo and Moore 2021). Additionally, Riverside County identifies dam inundation hazard areas throughout the County. A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County; these maps were compiled into geographic information system (GIS) digital coverage of potential dam inundation zones. The County's dam inundation zones are identified in Figure S-10 of the Wildomar General Plan. As shown in Figure S-10, the project site is not in any dam inundation hazard zones (Wildomar 2003). In addition, the project is not in the vicinity of any levees (USACE 2023). Therefore, the project would not be exposed to seiches, mudflows, or tsunami hazards, and no impact would occur.

e) Less Than Significant Impact. The project site would be subject to the Elsinore Basin Groundwater Management Plan as the site would be served by the Elsinore Valley Municipal Water District (EVMWD) which gets its water from the Elsinore Basin. As provided in section VI.10.b, above, the proposed project would not conflict or obstruct implementation of Elsinore Groundwater Basin Management Plan. Additionally, active groundwater management and conjunctive use programs have been implemented by EVMWD to ensure the balance of inflows and outflows of the Elsinore Basin (EVMWD 2021).

The project site is in the Water Quality Improvement Plan for the Santa Margarita River Watershed Management Area. The proposed project would comply with water quality requirements set forth in the Statewide General Construction Permit, the Regional MS4/NPDES Permit, and the City of Wildomar Municipal Code Section 13.12 (Stormwater Discharge System Protection). Therefore, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. Wildomar Municipal Code Section 13.12.060 requires that new construction and renovation control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City shall identify the BMPs that may be implemented to prevent such deterioration, as part of the building plan check review process prior to construction.

MITIGATION MEASURES

None required.

11. Land Use and Planning

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) 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?			✓	

DISCUSSION

a) No Impact. The project site is in an urbanized area characterized primarily by residential land uses. The surrounding area includes residential, educational, and undeveloped uses. The site is vacant and zoned Rural Residential (R-R) and has a land use designation of Medium Density Residential (MDR). Implementation of the proposed project would be consistent with the existing uses in the surrounding area and would conform to the City's vision for development in this area. The proposed project would not disrupt or divide the physical arrangement of an established community; therefore, no impact would occur.

b) Less Than Significant Impact. The project site has a land use designation of Medium Density Residential (MDR) and is zoned Rural Residential (R-R). The proposed project is consistent with the policies and development standards established under these designations and ordinances. As described in Section 17.16, R-R Rural Residential Zone, of the Wildomar Municipal Code, a variety of uses are permitted within this zone, including public parks, upon approval of a plot plan.

The development standards listed in the Section 17.16, R-R Rural Residential Zone, of the Wildomar Municipal Code, restrict structures to a maximum height of 50 feet. The tallest structure, the fire station, of the proposed project would be up to 41 feet. The proposed project would adhere to all additional development standards listed in Section 17.16, R-R Rural Residential Zone, of the Wildomar Municipal Code, and other applicable standards of the Municipal Code.

Additionally, the City is a signatory to the MSHCP, as discussed in Section V.4.a, Biological Resources, of this Initial Study, and therefore, the proposed project is required to pay fees applicable to this type of project. Compliance with the MSHCP, applicable General Plan policies, and zoning ordinances would result in a less than significant impact.

STANDARD CONDITIONS AND REQUIREMENTS

1. The City of Wildomar will pay fees, as applicable to this type of project, in conformance Title 3, Revenue and Finance, of the Wildomar Municipal Code. Such fees may include the Western

Riverside County Multiple Species Habitat Conservation Plan fees and Stephen's Kangaroo Rat Conservation fees.

MITIGATION MEASURES

None required.

12. Mineral Resources

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be 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?				✓

DISCUSSION

a) No Impact. There are no mines mapped on the project site (CDC 2016). Additionally, the project site is in an area designated as MRZ-3 by the Wildomar General Plan (Wildomar 2003). The MRZ-3 zone includes areas where the available geologic information indicates that while mineral deposits are likely to exist, the significance of the deposit is undetermined. The General Plan Open Space-Mineral Resources (OS-MIN) land use designation allows mineral extraction and processing facilities, based on the applicable Surface Mining and Reclamation Act (SMARA) classification. Those land areas held in reserve for future mining activities are also designated OS-MIN. No areas within the City boundaries are designated as OS-MIN. As a result, no impacts would occur.

b) No Impact. There are no known locally important mineral resource recovery sites identified on the project site in the Wildomar General Plan or in a specific plan or other land use plan. Construction of the proposed project would not create a substantial demand of aggregate resources. As a result, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

13. Noise

Issues, 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?				✓

A Noise Impact Assessment was prepared by ECORP Consulting, Inc. in June 2023 (ECORP 2023c) which is summarized herein and included as **Appendix 6**.

DISCUSSION

a) Less Than Significant Impact.

Onsite Construction Noise

Construction noise associated with the proposed project would be temporary and would vary depending on the specific nature of the activities being performed. Noise generated would primarily be associated with the operation of off-road equipment for onsite construction activities as well as construction vehicle traffic on area roadways. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., site preparation, excavation, paving).

To estimate the worst-case onsite construction noise levels that may occur at the nearest noise-sensitive receptors and to evaluate the potential health-related effects from construction noise, the construction equipment noise levels were calculated using the Federal Highway Administration's Roadway Noise Construction Model. For the purposes of this analysis, the lowest, more conservative threshold of 85 dBA L_{eq} is used as an acceptable threshold for construction noise at the nearby sensitive receptors. The analysis employs the FTA guidance for calculating construction noise, which recommends measuring construction noise produced by all construction equipment operating simultaneously from the center of the project site, which is approximately 362 feet from the nearest receptor, Ronald Reagan Elementary School, and

approximately 727 feet from the single-family residences east of the project site. The anticipated short-term construction noise levels generated for the necessary equipment are presented in **Table 13-1**, Construction Average Noise Levels (dBA) at Nearest Receptors.

Table 13-1 Construction Average Noise Levels (dBA) at Nearest Receptors

Construction Phase	Estimates Exterior Construction Noise Level @ Closest Noise Sensitive Receptor (dBA L_{eq})	Construction Noise Standard (dBA L_{eq})	Exceeds Standards?
Site Preparation	70.4	*85*	No
Grading	71.0	*85*	No
Building, Construction, Paving, and Painting	73.3	*85*	No

Source: ECORP 2023c (Appendix 6)

As show in **Table 13-1**, construction activities would not exceed the applicable noise standards. Additionally, the construction noise was modeled on a worst-case basis, and it is unlikely that all construction equipment would be operating at the same time. Therefore, impacts would be less than significant.

Offsite Construction Worker Trips

Project construction would result in additional traffic on adjacent roadways over the period that construction occurs. According to CalEEMod, the maximum number of project construction trips traveling to and from the site during a single construction phase would not be expected to exceed 26 daily trips in total. The project site is mainly accessible from Wildomar Trail Road. In the area surrounding the project site, there are over 198 single-family homes that would use Wildomar Trail Road as a primary route of travel. Therefore, these 198 homes could be expected to contribute up to 1,870 daily trips on Wildomar Trail Road. Additionally, Ronald Reagan Elementary School is also accessible from Wildomar Trail Road and would contribute up to 846 daily trips. In total, it can be expected that Wildomar Trail Road can expect up to 2,716 average daily trips per day from the residential and school uses. Therefore, the 26 daily trips generated during project construction would not result in a double of traffic, and therefore, the contribution of project construction trips to the existing traffic noise would not be perceptible. Additionally, project construction would be temporary, and these trips would cease upon completion of the proposed project. Therefore, impacts would be less than significant.

Operations

The nearest noise sensitive receptor is the Ronald Reagan Elementary School which is located directly south and east of the project site. Additionally, there are several single-family homes approximately 60 feet east of the project site. Operational noise sources associated with the proposed project include recreational and park activities, noise associated with the proposed community center/amphitheater, and noise associated with the proposed fire station.

PROJECT LAND USE COMPATIBILITY

The City's General Plan establishes noise/land use compatibility standards within the Land Use Compatibility for Community Noise Exposure Table (Table N-1 of the General Plan). The compatibility standard for playgrounds and neighborhoods parks is 70 dBA CNEL. Noise measurements were collected

for the proposed project. The ambient recorded noise levels ranged from 44.5 to 65.6 dBA L_{eq} over the course of the three short-term noise measurements taken in the project area, and the ambient noise levels recorded by the long-term measurement indicate that the project area currently experiences a noise level of 57 CNEL dBA. As these noise levels are less than the City's 70 dBA CNEL threshold, the project site is considered an appropriate noise environment to locate the proposed project. Therefore, impacts would be less than significant.

OPERATIONAL TRAFFIC NOISE

The calculated traffic noise levels as a result of the proposed project at sensitive land uses were compared to the City's protective standard of 60 dBA CNEL promulgated by Policy N 1.3. Using the FHWA roadway noise prediction model, the proposed project's traffic noise in conjunction with the estimated existing traffic noise would equate to 50.1 dBA L_{dn}, with a total of daytime noise of 49.8 dBA L_{eq}, and a total nighttime noise of 41.3 dBA L_{eq}. The proposed project operational activities are expected to occur mainly during daytime hours, with some activities extending to sunset and evening hours (e.g., events at the community center). The calculated proposed project traffic noise levels are below the noise standard established by the City for the protection of sensitive land uses surrounding the project site. Therefore, impacts would be less than significant.

OPERATIONAL ONSITE NOISE – EXEMPT STATIONARY NOISE

The proposed project would include park and fire station uses onsite. Section 9.48.020 of the City's Municipal Code exempts the sound from public safety personnel in the course of executing their official duties. As such, noise from emergency vehicles is exempt from the noise standards in the City. Nonetheless, an analysis was conducted to determine if emergency vehicles would result in a significant impact.

Federal regulation limits emergency siren noise to 123 dBA at 10 feet. Factoring an attenuation rate of approximately 6 dBA per doubling of distance from the source equates to a noise level of approximately 103.5 dBA at 100 feet. Since emergency vehicle response is by nature rapid, the duration of exposure to this peak noise level is estimated to last for a maximum of 10 to 20 seconds as emergency vehicles enter and exit the western boundary of project site, where the station would be located. Therefore, receptors would be exposed to very short-duration high noise levels for approximately 10 to 20 seconds for each emergency response event. Further, it is typical practice for emergency vehicles to use sirens to break traffic at intersections or warn drivers of the emergency vehicle approach when traffic is congested.

It is not unlikely in minor emergency scenarios that a siren is not used. Responses to nighttime emergency calls, when nuisance noise is most noticeable, routinely occur without the use of sirens when possible. It is also noted that the manner in which older homes in California were constructed 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 is generally 30 dBA or more.

A key focus of analysis with regard to noise is the potential for long-term exposure to higher noise levels (i.e., continuous, involuntary exposure for many hours per day over a long period of time) that may adversely affect human health. As a result of this emphasis, noise standards focus on increases in long-term exposure to ongoing average noise levels rather than infrequent short-duration peak effects. Siren noise from intermittent emergency vehicle trips sourced from the project site would not substantially

change the community noise level for the project area as the intermittent siren use would not constitute a significant change in the existing noise environment. Therefore, impacts would be less than significant.

OPERATIONAL ONSITE NOISE

On-site noise associated with the proposed project has been calculated using the SoundPLAN 3D noise Model, and modeled daytime and nighttime scenarios. The daytime modeling scenario includes all the features of the proposed project, namely the parking lots, standard day-to-day activities of the fire station, recreational play areas, volleyball courts, the community center building, and amphitheater. The nighttime modeling scenario includes only the amphitheater, the associated parking lot, and the proposed buildings on the site. For the purposes of this analysis, the City of Wildomar exterior noise standards for the nearby receptors were used to evaluate proposed project related impacts from onsite noise. **Table 13-2**, Calculated Operational Onsite Noise, shows the predicted proposed project noise levels at nine nearby sensitive receptors constituting of eight residences and Ronald Reagan Elementary School.

Table 13-2 Calculated Operational Onsite Noise

Location	Modeled Operational Noise (daytime/nighttime)	City Exterior Noise Standards (dBA L_{eq}) (daytime/nighttime)	Exceeds Standards?
#1 Residence on El Diamante Drive	43.8 / 36.7	55 / 45	No
#2 Residence on El Diamante Drive	43.8 / 36.7	55 / 45	No
#3 Residence on El Diamante Drive	44.1 / 36.9	55 / 45	No
#4 Residence on El Diamante Drive	44.0 / 36.4	55 / 45	No
#5 Residence on El Diamante Drive	43.6 / 35.4	55 / 45	No
#6 Residence on Susan Drive	46.6 / 37.2	55 / 45	No
#7 Residence on Susan Drive	41.3 / 29.2	55 / 45	No
#8 Residence on Steven Drive	51.0 / 27.3	55 /45	No
#9 Ronald Reagan Elementary School	48.1 / 37.9	65 / 55	No

Source: ECORP 2023c (Appendix 6)

As shown in **Table 13-2**, project operational noise would not exceed daytime or nighttime noise standards and impacts would be less than significant.

b) Less Than Significant Impact.

Construction Vibration

Excessive groundborne vibration impacts result from continuously occurring vibration levels. Increases in groundborne vibration levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance.

Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks.

It is not anticipated that pile drivers or jackhammers would be necessary during construction of the proposed project. Vibration decreases rapidly with distance, and it is acknowledged that construction activities would occur throughout the project site and would not be concentrated at the point closest to sensitive receptors. Groundborne vibration levels associated with construction equipment are summarized in **Table 13-3,** Vibration Source Levels for Construction Equipment.

Table 13-3 Vibration Source Levels for Construction Equipment

Equipment Type	Peak Particle Velocity at 25 Feet (inches per second)
Large Bulldozer	0.089
Pile Drive	0.170
Loaded Trucks	0.076
Hoe Ram	0.089
Jackhammer	0.035
Small Bulldozer/Tractor	0.003
Vibratory Roller	0.210

Source: ECORP 2023c (Appendix 6)

The City of Wildomar does not promulgate a threshold for assessing groundborne vibrations. For comparison purposes, the County of Riverside standard of 0.01 inch per second RMS for assessing groundborne vibration from rail-related activities, promulgated by County General Plan Policy N 16.3, is used as a threshold. This level of ground vibration equates to the range of human perception and is unlikely to cause damage to any type of building. Consistent with FTA recommendations for calculating construction vibration, construction vibration was measured from the center of the project site. The nearest structure of concern to the construction site, with regard to groundborne vibrations, is Ronald Reagan Elementary School, approximately 362 feet from the center of the site. **Table 13-4**, Construction Vibration Levels at 362 Feet, shows the proposed project related vibration levels at a distance of 362 feet.

Table 13-4 Construction Vibration Levels at 362 Feet

Receiver PPV Levels (in/sec)[1]					Peak Vibration	RMS Velocity Levels[2]	Threshold	Exceed Threshold?
Large Bulldozer, Caisson Drilling, Hoe Ram	Loaded Trucks	Jackhammer	Pile Driver	Vibratory Roller				
0.0016	0.0016	0.0006	0.0031	0.0038	0.0038	0.002	0.01	No

Source: ECORP 2023c (Appendix 6)

[1] Distance to the nearest structure of concern is approximately 362 feet measured from the project site center.

[2] Vibration levels in PPV are converted to RMS velocity using a 0.70 conversion factor identified by Caltrans.

As shown in **Table 13-4**, vibration as a result of onsite construction activities on the project site would not exceed 0.01 PPV at the nearest structure. Therefore, onsite project construction would not exceed the threshold and impacts would be less than significant.

Operational Vibration

Project operations would not include the use of any stationary equipment that would result in excessive vibration levels. The proposed project would not accommodate heavy-duty trucks or equipment. Therefore, the proposed project would result in negligible groundborne vibration during operations, and impacts would be less than significant.

c) No Impact. The project is not located within an airport land use plan. There is no public airport or public use airport located within two miles of the project site; however, the nearest airport is the French Valley Airport located approximately 6.7 miles southeast of the project site. The proposed project would not expose people residing or working in the area to excessive noise levels. Therefore, no impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by the City of Wildomar Municipal Code Sections 9.48.020 and 15.04.010, all construction and general maintenance activities shall be limited to the hours 7:00 AM and 6:00 PM from October through May (Monday–Saturday), and between 6:30 AM and 6:00 PM (Monday–Saturday) from June through September. No construction is permitted on Sundays or City-observed holidays unless approved by the City Building Official or City Engineer.

MITIGATION MEASURES

None required.

14. Population and Housing

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial 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?				✓

DISCUSSION

a) Less than Significant Impact. Construction of the proposed project would require contractors and laborers. Because of the size of the proposed project, the City expects that the supply of general construction labor would be available from the local and regional labor pool. The unemployment rate for Riverside County region is 4.1 percent (BLS 2023). The proposed project would not result in a long-term increase in employment from short-term construction activities.

The proposed project is expected to create approximately 9 to 12 new jobs at the fire station and 3 new jobs at the community center. The proposed project employment generation is not expected to result in a significant relocation of employees to the region due to the size of the existing labor pool in the area. Additionally, when compared to the Southern California Association of Government's (SCAG) employment 2045 projection of 11,200 workers in the City, the proposed project's contribution to overall population increases due to employment is marginal (SCAG 2020). Therefore, the proposed project would not directly nor indirectly induce substantial unplanned growth to the City's population.

b) No Impact. The project site is vacant and does not contain any housing units. Therefore, the construction of the proposed project would not displace substantial numbers of existing people or housing units, which could necessitate the construction of replacement housing elsewhere. No impact would occur.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

15. Public Services

Issues, 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, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?				✓
e) Other public facilities?				✓

DISCUSSION

a) Less Than Significant Impact. The Riverside County Fire Department (RCFD) provides fire protection and safety services to the City of Wildomar. RCFD Fire Station 75 on 38900 Clinton Keith Road in the City of Murrieta is approximately 3 miles southwest of the site and RCFD Fire Station 61 on 32637 Gruwell Street in the City of Wildomar is approximately 2 miles to the west of the site. These and several other Riverside County and Murrieta Fire Department stations in the surrounding area would be able to provide fire protection services to the project site, if needed. As noted in Section III of this IS/MND, it is uncertain as to whether the project could contain the proposed fire station. However, if the fire station can be built on the site, the development plans would be reviewed by the Riverside County Fire Department to ensure all applicable standards are met. Regardless, if the fire station cannot be built as part of the project, the proposed project is not expected to result in activities that create unusual fire protection needs, therefore any such impacts are considered less than significant.

b) Less Than Significant Impact. Police protection services are provided in Wildomar by the Riverside County Sheriff's Department (RCSD). The nearest sheriff's station is located at 333 Limited Street in Lake Elsinore, approximately 6.5 miles northwest of the project site. Traffic enforcement is provided in this area of Riverside County by the California Highway Patrol, with additional support from local Riverside County Sheriff's Department personnel.

The Sheriff's Department strives to maintain a recommended servicing of 1.2 sworn law enforcement personnel for every 1,000 residents (Wildomar 2018). The proposed project would introduce new land

uses to the site but as discussed in Section V.14, Population and Housing, it is not anticipated to induce substantial population growth in the area; additionally, no residential uses are proposed. The project uses would instead serve the projected growth, and therefore, would not be expected to substantially increase the demand for police protection services. Therefore, impacts would be less than significant.

c) Less Than Significant Impact. The project site is in the Lake Elsinore Unified School District (LEUSD). As discussed in issue a) in Section V. 14, Population and Housing, the proposed project would not induce substantial growth to the City's population, and would not propose residential uses. Therefore, this impact is less than Significant.

d) No Impact. The City of Wildomar owns and manages four public parks with a combined acreage of 14.27 acres: Marna O'Brien Park, Regency Heritage Park, Windsong Park, and Malaga Park. In addition to the proposed project, which would result in a 27-acre park, the City is also proposing to develop an 11-acre park. The City requires 3 acres of neighborhood and community parkland per 1,000 residents as per the City of Wildomar Municipal Code Section 16.20.020 Park and recreation fees and dedications. The proposed project is not projected to add new residents as the proposed project would not construct residential uses. The proposed project would increase parkland in the City to accommodate existing and future population growth. Therefore, no impact would occur.

e) No Impact. Demand for public facilities, such as library services, are typically generated by residential uses. The proposed project would not construct residential uses, but would result in the development of a park which would serve the existing and future population of the City. Therefore, no impact.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

16. Recreation

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

DISCUSSION

a) No Impact. See response to Section V.15.d, Public Services, above. The proposed project would not result in a direct increase in population growth as the proposed project would not construct housing. Typically, residential uses result in a higher demand for recreational facilities compared to other uses. The proposed project would result in a park with associated recreational facilities, which would reduce impacts to other existing neighborhood and regional parks. Therefore, no impacts would occur.

b) Less Than Significant Impact. Implementation of the proposed project would result in the provision of new recreational facilities through the implementation of a 27-acre park on the project site. The construction of the park and related recreational amenities are included as part of the proposed project. The construction of the proposed project would not result in an adverse physical effect on the environment beyond what is analyzed in this IS/MND. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

None required.

17. Transportation

Issues, 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 §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?			✓	

Trip Generation

Trip generation represents the amount of traffic that is attracted and produced by a development based on the specific land uses planned for a given project. Trip generation rates for the proposed project are shown in **Table 17-1**, Project Trip Generation, based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). The land use categories provided in Table 17-1 are the uses that best match those of the proposed project and are identified in the ITE Manual.

Table 17-1 Project Trip Generation							
	Weekday			Saturday		Sunday	
	Total	AM Peak	PM Peak	Total	Peak Hour	Total	Peak Hour
Public Park (Land Use Code: 411) Total Average Daily Trips	22	2	3	53	8	60	9
Recreation Community Center (Land Use Code: 495) Total Average Daily Trips	82	6	9	56	8	37	5
Fire and Rescue (Land Use Code: 575) Total Average Daily Trips	14	2	2	14	2	14	2
Proposed Project Total Average Daily Trips	**118**	**10**	**14**	**123**	**18**	**111**	**16**
Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).							

a) Less Than Significant Impact. As shown in **Table 17-1**, the proposed project is anticipated to generate a total of 118 weekday trips with 10 peak AM trips and 14 peak PM trips, a total of 123 Saturday trips with 18 peak hour trips, and a total of 111 Sunday trips with 16 peak hour trips.

Public Transit, Pedestrian, and Bicycle Plans

The project area is served by RTA bus Route 23 which provides service for the cities of Wildomar, Murrieta, and Temecula (RTA 2022a). The closest bus stop is the Clinton Keith Wildomar Trail (North) bus stop, which is approximately 0.65-mile south of the project site, at the intersection of Clinton Keith Road and Wildomar Trail. Since the project site is not located directly along RTA Route 23, the proposed project would not result in changes to its route or operations.

The proposed project includes the installation of an onsite bicycle track and onsite sidewalks/pathways, as well as sidewalks along Wildomar Trail, La Estrella Street, and Susan Drive. The construction and operation phases of the proposed project would be contained within the project site and subsequently would not interfere with the use of existing sidewalks, bike lanes, or public transit.

The proposed project would be consistent with the General Plan's goals and policies, and the proposed project is not found to result in conflicts with adopted policies, plans, or programs, nor is it expected to negatively affect the performance or safety of existing or planned pedestrian, bicycle, or transit facilities. Any additional proposed changes to bicycle and pedestrian facilities would be consistent with City development standards and would be checked for compliance as part of the City's review process. Therefore, the proposed project would not conflict with any policies, plans, or programs related to public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Impacts would be less than significant.

Roadways and Intersections

Automobile delay, as described by Level of Service (LOS) or other measurements of vehicular capacity or traffic congestion, is no longer considered a significant impact under CEQA. However, the City uses LOS to determine the appropriate size of roadways and the need for intersection improvements. If the proposed project is projected to exceed the City's LOS standard, improvements may be required as part of the project to address the traffic impact. As CEQA must evaluate the whole of the project, physical impacts to the environment such as changes to offsite facilities from either a mitigation measure or condition of approval must also be evaluated.

The City will require that the following offsite improvements be made as part of the proposed project, and that the proposed project will construct the following improvements:

- Half-width frontage improvements on La Estrella Street, Susan Drive, and Wildomar Trail, which may include, curb, gutter, sidewalk, street lighting improvements, and pavement widening.

While unlikely, cultural resources could be uncovered as part of the excavation for offsite improvements. Mitigation Measures **TRI-1** through **TRI-8** will address any finds during construction. All other impacts would be construction related and addressed by the appropriate mitigation measures in this initial study. Impacts associated with transportation would be less than significant with mitigation incorporated.

b) Less Than Significant Impact. According to CEQA Guidelines Section 15064.3 subdivision (b), vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact.

The City's VMT guidelines state that VMT analyses are not required for projects that generate 110 trips or less. While the proposed project would generate a total of 118 weekday trips, 123 Saturday trips, and 111 Sunday trips, which would exceed the City's VMT guidelines of 110 trips, and therefore, require the preparation of a VMT analysis, the proposed project is a community-serving use. As such, VMT would be reduced because the proposed project would reduce the need for residents to travel outside the City for recreational facilities. The proposed project would serve City of Wildomar residents who may have otherwise traveled outside the City to use recreational facilities. Therefore, impacts would be less than significant.

c) Less Than Significant Impact. The City of Wildomar implements development standards designed to ensure standard engineering practices are used for all improvements. The proposed project would include six driveways: two along Wildomar Trail, one along La Estrella Street, and three along Susan Drive. The proposed project would provide access to passenger vehicles on all driveways, except the middle driveway on Susan drive. The proposed project would be reviewed for compliance with these standards as part of the City's review process. Additionally, the implementation of the offsite roadway improvements, as mentioned in Section V.17.a, and adherence to all applicable standards would ensure that roadway hazards are reduced, and impacts are less than significant.

d) Less than Significant Impact. The proposed project would provide six driveways that would provide access to the site: two along Wildomar Trail, one along La Estrella Street, and three along Susan Drive.

Ingress and egress for the project site would be reviewed by the City and the CAL FIRE/Riverside County Fire Department to ensure there is sufficient emergency access provided at the site as required by the City of Wildomar Municipal Code 8.28, Fire Code, for compliance with the California Fire Code. Therefore, impacts would be less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by Municipal Code section 8.28, Fire Code, review of the project design by the City and CAL FIRE / Riverside County Fire Department is required to ensure adequate emergency access.

2. As part of the proposed project, the City will also construct the following improvements: half-width frontage improvements on La Estrella Street, Susan Drive, and Wildomar Trail, which may include, curb, gutter, sidewalk, street lighting improvements, pavement widening, and sewer and potable water main extensions.

MITIGATION MEASURES

None required.

18. Tribal Cultural Resources

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

DISCUSSION

a

i, ii) Less Than Significant Impact with Mitigation Incorporated. The project site does not contain any structures or resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k) (see Section V.5, above).

The results of the Sacred lands File research conducted by the Native American Heritage Commission (NAHC) for the project site were negative (ECORP 2023b).

Assembly Bill (AB) 52 established a formal consultation process for California tribes within the CEQA process. The AB 52 specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines

tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and that are either listed on, or eligible for, the California Register of Historical Resources or a local historic register, or the lead agency chooses to treat the resource as a significant resource.

The City notified tribes that requested to be alerted of new projects on June 5, 2023, which included the Morongo Band of Mission Indians, Pechanga Band of Mission Indians, Rincon Band of Luiseño Indians, and Soboba Band of Mission Indians.

On June 7, 2023, the Soboba Band of Mission Indians notified the City that the project site falls within the Traditional Use Area of the tribe. The City consulted with the Soboba Band of Mission Indians on June 15, 2023, and asked to join the field surveys conducted for the Cultural Resources Report.

On June 22, 2023, the Rincon Band of Luiseno Indians informed the City that no cultural resource information is available to share and that the Tribe has no comments, nor did the Tribe request consultation.

On June 27, 2023, the Pechanga Band of Indians requested to begin consultation. The tribe requested that any resources found on the project site be reburied onsite. The City has prepared a map identifying the reburial sites; the reburial sites must be areas that cannot be subject to future development, paving, flooding, or erosion. This map will be part of the Cultural Resources Management Plan (CRMP) and remain confidential to protect the resource(s).

The City works closely with the tribes and consults on all projects before the City. The Pechanga Band of Mission Indians provided cultural and tribal mitigation measure language which the Soboba Band of Mission Indians agreed upon. These mitigation measures have been incorporated into this IS/MND. With the inclusion of Mitigation Measures **TRI-1** through **TRI-8** and **CUL-1**, impacts to tribal cultural resources would be mitigated to a less than significant impact with mitigation incorporated.

STANDARD CONDITIONS AND REQUIREMENTS

None required.

MITIGATION MEASURES

Refer to mitigation measure **CUL-1** in section V.5 of this document.

TRI-1 **Inadvertent Archeological Find.** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Cultural resources are defined, as being multiple artifacts in close association with each other, but also include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined

in consultation with the lead agency and Native American Tribe(s) that elected to consult under AB 52 ("Consulting Tribe(s)").

a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.
b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s), developer, and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
c. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.
d. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment and Monitoring Agreements entered into with the Consulting Tribe(s) and the applicant. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Mitigation Measures TRI-2 and TRI-7.
e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan (see Mitigation Measure TRI-6) shall be prepared by the project archeologist, in consultation with the Consulting Tribe(s), and shall be submitted to the City for their review and approval prior to implementation of the said plan.
f. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and tribal cultural resources. If the landowner and the Consulting Tribe(s) cannot agree on the significance or the mitigation for the archaeological or tribal cultural resources, these issues will be presented to the Community Development Director for decision. The City's Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources, recommendations of the project archeologist, and shall take into account the cultural and religious principles and practices of the Consulting Tribe(s). Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council.

Timing/Implementation: During any ground-disturbing or construction activities

Enforcement/Monitoring: City of Wildomar Public Works and Engineering Department and Community Development Department

TRI-2 **Cultural Resources Disposition.** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a. One or more of the following treatments, in order of preference, shall be employed with the Consulting Tribe(s). Evidence of such shall be provided to the City of Wildomar Community Development Department:

   i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

   ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report (see Mitigation Measure TRI-6). The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

   iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees by the Applicant necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains, as defined by the cultural and religious practices of the Most Likely Descendant. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

   Timing/Implementation: During grading activities

   Enforcement/Monitoring: City of Wildomar Public Works and Engineering Department and Community Development Department

TRI-3 **Archaeologist Retained.** Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified Registered Professional Archaeologist (RPA), to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

The Registered Professional Archaeologist and the Tribal monitor(s) required by Mitigation Measures TRI-4 and TRI-5 shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Registered Professional Archaeologist and the Tribal monitor(s), shall independently have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.

In addition, the Registered Professional Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project grading and development scheduling;

b. The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will 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. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity

Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will 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.

Timing/Implementation: Prior to issuance of grading permit

Enforcement/Monitoring: City of Wildomar Public Works and Engineering Department and Community Development Department

TRI-4 **Native American Monitoring (Pechanga).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: During ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Public Works and Engineering Department and Community Development Department

TRI-5 **Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Community Development Department and to the Engineering Department. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

Timing/Implementation: During ground-disturbing activities

Enforcement/Monitoring: City of Wildomar Public Works and Engineering Department and Community Development Department

TRI-6 **Archeology Report - Phase III and IV.** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

Timing/Implementation: *Prior to final inspection*

Enforcement/Monitoring: *City of Wildomar Public Works and Engineering Department and Community Development Department*

TRI-7 **Non-Disclosure of Reburial Locations**. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Timing/Implementation: *During discovery of Native American human remains*

Enforcement/Monitoring: *City of Wildomar Public Works and Engineering Department and Community Development Department*

TRI-8 **No-Build Easement or Similar Instrument.** In the event that Native American artifacts are found and buried within the project vicinity, a no-build easement, or similar legal instrument, shall be used to preclude future development from taking place on the reburial site(s).

Timing/Implementation: *After Reburial of Native American Artifacts*

Enforcement/Monitoring: *City of Wildomar Public Works and Engineering Department and Community Development Department*

19. Utilities and Service Systems

Issues, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, 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 waste water 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?			✓	

DISCUSSION

a,c) **Less Than Significant Impact.**

Wastewater Treatment

The EVMWD currently operates three wastewater treatment facilities: The Regional Water Reclamation Facility (WRF), the Horsethief Canyon Wastewater Treatment Plant (WWTP), and the Railroad Canyon WWTP (EVMWD 2021). In addition, flow in the southern part of the EVMWD's service area is treated at the Santa Rosa Water Reclamation Facility operated by the Rancho California Water District. The project site is within the Regional WRF wastewater collection area (EVMWD 2016).

To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors specified in the 2016 Sewer System Master Plan. The recommended generation rates are determined according to land use designation. The wastewater generation rate in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the 2016 Sewer System Master Plan is 706 gallons per day (gpd)/acre for General Plan land use designation of Public Institutional land use designation (EVMWD 2016). As the project site covers approximately 27 acres, the proposed wastewater generation for the site would be 19,062 gpd.

The proposed project would connect to an existing 8-inch sewer line in La Estrella Street. The project site is located within the Regional Water Reclamation Facility (WRF) service area. The Regional WRF has an average daily intake of 5.46 million gallons per day (mgd) with a flow capacity of 8 mgd and a peak flow capacity of 17.6 mdg (EVMWD 2016). Therefore, the Regional WRF has an excess daily intake capacity of approximately 2.54 mgd. In addition, the Regional WRF also has a planned capacity expansion to 4 mgd (EVMWD 2021).

The proposed project would result in an increase of approximately 0.75 percent[1] of the remaining design capacity of the Regional WRF. With the planned capacity expansion at the plant, the increase in wastewater by the proposed project is considered less than significant. The proposed project would not require or result in the construction or expansion of any new sewage treatment facilities. The proposed project impacts to wastewater treatment are less than significant.

Water Treatment

Water treatment facilities filter and/or disinfect water before it is delivered to customers. The EVMWD supplies water to the surrounding area and would supply water to the project site. Water line improvements at the project site would be constructed in accordance with Title 13, Public Services, of the Wildomar Municipal Code. The proposed project would connect to the waterlines on Wildomar Trail and La Estrella Street.

EVMWD purchases water from the Western Municipal Water District (WMWD). The imported water is a blend of Colorado River water, State Water Project water, and local Western supplies (EVMWD 2021). The water provided by WMWD is treated by EVMWD prior to it being distributed to their customers. The EVMWD water treatment facilities, their capacities, and remaining available treatment capacities are shown in **Table 19-1**, EVMWD Water Treatment Facilities.

[1] 19,062 gpd / 2,540,000 gpd = 0.0075 = 0.75 percent.

Table 19-1 EVMWD Water Treatment Facilities			
Treatment Plant	**Capacity (mgd)**	**Maximum Flow (mgd)**	**Remaining Treatment Capacity (mgd)**
Canyon Lake Water Treatment Plant	7	7	0
Skinner Filtration Plant (via the Auld Valley Pipeline)	20.2	14.5	5.7
Mills Filtration Plant (via the Temescal Valley Pipeline)	12.7	8.9	3.8
Total	**39.9**	**30.4**	**9.5**
Source: EVMWD 2021			

As shown in **Table 19-1**, the EVMWD water treatment facilities have a remaining water treatment capacity of approximately 9.5 mgd. Based on water generations rates in Table 4-8, Calibrated Wastewater Duty and Generation Factors, of the Sewer System Master Plan, the water demand for the proposed project's uses would be 1,700 gpd/acre for Public Institutional land use designation (EVMWD 2016). The total proposed water demand for 27 acres of the site would be 45,900 gpd (EVMWD 2016). This is approximately 0.52 percent[2] of the remaining treatment capacity of the EVMWD water treatment facilities. Therefore, based on water demands of the project, the current capacity of the EVMWD treatment facilities would be able to accommodate the water demands generated from the proposed project. The proposed project impacts to water treatment is less than significant.

Stormwater Drainage

Stormwater drainage impacts are addressed in section V.10.c.iii, above. The proposed development would be approximately 37 percent impervious[3]. Runoff from the proposed project would be directed to the biofiltration and bioretention basins within the drainage management areas onsite, and flow into the existing and proposed storm drains (see **Figure 5**). Additionally, implementation of BMPs would improve water quality and reduce runoff. Stormwater drainage improvements associated with the proposed project have been designed to not impact the local, off-site storm drain system. Therefore, impacts would be less than significant.

Electricity and Natural Gas

The proposed project would require connection to utilities such as natural gas lines in the vicinity of the site in accordance the installation requirements of City of Wildomar Municipal Code Section 16.40.010. The City would be responsible for the payment of electricity and gas connections as well as use of the utility. As described in Section V.6, Energy, the proposed project would not result in energy use such that new or expanded facilities would be required. Therefore, impacts are less than significant.

[2] 45,900 gpd / 8,800,000 gpd = 0.00529 = 0.52 percent

[3] 434,000 square feet / 1,176,120 square feet x 100 = 36.9 percent

The installation of all utilities will be installed per the requirements of the service providers.

b) Less Than Significant Impact. The project site is within the service boundary of the EVMWD. The EVMWD utilizes both groundwater and imported water supplies to ensure adequate water is available for consumers. Imported water is utilized to ensure that significant overdraft of local groundwater supplies does not occur. Imported water is obtained from the Metropolitan Water District, local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. Since the adoption of the 2005 Groundwater Management Plan, EVMWD has limited pumping to 5,500 acre-ft/year to be consistent with the safe yield of the Elsinore Groundwater Basin (EVMWD 2021). The EVMWD has the ability to obtain a capacity of 26,296 acre-feet per year (23.4 mgd) during average years and wet years (EVMWD 2021).

As shown in the 2020 Urban Water Management Plan, the projected 2025 water demand and supply would be 38,932 acre-feet per year and 47,218 acre-feet per year, respectively (EVMWD 2021). The supply would exceed the demand by 8,286 acre-feet/year. Therefore, this impact is less than significant because there would be sufficient water supply to meet the demand of the proposed project.

The California State Model Water Efficient Landscape Ordinance (MWELO) requires local agencies to adopt, implement, and enforce the MWELO or a local Water Efficient Landscape Ordinance (WELO) that is at least as effective as the MWELO. Chapter 17.276 of the City of Wildomar Municipal Code implements the MWELO and requires that a landscape documentation package be submitted to the City for review and approval prior to the issuance of any permits to install or construct any landscape-related improvements. This ensures that landscapes are planned, designed, installed, maintained, and managed in a manner that uses water efficiently, encourages water conservation, and prevents water waste. Compliance with the City's ordinance would additionally help to reduce impacts on water supplies and ensure that water resources would be available for the foreseeable future of the project. Impacts would be less than significant.

d) Less Than Significant Impact. The main solid waste disposal site that would serve the project site is the El Sobrante Landfill in Corona. The landfill is projected to reach its full capacity of 209,910,000 cubic yards in 2051 (CalRecycle 2023a). The El Sobrante Landfill has a remaining capacity of 143,977,170 tons (CalRecycle 2023a).

The California Department of Resources Recycling and Recovery's most recent solid waste generation rates for Public/Institutional uses is 0.007 pounds per square foot per day (lb/sq ft/day) (CalRecycle 2023b). Therefore, the proposed project would generate an estimated 8,232 lb/day of solid waste[4].This increase would be 0.03 percent[5] of the landfill's daily maximum permitted throughput and could be accommodated. Therefore, the project impacts on landfill capacity are less than significant**.**

[4] 0.007 lb/sq ft/day x 1,176,120 square feet = 8,232 lbs/day

[5] 8,323 lb/day = 4.116 ton/day

4.116 tons/day / 16,054 tons/day = 0.025 percent.

e) Less Than Significant Impact. Solid waste would be generated during construction and operation of the proposed project. The Solid Waste Reuse and Recycling Access Act of 1991 requires that adequate areas be provided for collecting and loading recyclable materials such as paper, products, glass, and other recyclables. City of Wildomar Municipal Code Section 8.104 regulates solid waste handling and mandates that sufficient receptacles be in place onsite to accommodate refuse and recycling. Compliance with State law and the City's Municipal Code would ensure the project would result in a less than significant impact.

STANDARD CONDITIONS AND REQUIREMENTS

1. As required by City of Wildomar Municipal Code Section 13.12.050, Regulatory Consistency, and the MS4 Permit from the San Diego Regional Water Quality Control Board, stormwater drainage improvements must be consistent and in accordance with these provisions.

MITIGATION MEASURES

None required.

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?			✓	

a) Less Than Significant Impact With Mitigation Incorporated. California Government Code Chapter 6.8 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities, which quantifies the likelihood and nature of vegetation fire exposure to buildings. LRA VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Standards Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods and materials.

The eastern and western portions of the City of Wildomar have been designated Very High Fire Hazard Severity Zones (VHFHSZ). The project site is within a VHFHSZ within the LRA (CAL FIRE 2023). Development on the project site would be subject to compliance with the 2022 CBC and 2022 CFC, or the current version of the CBC and CFC at the time of construction. Wildomar is covered under the County of Riverside Emergency Operations Plan and the Riverside County Operation Area Multi-Jurisdictional Local Hazard

Mitigation Plan (Riverside County 2019; Riverside County 2023). These plans provide guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction is required to meet minimum standards for fire safety. Implementation of these plans and policies in conjunction with compliance with the Fire Code would minimize the risk of loss due to wildfires.

Furthermore, the proposed project would not conflict with adopted emergency response or evacuation plans. The surrounding roadways would continue to provide emergency access to the project site and surroundings during construction and postconstruction. In addition, as with all projects in the City of Wildomar, Mitigation Measures **HAZ-1** and **HAZ-2** which require conformance with the CBC and CFC, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

b) Less Than Significant with Mitigation Incorporated. The project site is vacant and contains minimal vegetation. The topography of the site generally drains from northeast to southwest (Ninyo and Moore 2021). The City does not experience high-speed prevailing winds; average wind speeds are approximately 6 miles per hour during the windier part of the year, from November to June (Weather Spark 2023).

Developing the existing vacant and undeveloped site with the proposed structures, pathways, and other impervious surfaces would reduce the amount of exposed vegetation that could be used as fuel compared to existing conditions. Therefore, the proposed project and site conditions would not contribute to an increase in exposure to wildfire risk. Additionally, development on the project site would be subject to compliance with the CBC and CFC. Moreover, the City of Wildomar is under the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan, which provides guidance to effectively respond to and mitigate emergencies, including wildfires. The project site is within a VHFHSZ, and as with all projects in the City of Wildomar, Mitigation Measures **HAZ-1** and **HAZ-2,** which require conformance with the CBC and CFC, would be implemented. Therefore, impacts are considered less than significant with mitigation incorporated.

c) Less Than Significant Impact. The proposed project would require connections to existing utility lines (such as electricity, water, and sewer) along the surrounding roadways. The utilities would be installed to meet service requirements. The construction of new and improved infrastructure for the proposed project would not directly increase fire risk, and impacts are less than significant.

d) Less Than Significant Impact. As discussed in Section V.10, the project site is not within a flood hazard zone. There are no flooding or safety concerns caused by drainage. Additionally, as discussed in Section V.7, there is no evidence of seismically-induced landslides and slope instability onsite (Ninyo and Moore 2021).

Construction activities related to the proposed project would be subject to compliance with the CBC and CFC, and would include BMPs. BMPs may include but are not limited to covering of the soil, use of a dust-inhibiting material, landscaping, use of straw and jute, hydroseeding, and grading in a pattern that slows stormwater flow and reduces the potential for erosion, landslides, and downstream flooding. Operationally, the proposed project would be designed to preserve the natural topography to the extent

possible, including the preservation of natural drainage courses. Therefore, with implementation of BMPs, impacts are less than significant.

STANDARD CONDITIONS AND REQUIREMENTS

None Required.

MITIGATION MEASURES

Implementation of Mitigation Measures **HAZ-1** and **HAZ-2** in Section V.9 of this document.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

DISCUSSION

The following mandatory findings of significance are in accordance with CEQA Guidelines Section 15065.

a) Less Than Significant Impact with Mitigation Incorporated. Based on the evaluations and discussion in this IS/MND, the proposed project has a very limited potential to incrementally degrade the quality of the environment. As discussed in Section V.4, Biological Resources, implementation of Mitigation Measure **BIO-1** through **BIO-5** would reduce impacts to nesting birds, burrowing owl, crotch bumble bee, and drainage features to less than significant.

As discussed in Section V.5, Cultural Resources, with implementation of Mitigation Measures **CUL-1** and **TRI-1** through **TRI-8,** the proposed project would have a less than significant impact on archaeological resources and human remains with mitigation incorporated.

Furthermore, as discussed in Section V.7, Geology and Soils, the proposed project would have a less than significant impact on paleontological resources with implementation of Mitigation Measure **GEO-2**, which requires a paleontological grading observation schedule during grading.

Moreover, with implementation of Mitigation Measures **CUL-1** and **TRI-1** through **TRI-8**, the proposed project would have a less than significant impact on tribal cultural resources.

b) Less Than Significant Impact with Mitigation Incorporated.

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts. The proposed project and other projects in Wildomar are required to comply with the City's light pollution ordinance. The project is proposed in a developing region of the City and is consistent with the proposed General Plan designation. While the proposed structures may obstruct views of surrounding ridgelines from the project site, the proposed project, in combination with other development in the vicinity would not significantly impact any scenic vistas. Therefore, the proposed project would have a less than cumulatively considerable impact to aesthetics.

Agriculture and Forestry Resources

Implementation of the proposed project would not result in any impacts to agriculture or forestry resources and would therefore not contribute to cumulative impacts to these resources.

Air Quality

The South Coast Air Quality Management District's approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts for attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air acts. In other words, the South Coast AQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion in Section V.3, Air Quality, describes the South Coast AQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed project would be consistent with the plan. Implementation of the proposed project would result in less than significant impacts, and would not contribute to cumulative impacts to Air Quality.

Cumulative Short-Term Emissions

The SCAB is designated nonattainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. The project construction-related emissions by themselves would not have the potential to exceed the South Coast AQMD significance thresholds for criteria pollutants. Since these thresholds indicate whether individual project emissions have the potential to affect cumulative regional air quality, project-related construction emissions would not be cumulatively considerable. The

South Coast AQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to the federal Clean Air Act mandates. With the compliance of these strategies, the proposed project would not exceed thresholds by the South Coast AQMD.

South Coast AQMD rules, mandates, and compliance with adopted AQMP emissions control measures are imposed on all construction projects throughout the air basin. Compliance with South Coast AQMD rules and regulations would reduce the proposed project construction-related impacts to a less than significant level. Therefore, project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality. Construction emissions associated with the proposed project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts.

Cumulative Long-Term Impacts

The South Coast AQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The South Coast AQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the SCAB's existing air quality conditions. Therefore, a project that exceeds the South Coast AQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. With the implementation of applicable South Coast AQMD rules and regulations, the proposed project's operational emissions would not exceed South Coast AQMD thresholds as they would alleviate potential impacts related to cumulative conditions on a project-by-project basis. As a result, operational emissions associated with the proposed project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant.

Biological Resources

The project site is primarily vacant and undeveloped, and is not within a Criteria Cell. The project site is located within the Stephens' Kangaroo Rat Fee Plan Area and MSHCP Fee Area. Implementation of Mitigation Measure **BIO-1** through **BIO-5** would reduce impacts to nesting birds, burrowing owl, crotch bumble bee, and drainage features to less than significant. The proposed project would pay the MSHCP fees as required to ensure that there would be a less than cumulatively considerable impact on biological resources with mitigation incorporated. As the proposed park is a Public Works project, payment of Stephens' Kangaroo Rat fees are not required.

Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. Other projects in the region could demolish or otherwise alter cultural resources. However, Mitigation Measures **CUL-1** and **TRI-1** through **TRI-8** would reduce the potential impacts associated with development on the project site. Other projects in the region would also be

required to comply with CEQA Guidelines Section 15064.5, which requires the lead agency to determine if discovered resources are unique or historically significant, and if so, to avoid or mitigate impacts to such resources in accordance with the provisions of PRC Section 21083.2. Therefore, the project would have a less than cumulatively considerable impact with mitigation incorporated.

Energy

Construction and operation of the proposed project would result in an increase in energy use as the site is currently vacant. Construction energy use would be temporary and normal of development in the region. Section V.6, Energy, analyzed the project's contribution to energy in the region and determined the project would have a less than cumulatively considerable environmental impact to energy.

Geology and Soils

Project-related impacts on geology and soils associated with development on the project site are site specific, and project development would not contribute to seismic hazards or soil erosion. Implementation of Mitigation Measure **GEO-1** would result in decreased exposure to the risks associated with seismic activity, and implementation of Mitigation Measure **GEO-2** would ensure impacts to paleontological resources are reduced to a less than significant level. Therefore, impacts are expected to be less than cumulatively considerable with mitigation incorporated**.**

Greenhouse Gas Emissions

The greenhouse gas analysis in Section V.8, Greenhouse Gas Emissions, analyzed the proposed project's cumulative contribution to global climate change and determined that the project would have a less than cumulatively considerable environmental impact resulting from greenhouse gas emissions.

Regarding goals for 2050 under Executive Order S-3-05, at this time it is not possible to quantify the emissions savings from future regulatory measures, as they have not yet been developed. Nevertheless, it is anticipated that operation of the proposed project would comply with all applicable measures that state lawmakers decide would lead to an 80 percent reduction below 1990 levels by 2050.

Hazards and Hazardous Materials

The proposed project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. The proposed project is within a Very High Fire Hazard Severity Zone; implementation of Mitigation Measures **HAZ-1** and **HAZ-2** would ensure that the proposed project complies with the California Building Code, Fire Code, and City standards in regard to fire hazards. All development within the VHFHSZ of the City is required to comply with the California Building Code, Fire Code, and City standards Compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable with mitigation incorporated.

Hydrology and Water Quality

Water quality measures included in the proposed project and the SWPPP for the project would ensure that the quantity and quality of water discharged from the site during both construction and operational activities do not adversely affect any off-site uses or water resources. The site is not located within a flood

hazard zone. Therefore, the proposed project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

The proposed project would not divide an established community. The proposed project would comply with the standards for its zoning designation as listed in the Wildomar Municipal Code. As the proposed project would not change the zoning or land use designations for the site, the proposed project would be consistent with the General Plan thereby reducing physical impacts. Cumulative development projects in accordance with the General Plan would be subject to compliance with regional and local plans. Other cumulative development would be reviewed by the City to ensure general consistency with local land use plans. Therefore, the proposed project combined with related projects would not result in cumulatively considerable impacts to land use and planning.

Mineral Resources

The proposed project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

Noise

As discussed in section V.13, Noise, the proposed project would comply with all applicable noise standards and would have less than significant direct impacts related to construction and operational noise. It is possible that other construction projects in the vicinity could overlap with activity on the proposed project site, but other such projects are required to mitigate their construction noise impacts and comply with the City's noise ordinances. Any combined impacts would be temporary, constituting intermittent annoyance perhaps, but not a significant cumulative noise impact. Therefore, the proposed project would have a less than cumulatively considerable impact related to construction noise.

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase operational noise levels in the project area. However, as project generated vehicle traffic does not raise the ambient noise level from below the applicable standard to above the applicable standard (60 dBA CNEL for single-family residential uses), operational noise impacts to less than cumulatively considerable. Therefore, the proposed project would have a less than cumulatively considerable impact related to operational noise.

Population and Housing

As the project site is currently vacant, no housing units or people would be displaced, and the construction of replacement housing is not required. The proposed project would increase the employment opportunities in the City which are expected to be filled by the local labor pool during construction. Therefore, the project would have a less than cumulatively considerable impact related to population and housing.

Public Services

Implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services such as fire and police protection. However, as a standard condition of approval, project applicants/developers are required to pay development impact fees to fund the expansion of such services. Development of any future public service facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have a less than cumulatively considerable impact on public services.

Recreation

The proposed project would result in the development of a park that would serve residents in the City. As such, the proposed project would not substantially impact recreational facilities and would therefore not contribute to any cumulative impacts to such facilities. Additionally, as a standard condition of approval, the project applicants/developers of other developments in the City are required to pay development impact fees to fund the expansion of such facilities. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have no impact on recreational facilities.

Transportation

Cumulative traffic impacts are created because of a combination of the proposed project and other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations. A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact.

As part of the proposed project, the City will also construct the following improvements: half-width frontage improvements on La Estrella Street, Susan Drive, and Wildomar Trail, which may include curb, gutter, sidewalk, street lighting improvements, pavement widening, and sewer and potable water main extensions.

VMT in the City would be reduced because the proposed project would reduce the need for residents to travel outside the City for recreational facilities. The proposed project would serve City of Wildomar residents who may have otherwise traveled outside the City to use recreational facilities. Therefore, the proposed project's transportation impacts would be less than cumulatively considerable.

Tribal Cultural Resources

Development of the project site would contribute to a cumulative increase in potential impacts to cultural, tribal cultural, and archaeological resources. However, Mitigation Measures **CUL-1** and **TRI-1** through **TRI-8** would reduce the potential impacts to tribal cultural resources associated with development on the project site. As with the proposed project, each related cumulative project would be required to comply with AB 52 and PRC Section 21083.2(i), which addresses accidental discoveries of archaeological sites and

resources, including tribal cultural resources, and would be required to implement Mitigation Measures **CUL-1** and **TRI-1** through **TRI-8**. Therefore, any discoveries of tribal cultural resources caused by the project or related projects would be mitigated to a less than significant level. Therefore, the project would have a less than cumulatively considerable impact with mitigation incorporated.

Utilities and Service Systems

Implementation of the proposed project would increase demand for public utilities. However, the proposed project would not result in a significant increase in utility demand and would be accounted for in long-range plans for the provision of such services, as provided in the General Plan. Therefore, the proposed project would have less than cumulatively considerable impacts on utilities and service systems.

Wildfire

The project site is located within a Very High Fire Hazard Severity Zone. Implementation of Mitigation Measures **HAZ-1** and **HAZ-2** and compliance with the California Building Code, Fire Code, and other applicable federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable with mitigation incorporated.

c) **Less Than Significant Impact with Mitigation Incorporated**. The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly. Although a number of impacts were identified as having potential to significantly impact humans, with implementation of the identified mitigation measures, and implementation of standard conditions and requirements, these impacts are less than significant. With implementation of the identified mitigation measures, the proposed project is not expected to cause significant adverse impacts to humans. This mitigation measure is Mitigation Measure **GEO-1** to reduce impacts associated with earthquake faults and soils hazards. Therefore, the project does not have any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, this document analyzes long-term and short-term impacts and mitigates all potential impacts to a less than significant level; therefore, the proposed project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals. Any impacts are considered less than significant with mitigation incorporated.

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